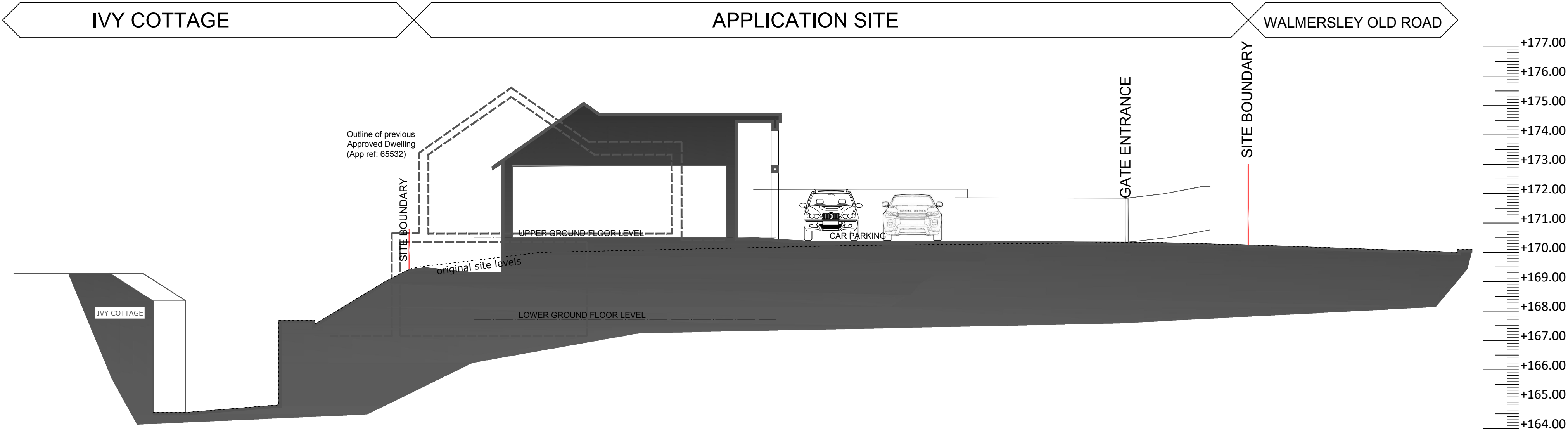
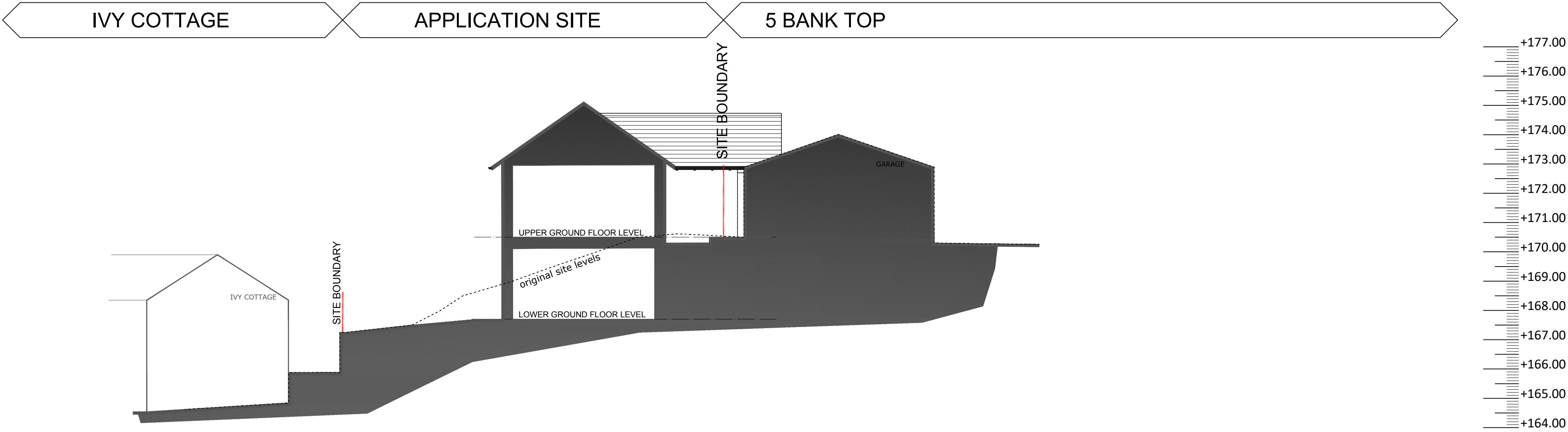
