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REVISIONS

LETTER	REVISION	DATE	BY
REV A	ALTERATIONS TO MEET COUNCIL APPROVAL	30-04-19	LS

Construction Traffic Signs Location Plan

NORTH

EXISTING STORM SEWER GOING TO DITCH UPGRADED TO SIZE BY ENGINEER

PEAR TREE HOUSE

Position of Bi Lingual
Caution Construction Traffic Signs
50m from site entrance

FIELD ACCESS

NEW NATIVE SPECIES HEDGE

EXISTING HEDGE RETAINED

PLOT 1 PLOT 2 PLOT 3 PLOT 4 PLOT 5 PLOT 6 PLOT 7 PLOT 8 PLOT 9 PLOT 10 PLOT 11 PLOT 12 PLOT 13

PARKING

FIRE ENGINE

REFUSE COLLECTION POINT

11.2M REFUSE VEHICLE

PROPOSED ESTATE ROAD / FOOTPATHS BEYOND RAMP TO BE MAINTAINED IN PERPETUITY BY A PRIVATE MANAGEMENT COMPANY

BIG GREEN FARM

EXISTING TARMAC FOOTPATH

NEW HEDGE

REMOVE EXISTING TELEGRAPH POLE

NEW TELEGRAPH POLE

SPECIMEN TREE

GRASSED AREA

2.4M X 43M VISIBILITY SPLAY TO HIGHWAY CONSULTANT SPEC

EXISTING LINE OF ROAD

WILMAYE

DRAINAGE NOTE

ALL ROOF RAINWATER FROM EACH PROPOSED HOUSE TO DISCHARGE INTO A RAINWATER HARVESTING TANK WITH OVERSPILL GOING INTO A SOAKAWAY.

ADOPTED ROAD STORM WATER TO DISCHARGE INTO STORM DRAIN IN ROAD COMPLETE WITH A HYDROBRAKE, FLOWING TO A DITCH IN ADJACENT FIELD.

ALL PARKING AREAS TO HAVE PERMEABLE BLOCK PAVING TO ABSORB STORM WATER.



LOCATION PLAN 1:2500

bar scale 1:2500

0 50m 100m 150m 200m

TIMBER CLOSE BOARDED FENCE 1.8m HIGH

PROPOSED NATIVE HEDGEROW COMPRISING 2 ROWS HAWTHORN, 3' 0" HIGH FEATHERED MIXES, STAGGERED ROWS AT 450mm CENTRES

EXISTING HEDGEROW RETAINED

BLOCK PAVING INDIAN STONE PAVING

GRAVEL DRIVE

TARMAC

Position of Bi Lingual
Caution Construction Traffic Signs
50m from site entrance

UNIT BREAKDOWN

8 No	-3 BEDROOM SEMI HOUSES @ 86m2 (925ft2)ea	
1 No	-4 BEDROOM DETACHED 150M2 (1615ft2)ea	
4 No	-2 BEDROOM TERRACE HOUSES @ 67m2 (721ft2)ea	
13 No	TOTAL	

CAR PARKING 2 per 2 bed dwelling=4 3 per 3/4 bed = 33 Total 35

TOTAL SITE AREAS 4,223M2 0.42 HECTARE OR 1.039 ACRE approx

APPROX GROSS INTERNAL AREAS

BOWER EDLESTON ARCHITECTS
SWEETBRIAR HALL, NANTWICH, CHESHIRE CW5 5RW
TELEPHONE: 01270 624129 FACSIMILE: 01270 627684
EMAIL: ADMIN @ BOWER - EDLESTON . COM
WEBSITE: WWW . BOWER - EDLESTON . COM

PROJECT
BIG GREEN FARM, PENLEY

TITLE
PROPOSED HOUSING
SITE AND LOCATION PLAN

SCALE	1:200& 1:2500 @A1	DRAWN BY	
DATE	APRIL 2019	STAGE	
DRG.No	6670- 14	REVISION	A