

KEY

The Holly - Plots 10, 11, 12  
79 sqm House  
2 bed - 3no.

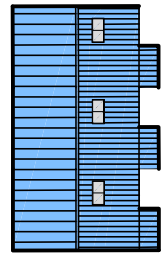
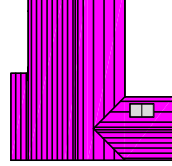
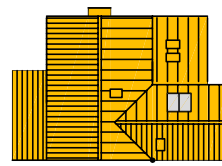
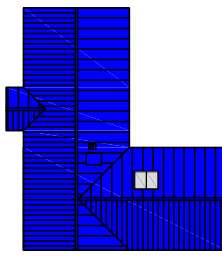
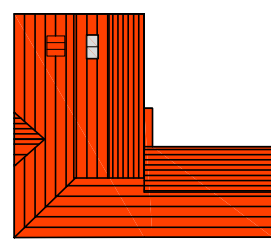
The Hawthorn - Plots 6, 9  
150 sqm House  
4 bed - 3no.

The Elm - Plots 5, 7  
186 sqm House  
4 bed - 2no.

The Elm Handled - Plot 8  
194 sqm House  
4 bed - 1no.

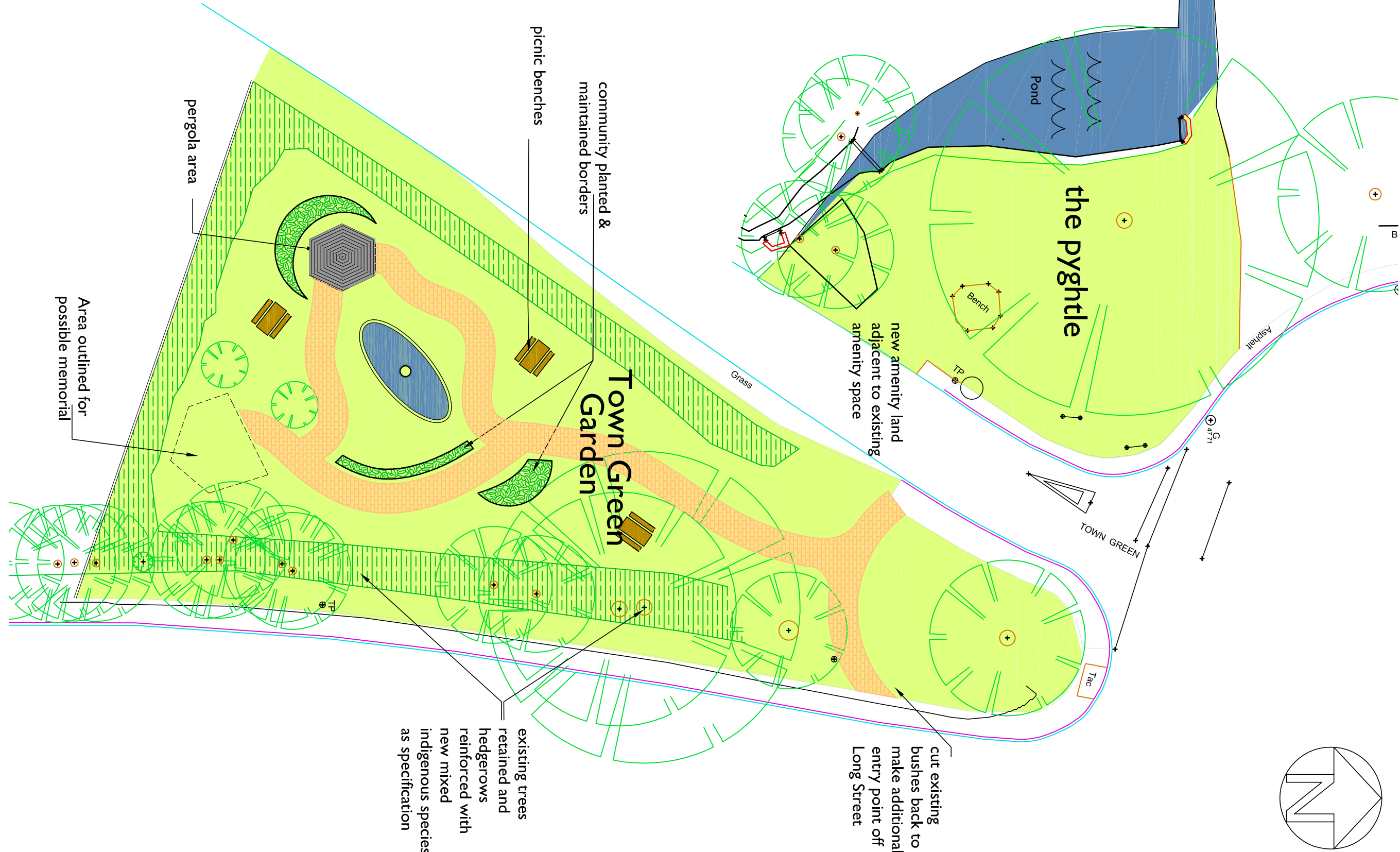
The Blackthorn - Plots 1, 4  
150 sqm Bungalow  
3 bed - 2no.