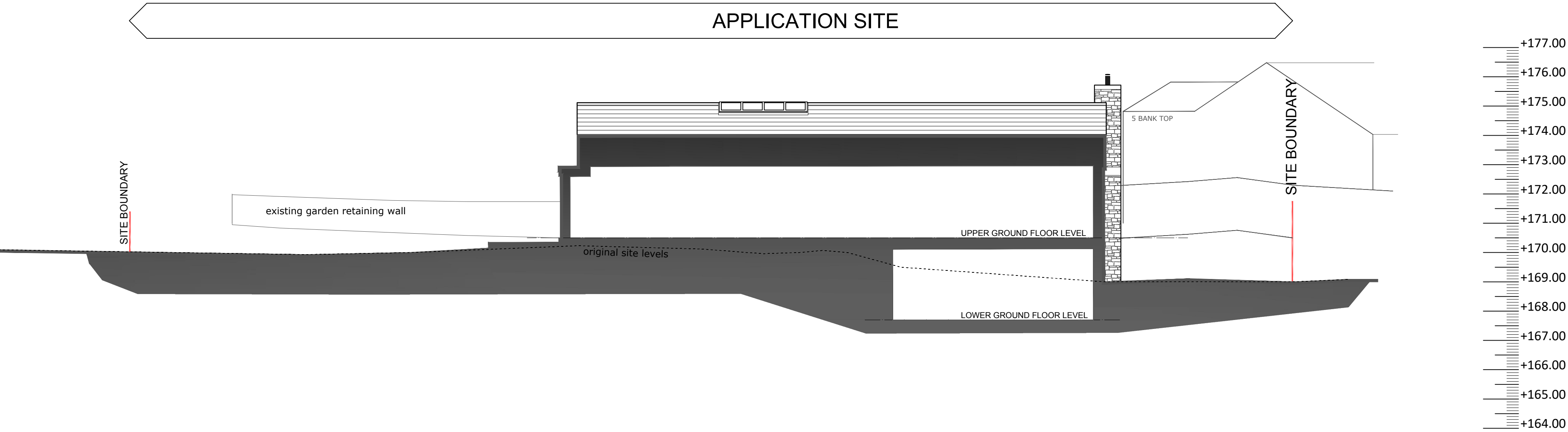




