



BIRD IN HAND PUBLIC HOUSE

EXISTING HARDSTANDING BELOW TREES; AREA EXCLUDED FROM PROPOSED PRIVATE GARDEN TO ALLOW CONTINUED ACCESS AND MAINTENANCE TO BOUNDARIES, DRAINS AND TREES

NISSEN HUTS TO BE DEMOLISHED

NEW DWELLING

EXISTING COOKS HILL COTTAGE AND ITS PERMITTED DEVELOPMENT OUTLINE

EXISTING ACCESS EXTENDED INTO THE SITE WITH TURNING SPACE

NEW DWELLING TO REPLACE COOKS HILL COTTAGE

COOKS HILL COTTAGE ACCESS AS EXISTING TO BE RETAINED

NEW DWELLING

NISSEN HUT AND BARN ACCESS AS EXISTING TO BE RETAINED

NEW DWELLING

YNYS COTTAGE

MELBURY HOUSE (OUTSIDE OF OWNERSHIP)

WATERLOO COTTAGE

KEY

- PLANNING SITE BOUNDARY
- OTHER SITE AREA WITHIN APPLICANT OWNERSHIP
- PROPOSED PRIVATE ROAD
- EXISTING PRIVATE ROAD
- PRIVATE DWELLING PLOT
- PRIVATE DRIVE AND PARKING
- BUILDING FOOTPRINT
- EXISTING BUILDING TO BE DEMOLISHED
- BUILDINGS INTENDED FOR DEMOLITION AS PER APPLICATION 241906
- PERMITTED DEVELOPMENT OUTLINE AS PER APPROVED APPLICATION 212557
- EXISTING TREES:**
- FOLIAGE
- ARBORICULTURAL DETAIL: TREE CANOPY
- TREE RPA (CAT A, B)
- CAT A, B, C, U TRUNK
- 1 IN A THOUSAND YEARS RISK OF SURFACE FLOODING
- TREES TO BE REMOVED AS PER APPROVED TREE WORKS APPLICATION 242387
- NEW TREES TO BE PLANTED AS PER APPROVED TREE WORKS APPLICATION 242387

*BOUNDARY TREATMENTS OF THE PLOTS IS TO BE POST AND RAIL FENCING WITH NATIVE HEDGE PLANTING AND SCREENING LOCALLY

** NEW ROADS OVER TREE ROOT PROTECTION AREAS TO BE 'NO-DIG' DRIVES

INDICATIVE SITE PLAN

1:500



NOTES ORIGINAL A2

NOT FOR CONSTRUCTION. THIS DRAWING IS FOR PLANNING ONLY. SUBJECT TO DETAILED DESIGN, DESIGN COORDINATION WITH OTHERS AND PLANNING AND BUILDING CONTROL APPROVAL. SURVEY BY ENCOMPASS SURVEYS LTD

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Client
SAT BIR ASSET HOLDINGS LIMITED

Site
Land at Cooks Hill Cottage and the Nissen Huts, Woodland Farm, Kiln Green, Bath Road, RG10 9UP

Drawing Title
INDICATIVE SITE PLAN

Scale
1:500 @A2

Project Status
PLANNING

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SINCE 1934

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Drawn **GP** Checked **HW**

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