23

14

149.

65

CLIFTON

9

87

78

Existing entrance closed off, stone gateposts and walls taken down and re-used elsewhere on site

Widened footpath (1.8m) constructed to adoptable standards

New site access formed in line with the principles established by the Sanderson Associates report - 7.5m swept radius kerblines, removed stone boundary walls to create visibility splays: 41m southwards and 38.7m northwards at an urban set back of 2.4m. Entrance located in line with existing gap in trees, widened in line with JCA report, (trees 21, 22 & 23 requiring removal).

Shrubbery removed

Extent of RPA as JCA report shown dashed

Line of retaining wall

Single storey office/ outbuilding to be removed shown dotted

Visitor Car Parking space

Visitor Car Parking space

Widened footpath (1.8m) constructed to adoptable standards

JCA defined RPA shown dotted

Roadway to adoptable standards with turning head as Highway Engineer detail

Permeable paving to building perimeter/ parking areas to be undertaken in accordance with DCLG Guidance on the permeable surfacing of front gardens note

Extent of shading arc as JCA report

Trees to rear boundary to be removed shown dashed - as previous approval

1

2

3

4

Accommodation Schedule		
1	3,000sqft	5 bed
2	3,000sqft	5 bed
3	3,000sqft	5 bed
4	3,000sqft	5 bed

Note: Figures based on 2.5 storeys, including integral garaging where appropriate

Ramped entrance into site to be constructed in accordance with manual for streets with rollovers as shown and drainage provision to prevent run-off onto the Highway

153.64

152.84

152.77

Entrance Section

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Rev.	Des.		Date
A		Visibility splay updated	Jan 22

The Cliffe_Clayton West

0 2 4 6 8 10m

Scale 1: 200

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Project	Proposed Residential development, The Cliffe, Clayton West
Client	Mr R Bowett, The Cliffe, High Street, Clayton West HD8 9NS
Dwg Title	(21928)2_Indicative layout A
Scale	1: 200 @ A1
Date	Nov 21