SITE SECTION A-A



SITE SECTION B-B



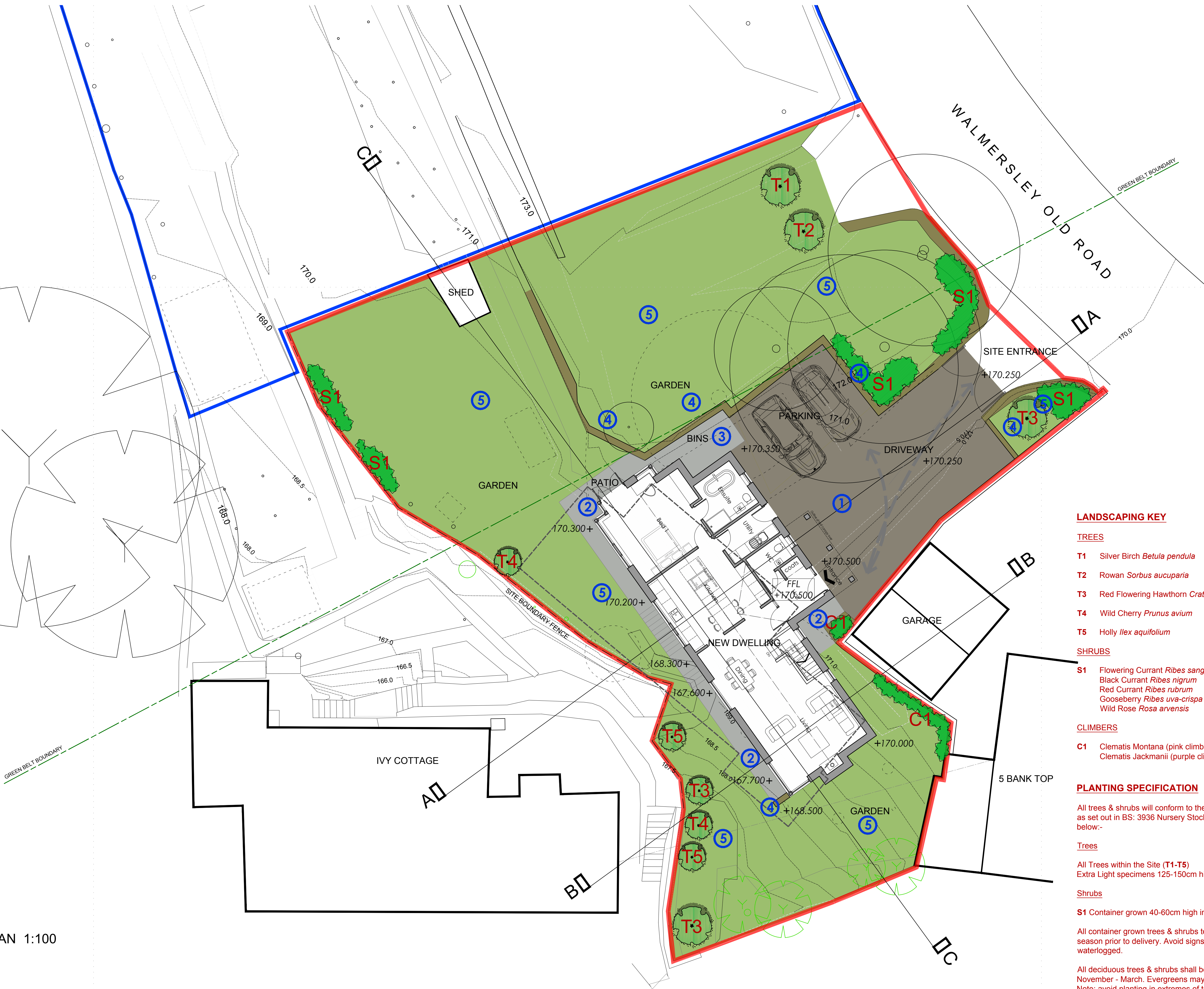
SITE SECTION C-C

NOTES		
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• All works to be carried out in accordance with current statutory Health and Safety Regulations.		
• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings/documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REVISION	NOTES	DATE
1		

Project	DWELLING: IVY BANK, NANGREAVES
Drawing	SITE SECTIONS
Client	MIR I. ALEXANDER
Drawn	CPS
Scale	1:100 @ A1
Orig. No.	20/999-14
Orig. Size	A1
Date	JAN 2024

JOHN HOLT ARCHITECTS LTD.

SITE PLAN 1:100



NOTES	
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• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.	
REVISION	NOTES
A	Preliminary layout alterations
B	Massing reduced to suit L.A comments.
C	Kitchen/Utility alterations. Scheme redrawn.
D	Site materials & indicative levels indicated.
E	Proposed Site Section added.
F	Scheme redrawn to suit L.A comments.
G	Ownership boundaries corrected.
H	Building reduced in scale. Boundaries corrected.
I	New building relocated to suit.
J	Building reduced in scale, lowered in levels and re-orientated on the Site to reduce massing.
K	Outline of approved dwelling added to Section.
L	original Planning consented scheme.
M	Minor revisions. Boundary fence indicated.
N	Site Section omitted. Landscaping notes added

KEY

- Red line denotes Application boundary
- Category U trees to be removed - all other trees to remain
- Existing garage (shown dotted) to be demolished
- Existing garden structures demolished
- Outline of Approved Dwelling (Planning App ref: 65532)
- Domestic refuse bin storage hardstanding
- Indicative proposed external ground levels
- New planting - refer to Landscaping spec.

