

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 setts. Stone or suitable composite material)
-  Kerbs
(Built-in 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')

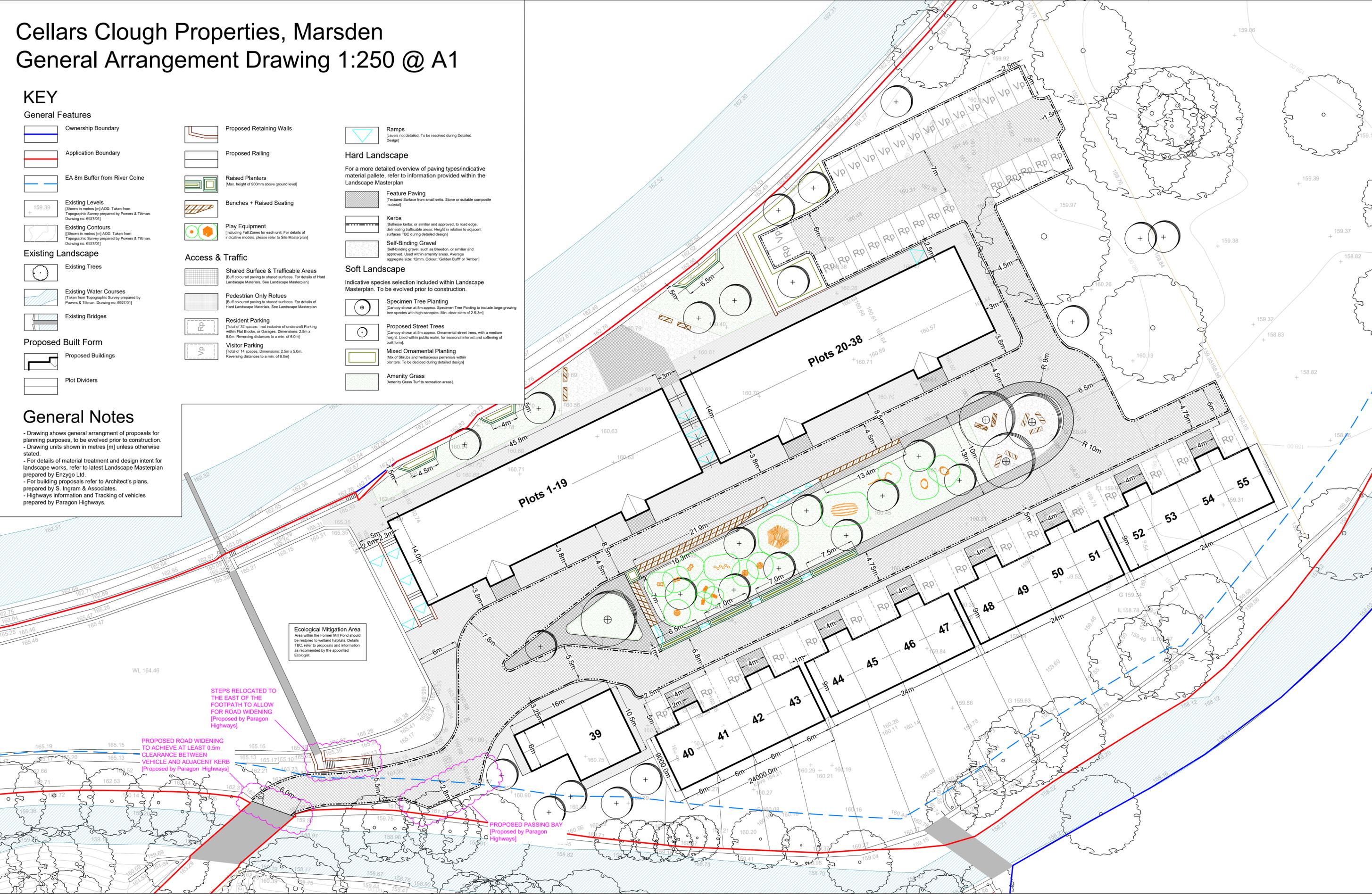
Soft Landscape

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.



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

SCALE	PROJECT NO.	PROJECT
1:250@A1	SHF. 1330.001	Cellars Clough, Marsden
DATE	DRAWING NO.	DRAWING TITLE
October 2018	SHF. 1330.001.LD.001.J	General Arrangement Plan - Rev J
DRAWN	CHECKED	CLIENT
WH	DS	Cellars Clough Ltd.