0 1 2 3 4 5
scale at 1:250

N

SCHEDULE

PLOT 1 - DUPLEX 3 BEDROOM
PLOT 2 - DUPLEX 3 BEDROOM
PLOT 3 - DUPLEX 3 BEDROOM
PLOT 4 - 2.5 STOREY HOUSE 3/4 BEDROOM
PLOT 5 - 2.5 STOREY HOUSE 3/4 BEDROOM
PLOT 6 - PENTHOUSE APARTMENT WITH PRIVATE STAIR / LIFT ACCESS 3 BEDROOM
PLOT 7 - 2.5 STOREY HOUSE, 4 BEDROOM
PLOT 8 - 2.5 STOREY HOUSE, 4 BEDROOM
PLOT 9 - 2.5 STOREY HOUSE, 4/5 BEDROOM
PLOT 10 - 2.5 STOREY SEMI-DETACHED HOUSE , 3 BEDROOM
PLOT 11 - 2.5 STOREY SEMI-DETACHED HOUSE , 3 BEDROOM
PLOT 12 - 2.5 STOREY SEMI-DETACHED HOUSE , 3 BEDROOM
PLOT 13 - 2.5 STOREY SEMI-DETACHED HOUSE , 3 BEDROOM
OFFICE BUILDING - 2 STOREY

NOTE PLOTS 10-13 ARE REPLACEMENT DWELLINGS FOR 4 DWELLINGS TO BE DEMOLISHED

TOTAL 32 RESIDENTIAL CAR SPACES (INCLUDING 7 SPACES LOCATED IN CAR PORT)
TOTAL 13 ELECTRIC CAR CHARGING POINTS FO PROPOSED DWELLINGS (ONE PER DWELLING)
TOTAL 9 CAR SPACES FOR PROPOSED OFFICE
TOTAL 1 ELECTRIC CAR CHARGING POINT FOR PROPOSED OFFICE

EXISTING TREE RETAINED
PROPOSED NEW TREE
ROOT PROTECTION AREA

COURTYARD GARDENS PLOTS 1,2 AND 6
LINE 8m FROM TOP OF RIVER BANK
COLE EASDON CONSULTANTS LINE OF FLOOD RISK
E ELECTRIC VEHICLE CHARGNG POINT
C.S DOMESTIC TIMBER COVERED CYCLE STORE FOR 3 CYCLES. APPROX 2.05M LONG X 0.95M WIDE X 1.5M HIGH
1.8M CLOSEBOARD TIMBER FENCE
1.8M CLOSEBOARD TIMBER FENCE REDUCES TO 1M AT RIVER END
1M POST AND RAIL FENCE
MIN 250L WATER BUTT

ECOLOGY
- Ecological enhancements in accordance with Stark Ecology Ltd. 'Bat Survey Report' dated September 2023

VIVARA PRO BAT TUBE
WOODSTONE AND BEAUMARIS BAT BOXES (2no. of each, 4 total)
VIVARA PRO INTEGRATED SPARROW NEST BOX
1B SCHWEGLER NEST BOX
MANTHORPE SWIFT BRICK (cluster of 3no. bricks)

RIVER KENNET
Adjacent land owned by applicant
1m post and rail fence positioned minimum 8m from top of river bank
1m post and rail fence positioned minimum 4m from top of river bank
1.8m closeboard fence installed in front of existing chain link fence
Riverside Ecological Zone - Note to supporting River Corridor Ecological Method Environmental Consulting (dated 28th May 2024)
courtyard garden
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
PLOT 10
PLOT 11
PLOT 12
PLOT 13
carport
Bins
Communal Garden
Ramp
hedge
Covered cycle store for 9 cycles serving plots 1,2 and 6
New 1.8m closeboard fence to replace existing
Retain existing hedge
PLOTS 10-13 REPLACEMENT DWELLINGS
NEW OFFICE BUILDING
Covereed and lockable cycle store for 4 cycles
bins
gate
New gate and steps
New closeboard fence to replace existing
Existing block retaining boundary wall lowered to higher ground level and new 1.8m closeboard fence erected over
Wall on boundary (currently forming part of building) to be retained and capped at existing wallplate height with reclaimed tiles
New yew hedge to replace existing conifer hedge
Merlin Cottages
A4 LONDON ROAD
A
B
1 to 44 (numbered properties)

RIBA Chartered Practice
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All dimensions to be checked on site by contractor
Work to existing building features where appropriate
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DATE PRINTED Tuesday, 2 July, 2024

REVISIONS

CLIENT Mark Lovelace
SITE Elm Tree Motors site, Marlborough
DRAWN mc | DATE 02-07-2024 | SCALE 1:250@A1
Proposed site layout
STATUS ISSUED FOR PLANNING APPLICATION
DRAWING NUMBER Site-1747-Planning2 Site.dwg

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