LANDSCAPING KEY

TREES

- T1** Silver Birch *Betula pendula*
- T2** Rowan *Sorbus aucuparia*
- T3** Red Flowering Hawthorn *Crataegus laevigata 'Paul's Scarlet'*
- T4** Wild Cherry *Prunus avium*
- T5** Holly *Ilex aquifolium*

SHRUBS

- S1** Flowering Currant *Ribes sanguineum* (combined total
Black Currant *Ribes nigrum* planted mixture of
Red Currant *Ribes rubrum* min.10no. mixed
Gooseberry *Ribes uva-crispa* Currants and min.
Wild Rose *Rosa arvensis* 3no. Wild Roses)

CLIMBERS

- C1** Clematis Montana (pink climber) (planted mixture
Clematis Jackmanii (purple climber) of specimens)

PLANTING SPECIFICATION

All trees & shrubs will conform to the specification for nursery stock as set out in BS: 3936 Nursery Stock Parts 1,2,4+10. Sizes as below:-

Trees

All Trees within the Site (**T1-T5**)
Extra Light specimens 125-150cm high (Stock B)

Shrubs

S1 Container grown 40-60cm high in 3l pots (Stock B)

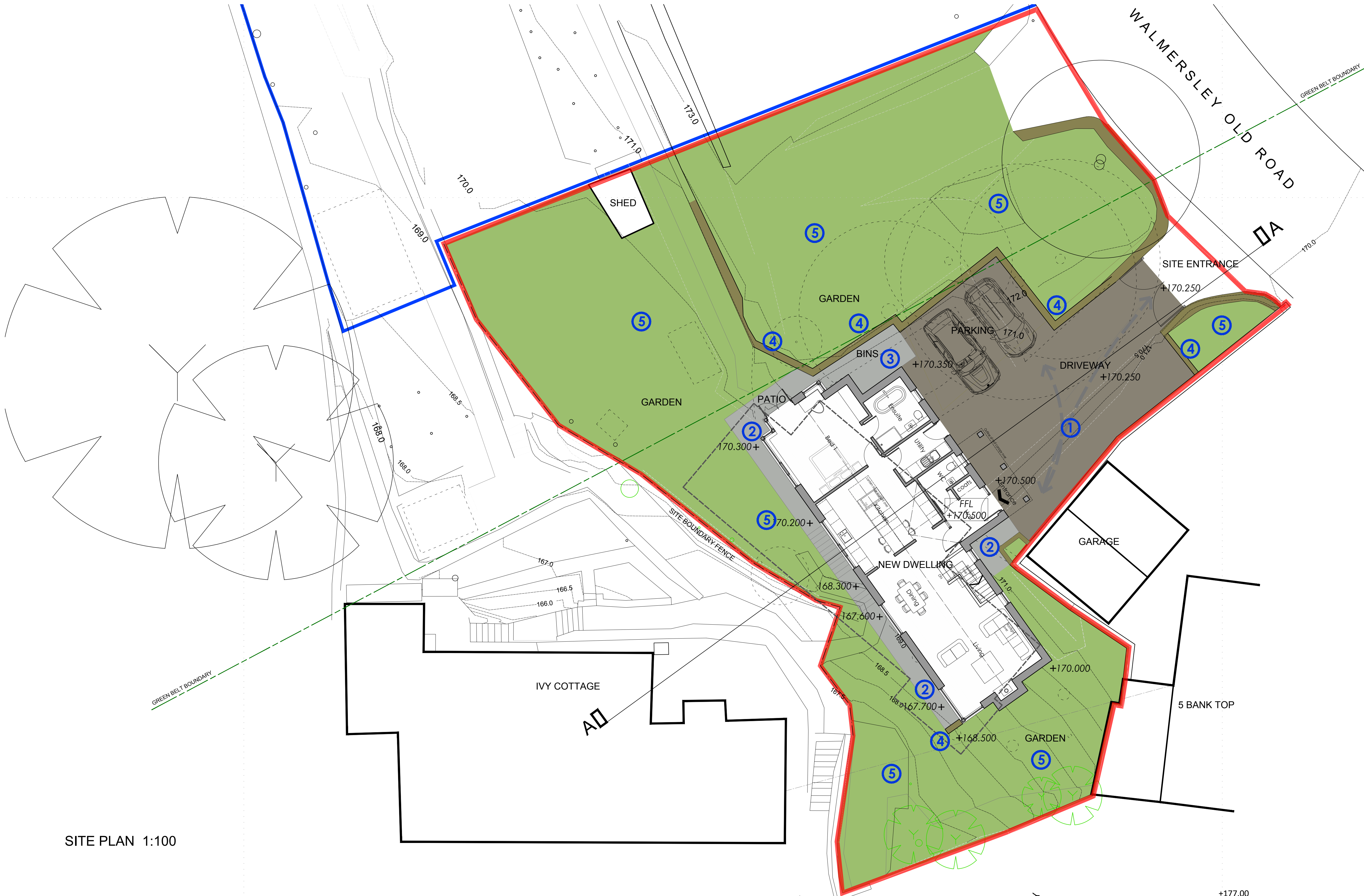
All container grown trees & shrubs to have at least one full growing season prior to delivery. Avoid signs of being pot-bound or waterlogged.

