1 2 3 4 5

a b c d e f g h

'Y' dimension : 120m
Green Dash Dot Line shows visiblity measured along the edge of the highway along Red Dashed Line.

'Y' dimension : 90m
Pink Dash Dot Line shows visiblity measured along the edge of the highway along Red Dashed Line.

13

7

5

63.1m

Highgate House

'X' dimension : 2.4m
Reasonable maximum distance between the front of the car and the driver's eye.

Replace Footpath and Grass Verges with Highways approved bound surface and dropped kerb to highway

Dropped kerb to highway - 10m width

8.7 m
14.6 m
10.0 m
10.3 m
4.0 m
2.4 m
'X Dist'

ULTIDRIVE Porous Fast draining porous asphalt for area of bound surfacing

Open fences in 'post and rail' agricultural style. Approx height 5ft / 1.5m

Application Site - red edged boundary
Overall Area : 996.1m²

Gates Plan (North Splay)

1 : 200

N

C:\Users\b3 - Bruce\OneDrive - b3architecturaldesign\B3 Architecture Projects\Domestic Projects\22-23 Highgate House, DE22 2ET\22-23-b3-XX-XX-M3-A_Highgate_House.rvt

Notes

Copyright b3architecturaldesign 2020. Reproduction not permitted without prior written consent.

Only figured dimensions to be refererenced from these drawings, if in doubt please ask for further dimensions. All figures to be checked on site prior to commencement. This drawing is intended for planning or building regulations use only, b3architecturaldesign and the author have not prepared this drawing for construction purposes. It is indicative for specification purposes only. Deviation from this drawing will not be permitted without prior written consent.

The recipient of this drawing shall make themselves aware of any obligations under CDM 2015 (Construction Design and Management). b3 architectural design have considered all foreseeable design risks involved with the architectural elements; however are not the 'Principle Designer' role.

The recipient of this drawing shall make themselves aware of any obligations under the Party Wall Act 1996. The information on this drawing is for indicative purposes and does not overrule any requirement within the act.

All drainage information is indicative and must be confirmed on site prior to commencement.

Scale 1 : 200

2 4 10 20 m

b3 architecturaldesign

Rev	Date	By	Detail

Drawing status
RIBA Stage 2 - Concept Design

Client
Mr & Mrs J. McAndrew

Project/Location
'Full Planning' for PV panels on asso' land of:
Highgate House,
Burley Hill, Allestree,
Derbyshire, DE22 2ET

Title	Date	Drawn
Layout Plan - Access (North)	16-09-22	BJ

Drawing Ref	Scale(s)	Revision
22-23-b3-02-XX-DR-A-0104	1 : 200 @A1	