

JUSTIFICATION PLAN FOR DEMOLITION OF NON-LISTED FARMHOUSE

ACCESS POINT FIXED DUE TO VISIBILITY SPLAYS

LISTED BUILDING

DEMOLITION WORKS REQUIRED TO LISTED BUILDING

EXISTING NON-LISTED FARMHOUSE

ADJACENT LEGAL RIGHT OF ACCESS

AREA REQUIRED FOR A SHARED SPACE HIGHWAY

ALTERNATIVE ACCESS ONE.
1:200

SWEPT PATH ANALYSIS SHOWS 12M REFUSE & LADDER APLIANCE VEHICLE AS REQUIRED IN HIGHWAYS DESIGN GUIDE SPD

HIGHWAY ACCESS POINT FIXED DUE TO VISIBILITY SPLAY REQUIREMENTS IN ROAD SAFETY AUDIT
DEMOLITION REQUIRED TO LISTED BUILDING LEAN-TO EXTENSION
NO CLEAR ACCESS UP TO HIGHWAYS SPD
NO FORWARD VISIBILITY PASSED EXISTING FARMHOUSE

ACCESS POINT FIXED DUE TO VISIBILITY SPLAYS

LISTED BUILDING

EXCAVATION AREA REQUIRED WITHIN RPA

ROOT PROTECTION AREA T2 WITH TPO

CONFLICT BETWEEN REQUIRED ACCESS AND FARMHOUSE

EXISTING NON-LISTED FARMHOUSE

ADJACENT LEGAL RIGHT OF ACCESS

AREA REQUIRED FOR A SHARED SPACE HIGHWAY

ALTERNATIVE ACCESS TWO.
1:200

SWEPT PATH ANALYSIS SHOWS 12M REFUSE & LADDER APLIANCE VEHICLE AS REQUIRED IN HIGHWAYS DESIGN GUIDE SPD

HIGHWAY ACCESS POINT FIXED DUE TO VISIBILITY SPLAY REQUIREMENTS IN ROAD SAFETY AUDIT
WITHIN THE ROOT PROTECTION AREA
EXCAVATION WORKS REQUIRED WITH RPA
CONFLICT BETWEEN REQUIRED ACCESS WIDTH AND EXISTING FARMHOUSE
NO CLEAR ACCESS UP TO HIGHWAYS SPD
NO FORWARD VISIBILITY PASSED EXISTING FARMHOUSE

 	REVISION	DESCRIPTION	DATE	NOTES
	B	RIGHT OF ACCESS SHOWN	17/08/2022	
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STATUS	PROJECT TITLE			
PLANNING DRAWING	YEW TREE FARM			
ORANGE DESIGN STUDIO. ARCHITECTURAL PRACTICE	DRAWING TITLE			
	SCALE	DRAWN	CHECKED	PROJECT REFERENCE
	1:200	JH	JH	ODS_20/294
hello@orangedesignstudio.co.uk 59A, Huddersfield Road, Mirfield, WF14 8AA orangedesignstudio.co.uk 01924 650930	PAPER SIZE	DWG NUMBER	DATE	REVISION
	A1	(20)005	16/04/21	B
	CLIENT			
	RADCLIFFE DEVELOPMENTS (FARNLEY)			
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