

NOTE:

ACCESS
New access generally in accordance with Derbyshire County Council requirements and guidance 'Delivering Streets and Places' (2017).

Shared private drive, width and turning area provided such that vehicles can enter and leave in forward gear.

Position to achieve required visibility to point 1m from nearside kerb.

Service and emergency vehicles can enter site or otherwise remain on public road and be within recommended distance for both houses.

Existing boundary wall to pavement is generally 0.9-1.0m high with upright coping stones up to 1.1m high.

PROPOSED BOUNDARYS

North- to steeply wooded back- timber post and rail fence 1.2m high.

East- existing wall to footpath- fence 1.8m high, timber hit and miss vertically boarded.

South- wall altered as necessary to satisfy highway authority requirements

West- to substation and Waterworks House- fence 1.8m high, timber hit and miss vertically boarded.

SURFACING
Permeable surfacing to all driveways and parking areas.
No surface water to drain onto public highway.
Block paving to parking areas
Paths and patio slab paving.

Scale 1:100 0 1 2 3 4 5 6 7 8 9 10 Metres

Rev.	Date	Note
A	20/01/26	Houses separated 1.8m

Project

Two New Houses

Address
Waterworks House
Lea
Matlock

Drawing
Proposed Access and Landscaping

Ref No.	Project	Dwg	Rev
1811-15/A			

Scale	Size
1:100	A1

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