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04 - EXISTING BLOCK PLAN - PLANNING

SG PROJECT NO	PAPER SIZE	DRAWN BY
162	A2	SG

REVISION: PLANNING
SCALES: 1:100 PLAN

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D
P1	FIRST ISSUE	11-12-2020	SG	SG

0 5m 10m

north

NOT SURVEYED

2.4m x 43m VIS SPLAY (FAILS)

59.1m

existing BUS STOP

A6 - DERBY ROAD

River Derwent

RIVER SIDE RAISED PATIO

130.14

1

2

FFL

GARAGE / STORE

2370

2535

2800

2025

LOWER RAMPED PATH

DRIVEWAY

PAVEMENT - DROP KERBS

4400

8461

N

DRIVEWAY IS ONLY USED BY THE OWNERS FOR A SINGLE CAR - MOVEMENT TO AND FROM THE GARAGE IS PREVENTED DUE TO DRIVE WIDTHS AND A PINCH POINT OF 1975MM REDUCING ON TURNING - WHEN PARKED CAR DOORS CANNOT BE OPENED FULLY - A DROP IS PRESENT TO THE LHS, DUE TO RAMPED SIDE ACCESS - MOVEMENT ONTO THE A6 IS HIGHLY RESTRICTED FOR THE SINGULAR CAR AS SHOWN ON VISION SPLAYS

- THE EXISTING GARAGE HAS NEVER BEEN USED AS A REGULAR CAR GARAGE - PREVIOUS OWNERS ALSO USED THE GARAGE ONLY AS A STORE.

- THE GARAGE HAS BEEN FLOODED TWICE SINCE THE CURRENT OWNER HAS OWNED THE PROPERTY
- DUE TO DERBYSHIRE HIGHWAYS DRAINAGE BEING POORLY MAINTAINED AND THE LAND LEVELS (AS PER SECTION) AND EXCESSIVE STORM WATER ROUTES DOWN THE DRIVEWAY AND INTO THE GARAGE.

** SEE ADDITIONAL EVIDENCE

THE PROPOSALS NEGATE ANY RISK OF FLOODING BY USING FLOOD RESILIENT CONSTRUCTION TO MATCH THE EXISTING STRUCTURE IN PLACE OF THE GARAGE DOOR AND INCLUSION OF DRAINAGE CHANNELS .

EVEN IF THE GARAGE WAS WIDENED TO ENABLE ACCESS BY AN AVERAGE SIZED VEHICLE - THE VISION SPLAYS ARE STILL NOT TO STANDARD AND CREATE DANGEROUS MANEUVERS AT A HIGHER FREQUENCY - CURRENTLY ONLY 1 VEHICLE MOVEMENT IS USED.

SILT ETC IS DEPOSITED CONTINUALLY THROUGH THE YEAR TO THE PAVEMENT SIDE WHICH IS ALSO DANGEROUS IN ANY MANEUVERS - ROAD CLEANING IS DERBYSHIRE HIGHWAYS RESPONSIBILITY AND HAS BEEN CONTINUALLY NEGLECTED ALONG WITH POOR MAINTENANCE OF THE STORM DRAINS.

ALL STORM WATER MERGES AND FLOWS TO THE DRIVEWAY

DRIVEWAY FALL APPROX 1:25 (4%)

* SEE EVIDENCE AND SECTION DRAWING FOR LEVELS

MAX SPLAY RHS is 8.46m @ 2.4m (LHS is 4.4M)

- Fails all rules for driveways - The garage is unusable currently and alterations (widening the the opening) is not possible - There is no space for off road movement. The garage is not fit for purpose and has therefore been only used as storage since its conception

The technical change of use from garage to store & river viewing summer house makes no change to the current drive use of 1no vehicle.

Flood resilient materials including Stone masonry with additional aco channels will help prevent any further flooding that has previously occurred when the highway storm drainage is blocked.

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