The Rosehip - Plots 2, 3  
168 sqm Chalet Bungalow  
3 bed - 2no.

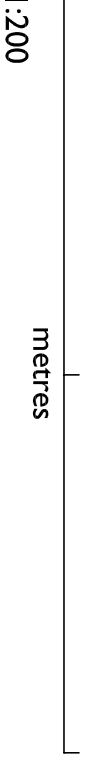


NOTE:  
FOR HIGHWAYS LAYOUT: VISIBILITY  
SPILAYS: DRAINAGE SCHEME SEE PINNACLE  
ENGINEERS DRAWINGS  
43m visibility splays for North and South  
direction traffic to each access (A, B & C)

OVERALL SITE AREA - 0.82Ha  
Development Area - 0.73Ha  
Amenity Land - 0.09Ha



AMENITY LAND  
GARDEN LAYOUT SUGGESTION



HIGHWAYS LEGEND

- Proposed Visibility Splay (SSD=43m) for access A
- Proposed Visibility Splay (SSD=43m) for access B
- Proposed Visibility Splay (SSD=43m) for access C

HEDGE PLANTING SPECIFICATION

Mixed species hedges to be planted where indicated on plans. New planted hedges to be planted at a minimum of 1.8m back from the highway and to close up existing driveway

**Preparation**  
Ground to be thoroughly de-compacted by hand prior to planting

**Stock**  
45-60cm or 60-90cm tall bare root, certified local provenance.

4 species: Broadleaved, flowering dogwood, hickory & dog rose.  
2+1 white: Cornus, beech, Cornus, Florida, prunus, spirea, lilac, aquilegia, rose rugeliana.

**Density**  
Double staggered row at 400mm centres.

**Trees at approximately 5m centres**

Heavy standard trees 12-14cm girth, quercus robur, fraxinus excelsior, 4no. along field frontage.

**Support & protection**  
Protection against rabbits and deer damage - individual trunk tree shelters of an appropriate size, staked and secured or stock fencing around new trees to incorporate rabbit wire at base.

**Establishment**  
Planting to take place next winter (November onwards).

For two years after planting, maintain an area of 1m weed-free around each new plant, either by hand or application of suitable herbicide.

Irrigation in the first year, depending on weather conditions.

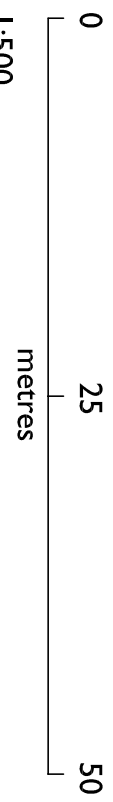
**Maintenance**  
Pruning of tips on planting and future pruning, depending upon growth.

Any trees that die or become diseased within 2 years of planting to be replaced to the above specification.

SITE PLAN



Neighbouring  
AREA 0.5Ha;  
7 houses = 14 / Ha



- Bat & Bird Boxes added as mitigation as ecology report
- Gated access to rear of No. 11
- Bin Collection Point
- Shed / Cycle store
- Bin store
- Bin Collection Point
- Footpath link not adopted - signage either end to make aware private & unmaintained
- Bat & Bird Boxes added as mitigation as ecology report
- Bin Collection Point
- New native hedges within site as planting specification
- Existing footway extended to provide pedestrian access to No. 1 (Blackthorn East)
- Bonded shingle to min. 10m back from line of highway
- Bat & Bird Boxes added as mitigation as ecology report
- Reinforce existing hedgerow with planting as specification

Ref.	Date	Revision
Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases. Do not scale from this or any other drawing. Any discrepancies, contact the issuer. This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its contents.		
<b>ROBERTS.MOLLOY ASSOCIATES</b> architects and consultants		
<b>CLIENT:</b> 3 church lane bressingham diss norfolk IP22 2AE		
<b>ROBERTS.MOLLOY ASSOCIATES</b> © Tel: 01379 687705 E-mail: info@robertsmolloy.co.uk		
<b>RDB CONSTRUCTION</b>		
<b>PROJECT:</b> NEW HOUSING LONG STREET, GT ELLINGHAM		
<b>TITLE:</b> PROPOSED SITE PLAN 12 HOUSES		
Scale: 1:200; 1:500@A1	Date: AUG 2016	
Job No. GTG	DRG No. 01	