SITE PLAN 1:100

GARDEN TO REAR OF 12 LEEK ROAD

NMA/2011/0002

2 JAN 2011

FENCE BOUNDARY

GARDEN

750mm retaining wall

GARDEN

750mm retaining wall

FENCE BOUNDARY

1463 APPROX 225 2275 APPROX 225 2275 APPROX

GARAGE

UP 600

UP 600

GARDEN

UP 750mm

215 1050

1200

1000

3000 APPROX

1000

4082 APPROX

SERVICE ENTRIES

PARKING - 2 CARS

tree to remain

visibilty splay

6000 WIDTH OF OPENING

2400

2m radius kerb

700

FOOTPATH

water service within footpath

visibilty splay

DROPPED KERB LINE EXTENDED FROM ADJACENT PROPERTY

tree does not obstruct the view on exit from the drive as can be seen on site

gas / electric / drainage all run within the highway service records must be ontained from all relevant providers prior to work being undertaken.

FENCE BOUNDARY

GARDEN

RETAINED BOUNDARY WALL

RETAINED BOUNDARY WALL

ADJACENT NEW HOUSE

A PART M COMPLIANT STEPPED APPROACH TO THE DWELLING IS A PREFERRED FORM OF ACCESS TO THE DWELLING AS A RAMPED ACCESS WOULD INVOLVE A RAMP IN EXCESS OF 20m LONG - NOT INCLUDING LANDING AREAS (A 1in20 RAMP IN COMPLIANCE WITH BUILDING REGS AT A CHANGE IN LEVEL FROM THE FOOTPATH TO THE FRONT DOOR OF 1050mm). THIS IS OBVIUOSLY NOT THAT PRACTICAL IN THE PARKING AREA TO THE FRONT HENCE THE INDICATED STEPPED APPROACH. ALL STEPS ARE TO BE A MIN GOING OF 270mm AND MAX RISE OF 150mm (MAX NUMBER OF 5 RISERS - 750mm AS DRIVE SLOPES UP FROM THE FRONT EDGE OF FOOTPATH). ALL TREADS ARE TO HAVE A NON SLIP FINISH AND HANDRAILS EITHER SIDE AT A HEIGHT OF 1000mm. BASE FOR STEPS TO BE RC CONC AND HANDRAILS TO BE ASSUMED TO BE 50mm CIRCULAR SECTION STEEL PAINTED BLACK WITH UNDERCOAT

LAND TO REAR OF 14 LEEK RD

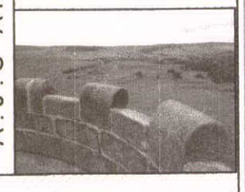
DWG: PROPOSED
LAND TO REAR OF 14 LEEK RD
BUXTON

1:100 | CHECKED:
DATE: JAN 11 | DRAWN:

REVISIONS:

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PROPOSED 01

REAR 14 LEEK RD