All deciduous trees & shrubs shall be planted only during the season November - March. Evergreens may be planted September - May.
Note: avoid planting in extremes of temperature or when strong winds are present.

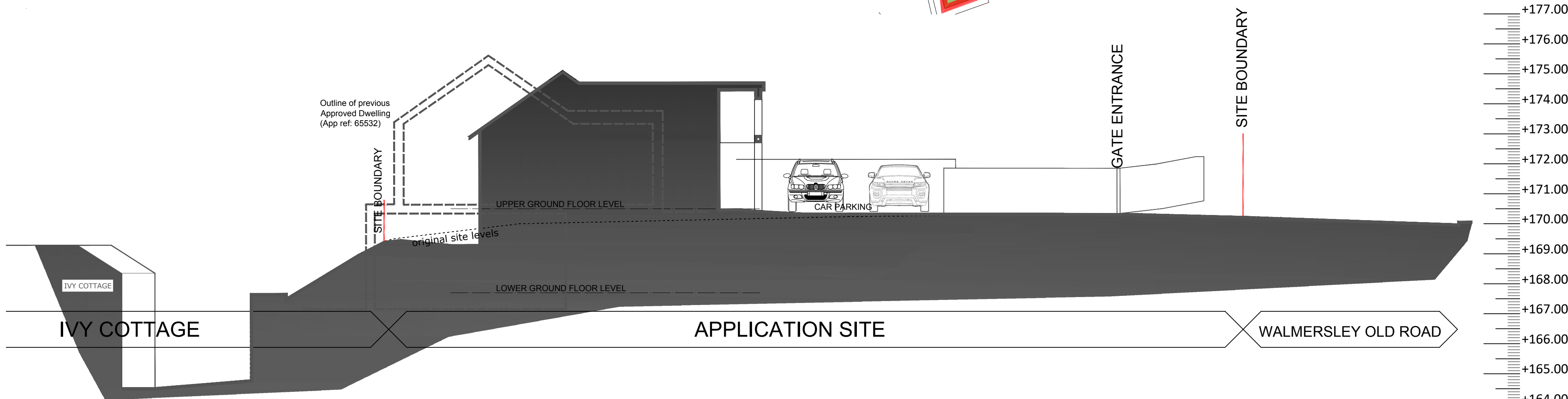
The planting is to be maintained for a continuous period of 3 years. Any trees, shrubs or plants that die, fail to show leaf or are damaged during that period, shall be replaced with like for like specimens, in accordance with the Planning Consent.

MATERIALS KEY

- 1** Stone 'cobble' paving to driveway with kerb edgings to perimeter
- 2** Stone 'flag' paving to building perimeter & patios
- 3** Stone 'flag' paving forming hardstanding for refuse bins
- 4** New stone faced retaining walls to perimeter paving
- 5** Lawned gardens & terraces with additional planting to later detail



SITE PLAN 1:100



SITE SECTION A-A

NOTES	
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• All works to be carried out in accordance with current statutory Health and Safety Regulations.	
• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.	
REVISION	NOTES
A	Preliminary layout alterations
B	Massing reduced to suit L.A. comments. Kitchen/Utility alterations. Scheme redrawn.
C	Site materials & indicative levels indicated. Proposed Site Section added.
D	Scheme redrawn to suit L.A. comments. Ownership boundaries corrected.
E	Building reduced in scale. Boundaries corrected. New building relocated to suit.
F	Building reduced in scale, lowered in levels and re-orientated on the Site to reduce massing. Outline of approved dwelling added to Section.
G	Building redesigned to a reduced scale in line with original Planning consented scheme.
H	Minor revisions. Boundary fence indicated.

