

total floor area of proposed dwelling 206m<sup>2</sup>  
total volume of proposed dwelling 791m<sup>3</sup>

pol boundaries to be defined  
by timber posts at 2m c/s  
and sheep netting

garden area generally  
to be top soil and seed  
beech / holly/mix mix hedge  
planted back sheep netting  
boundary fence

proposed dwelling  
finished ground floor level 102.5m A/D

access drive surface to be  
brick paviours draining to soakaway

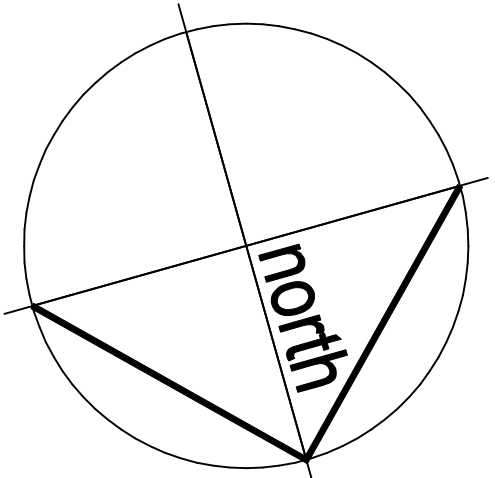
1m high timber post and rail  
wire infill fence direction of full  
away from soakaway  
kerb edge surface between kerbline  
and farm gates set 5m back from  
beech / holly mix hedge to be  
planted to max height 1m

heavy broken blue lines indicate  
2.4m x 60m visibility splay

consolidated local stone  
hardcore to form hordstanding

agricultural bldg  
finished floor level 102.5m A/D

existing hedge to be retained  
and replaced with new visibility  
with splay lines



## proposed site plan

proposed 4 bed detached house  
incorporating new vehicular access  
on land adjacent to

7 Arthur Lane  
Ainsworth  
Bolton

scale 1:200 @A1

0m 20m  
linear scale 1:200 @ A1

drawing number GS-11-05-26-B

Rae Cornell Associates Building Design and Planning Consultants  
214 Burnley Road Bacup Lancashire  
01706 873000