






**KEY**

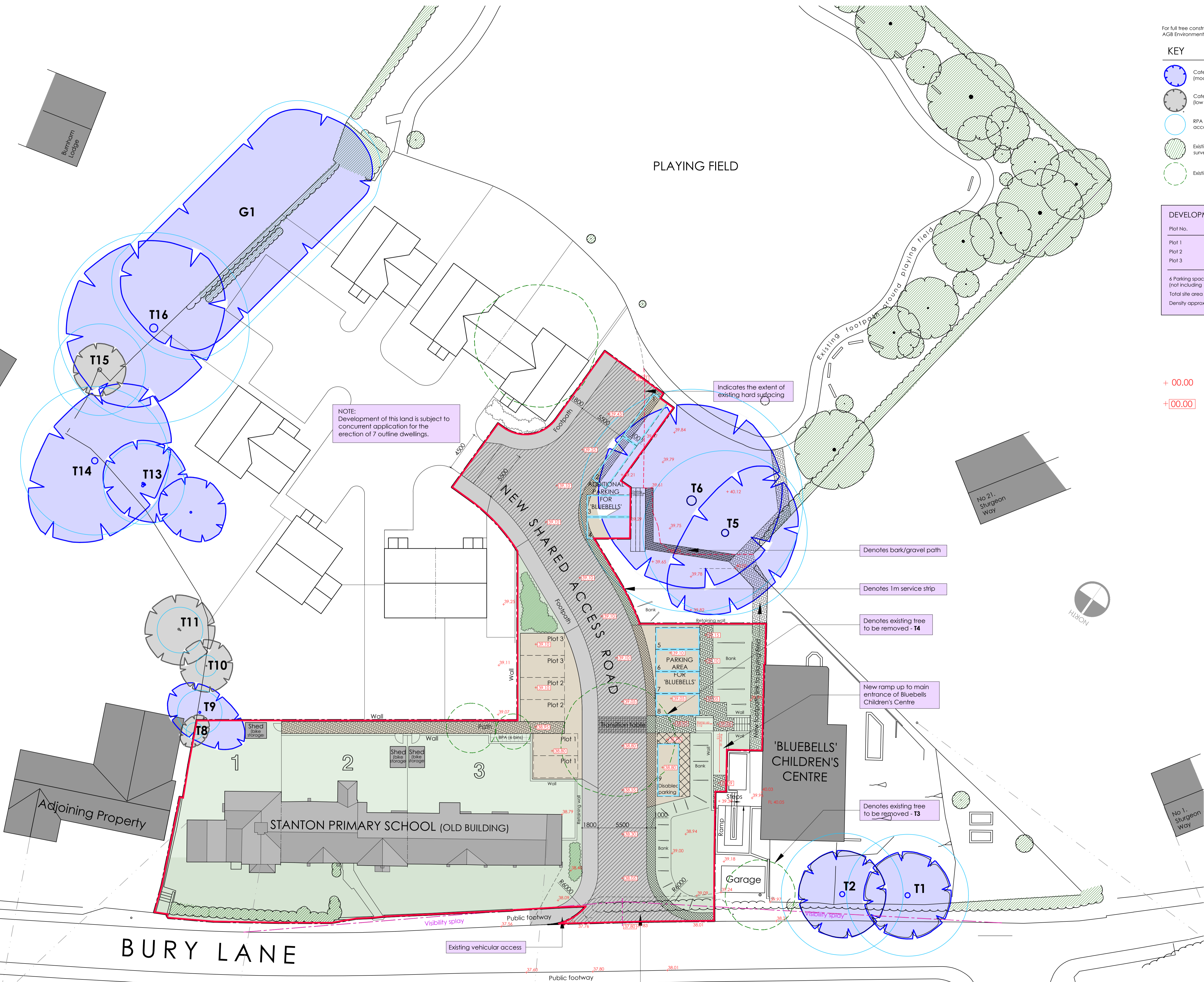
-  Category B Tree (moderate quality)
-  Category C Tree (low quality)
-  RPA using formula in accordance with BS5837:2012
-  Existing trees not forming part of survey by AGB Environmental
-  Existing trees to be removed

**DEVELOPMENT SUMMARY**

Plot No.	Type	GIFA
Plot 1	3BSP House	125.1m <sup>2</sup>
Plot 2	2B4P Apartment	89.6m <sup>2</sup>
Plot 3	2B4P Apartment	86.7m <sup>2</sup>

4 Parking spaces (not including 10 spaces provided for 'Bluebells' Children's Centre)  
Total site area = 0.21 hectares  
Density approx. 14/ha

- + 00.00 Existing level
- +00.00 Proposed level



NOTE:  
Development of this land is subject to concurrent application for the erection of 7 outline dwellings.

Indicates the extent of existing hard surfacing

Denotes bark/gravel path

Denotes 1m service strip

Denotes existing tree to be removed - T4

New ramp up to main entrance of Bluebells Children's Centre

Denotes existing tree to be removed - T3

Form new vehicular access 5.5m width - 1.8m Footways 2.4 x 4.3m Visibility splays 1:20 Gradient for first 5m, max 1:8 gradient thereafter

REV	DATE	BY	DESCRIPTION	CHKD
A	07.06.17	BR	Cycle Store and Bin Store added	AT
B	11.09.17	BR	Parking area for 'Bluebells' amended turning head indicated. In service strip to shared access road. Footpath extended.	AT
C	22.09.17	BR	Revised following Highway's comments dated 18th Sep 2017	AT
D	21.01.19	BR	Alignment revised for shared access road. Existing /proposed levels added. Car parking arrangement revised.	AT

**PLANNING**

Project Number: 15-0136  
Project: Proposed Conversion of Redundant School Building Into 3 Residential Units. New Vehicular Access and Associated Parking. At Former Stanton Primary School, Bury Lane, Stanton, Suffolk, IP31 2DF

Drawing Title: Proposed Layout Plan

Assistant: Emma Macfarlane  
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Scale: 1:200  
At A1 Size  
Drawn: BR  
Chkd: AT  
Date: May 2017

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