

# Cellars Clough Properties, Marsden

## General Arrangement Drawing 1:250 @ A1

### KEY

#### General Features

- Ownership Boundary
- Application Boundary
- EA 8m Buffer from River Colne
- Existing Levels  
(Shown in metres [m] AOD. Taken from Topographic Survey prepared by Powers & Tiltman. Drawing no. 6627/01)
- Existing Contours  
(Shown in metres [m] AOD. Taken from Topographic Survey prepared by Powers & Tiltman. Drawing no. 6627/01)

#### Existing Landscape

- Existing Trees
- Existing Water Courses  
(Taken from Topographic Survey prepared by Powers & Tiltman. Drawing no. 6627/01)
- Existing Bridges

#### Proposed Built Form

- Proposed Buildings
- Plot Dividers

- Proposed Retaining Walls
- Proposed Railing
- Raised Planters  
(Max. height of 900mm above ground level)
- Benches + Raised Seating
- Play Equipment  
(Including Fall Zones for each unit. For details of indicative models, please refer to Site Masterplan)

#### Access & Traffic

- Shared Surface & Trafficable Areas  
(Buff coloured paving to shared surfaces. For details of Hard Landscape Materials, See Landscape Masterplan)
- Pedestrian Only Rotues  
(Buff coloured paving to shared surfaces. For details of Hard Landscape Materials, See Landscape Masterplan)
- Resident Parking  
(Total of 32 spaces - not inclusive of undercroft Parking within Flat Blocks, or Garages. Dimensions: 2.5m x 5.0m. Reversing distances to a min. of 6.0m)
- Visitor Parking  
(Total of 14 spaces. Dimensions: 2.5m x 5.0m. Reversing distances to a min. of 6.0m)

- Ramps  
(Levels not detailed. To be resolved during Detailed Design)

#### Hard Landscape

For a more detailed overview of paving types/indicative material palette, refer to information provided within the Landscape Masterplan

- Feature Paving  
(Textured Surface from small sets. Stone or suitable composite material)
- Kerbs  
(Bullnose kerbs, or similar and approved, to road edge, delineating trafficable areas. Height in relation to adjacent surfaces TBC during detailed design)
- Self-Binding Gravel  
(Self-binding gravel, such as Breendon, or similar and approved. Used within amenity areas. Average aggregate size: 12mm. Colour: 'Golden Buff' or 'Amber')

#### Soft Landscape

Indicative species selection included within Landscape Masterplan. To be evolved prior to construction.

- Specimen Tree Planting  
(Canopy shown at 8m approx. Specimen Tree Planting to include large-growing tree species with high canopies. Min. clear stem of 2.5-3m)
- Proposed Street Trees  
(Canopy shown at 5m approx. Ornamental street trees, with a medium height. Used within public realm, for seasonal interest and softening of built form)
- Mixed Ornamental Planting  
(Mix of shrubs and herbaceous perennials within planters. To be decided during detailed design)
- Amenity Grass  
(Amenity Grass Turf to recreation areas)

### General Notes

- Drawing shows general arrangement of proposals for planning purposes, to be evolved prior to construction.
- Drawing units shown in metres [m] unless otherwise stated.
- For details of material treatment and design intent for landscape works, refer to latest Landscape Masterplan prepared by Enzygo Ltd.
- For building proposals refer to Architect's plans, prepared by S. Ingram & Associates.
- Highways information and Tracking of vehicles prepared by Paragon Highways.

**Ecological Mitigation Area**  
Area within the Former Mill Pond should be restored to wetland habitats. Details TBC, refer to proposals and information as recommended by the appointed Ecologist

STEPS RELOCATED TO THE EAST OF THE FOOTPATH TO ALLOW FOR ROAD WIDENING  
[Proposed by Paragon Highways]

PROPOSED ROAD WIDENING TO ACHIEVE AT LEAST 0.5m CLEARANCE BETWEEN VEHICLE AND ADJACENT KERB  
[Proposed by Paragon Highways]

PROPOSED PASSING BAY  
[Proposed by Paragon Highways]

#### Revision Details

DATE	REV	BY	COMMENT
07.06.17	-	WH	Date Created
22.08.18	G	WH	Amends following comments from LPA
24.09.18	H	WH	Road widths partially increased
12.10.18	I	WH	Play Equipment added
26.10.18	J	WH	Minor Amends, inc. highways improvements