



Replacement garage subject to separate application

Close existing access to No. 32 and provide new access off new private road

See details prepared by F&B Transport regarding road junctions and turning head details

2m high screen planting to boundary

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275 m²

Refuse point

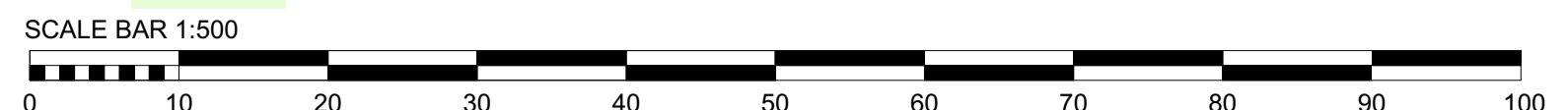
6m wide sewer easements as required by Severn Trent to routes of public sewers

- Existing trees based on Arboricultural survey accompanying this application
Dashed line indicates root protection area
- Existing NT&S hedging to be retained and infilled (works to be confirmed under the reserved matters)
- Proposed trees / screen planting over 1.8m high
- Drainage ponds
- Low level planting maintained under management scheme
- Private amenity areas of soft landscape

Key to house types

- House Type A**
5 bed 300m²
- House Type B**
4/5 bed 250m²
- House Type C**
3/4 bed 200m²

Note max footprint of 150m²
max total area based on two stories.
(See the Framework for Detailed Design document accompanying this application regarding 2nd floor limitations)



26.04.17	Spec for existing hedges amended	DO		
22.03.17	Drive area of plot 11 amended	DO		
07.03.17	Elevation lines corrected, path to entrance rd indicated units 1 & 2 moved	DO		
C	24.01.17	Screening added, boundaries corrected	DO	
B	07.12.16	Footpath removed, access off Bratton Rd amended	DO	
A	23.09.16	Overhead cables indicated	DO	
Rev No.	Date	Rev.	By	Chk.

PLANNING

Scale:	1:500 @ A1 (1:1000 @ A3)	Date:	14 Sept 2016	Drawn by:	DO	Chk.:	CH
Project Title:	Land off Bratton Road, Telford						
Client:	Central & Country Developments Ltd						
Drawing Title:	Proposed Site Plan						
Project No.:	BA1286	Drawing No.:	007	Revision:	F		

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