KEY

- Red line denotes Application boundary
- Category U/C trees to be removed
- Existing garage (shown dotted) to be demolished
- Existing garden structures demolished
- Outline of Approved Dwelling (Planning App ref: 65532)
- Domestic refuse bin storage hardstanding
- Indicative proposed external ground levels

MATERIALS KEY

- 1 Stone 'cobble' paving to driveway with kerb edgings to perimeter
- 2 Stone 'flag' paving to building perimeter & patios
- 3 Stone 'flag' paving forming hardstanding for refuse bins
- 4 New stone faced retaining walls to perimeter paving
- 5 Lawned gardens & terraces with additional planting to later detail

Project	DWELLING: IVY BANK, NANGREAVES
Drawing	SITE / GROUND FLOOR PLAN
Client	MIR I. ALEXANDER
Drawn	CPS
Scale	1:100 @ A1
Orig. No.	20/99-10 H
Orig. Size	A1
Date	FEB 2022

JOHN HOLT ARCHITECTS LTD.



APPENDIX E: SITE PHOTOGRAPHS AND PHOTOGRAPH KEY PLAN

Demeter Environmental Ltd
Ropewalks
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Liverpool, L1 4DQ

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Fax: 0151 909 3661

Brighton Office:
The Offices
57 Newtown Road
Brighton, East Sussex
BN3 7BA
Tel: 01273 741 727

Email: enquiries@demeter-environmental.co.uk

Plate: 1

Site Name: Ivy Bank

Description: View looking north-west across the centre of the site. Former workshop visible.



☀ 322°NW (T) ☉ 53°37'27", -2°17'28" ±22m ▲ 163m



Demeter Environmental

Ivy Bank
28-Aug-2024, 13:20:30

Demeter Environmental Ltd
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Email: enquiries@demeter-environmental.co.uk

Plate: 2

Site Name: Ivy Bank

Description: Site access
viewed from the centre of the
site



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Tel: 01273 741 727

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Plate: 3

Site Name: Ivy Bank

Description: The southern area
of the site.



Demeter Environmental

Ivy Bank
28 Aug 2024, 13:22:19

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BN3 7BA
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Plate: 4

Site Name: Ivy Bank

Description: View looking north-east across the southern are of the site from the southern tip of the site.



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Fax: 0151 909 3661

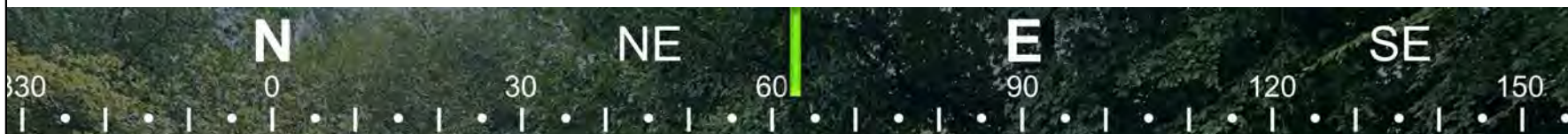
Brighton Office:
The Offices
57 Newtown Road
Brighton, East Sussex
BN3 7BA
Tel: 01273 741 727

Email: enquiries@demeter-environmental.co.uk

Plate: 5

Site Name: Ivy Bank

Description: View looking
north-east across the
north-eastern area of the site



☉ 63°NE (T) ☉ 53°37'28", -2°17'28" ±13m ▲ 164m



Demeter Environmental

Ivy Bank
28 Aug 2024 13:28:58

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BN3 7BA
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Plate: 6

Site Name: Ivy Bank

Description: View looking south-east across the north-eastern area of the site. The roof of the former workshop is visible.



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Plate: 7

Site Name: Ivy Bank

Description: View looking south across the site. Part of the raised north-eastern area is visible as is the roof of the workshop and the hard paved central area.



Demeter Environmental

Ivy Bank
28 Aug 2024, 13:29:50

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Plate: 8

Site Name: Ivy Bank

Description: The former workshop



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Tel: 01273 741 727

Email: enquiries@demeter-environmental.co.uk

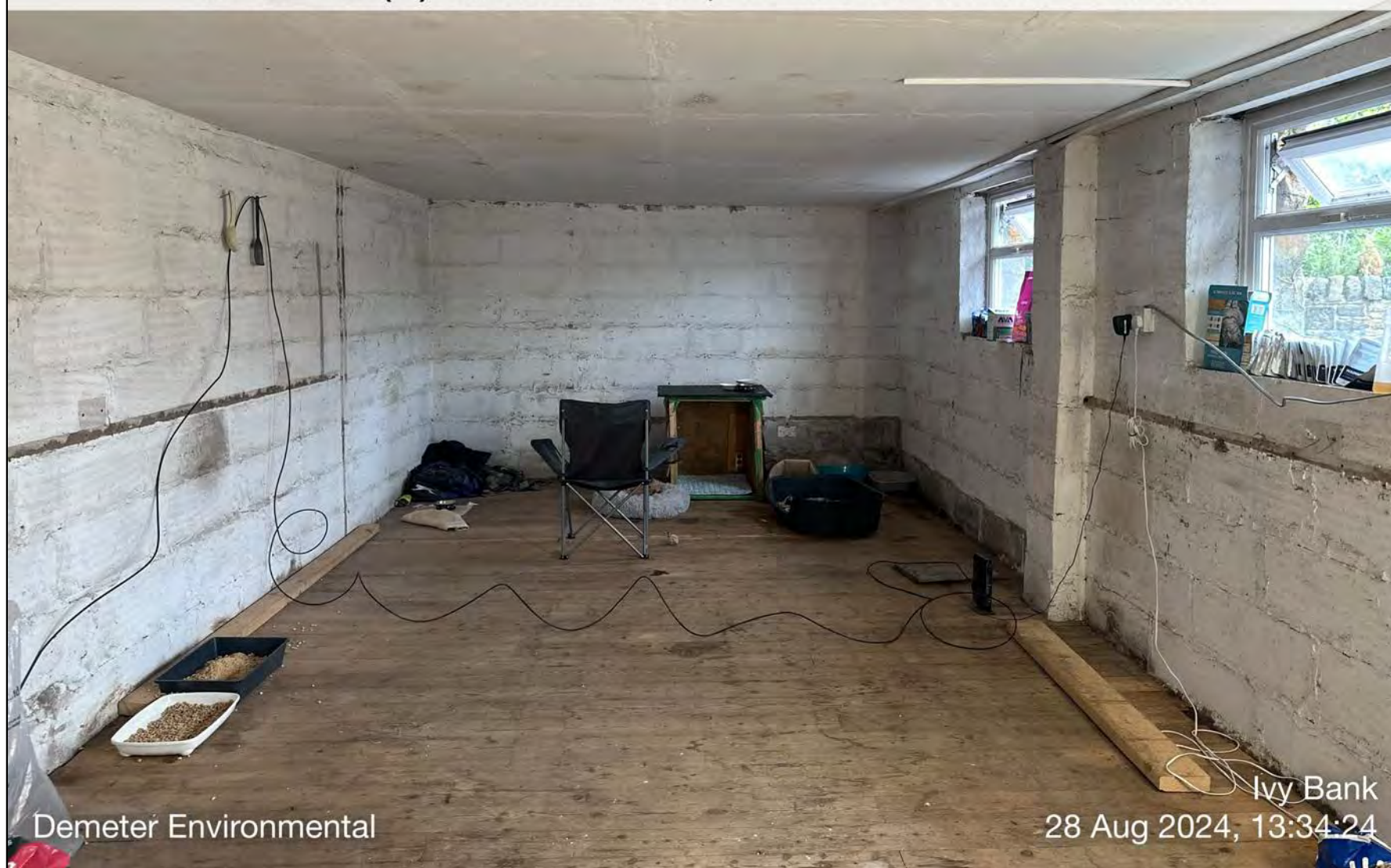
Plate: 9

Site Name: Ivy Bank

Description: Inside the former workshop



☀ 48°NE (T) ☉ 53°37'27", -2°17'28" ±35m ▲ 170m



Demeter Environmental

Ivy Bank
28 Aug 2024, 13:34:24

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Brighton, East Sussex
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Tel: 01273 741 727

Email: enquiries@demeter-environmental.co.uk

Plate: 10

Site Name: Ivy Bank

Description: Inside the former workshop



☀ 230°SW (T) ☉ 53°37'27", -2°17'28" ±4m ▲ 164m



Demeter Environmental

Ivy Bank
28 Aug 2024, 13:36:18