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revision	date	description	sig.	checked
A	23 Mar. 2017	External layout amended to provide garden space to Flats G1 + G4, existing sewer info added.	MJN	

1no. space for each 1-Bedroom Flat
(4 x flats = 4no. spaces)
2no. spaces for each 2-Bedroom Flat
(4 x flats = 8no. spaces).

12no. total Car Parking Spaces.

Indicative

'Threeways' RL 132.67

EL 130.43

Bin Storage area enclosed with 1.8m high close-boarded fence - to accommodate:-
1no. 1100 litre Eurobin (gen. waste)
1no. 660 litre Eurobin (gen. waste)
2no. 660 litre Eurobins (recyclables)
2no. 360 litre Wheelie Bins (garden)
1no. 360 litre Wheelie Bin (paper).
(All TBC by Local Authority).

Existing embankment levels to be altered slightly to suit driveway. Planting / landscaping to Landscape Architects details.

Edge of tarmac driveway to 'Threeways'.

Tarmac driveway to be edged with tegula block pavers bedded in concrete haunching.

Line of granite setts (raised 20mm above tarmac) with ACO drainage channel behind.

Existing road gulley cover, frame and kerb/kerb above gulley pot to be re-constructed to suit highway levels.

Existing Manhole C.L. 122.240 I.L. 120.830

Edge of existing roadway. 122.350

Tarmac driveway

Existing road sign to be repositioned and at lower level (within reduced level of visibility splay).

Land within area hatched to be levelled to within 300mm of adjacent carriageway (to suit visibility splay).

Existing road sign to be repositioned at lower level (within reduced level of visibility splay).

Existing embankment levels to be altered to suit driveway / retaining wall (TBC by Structural Engineers). Planting / landscaping to Landscape Architects details.

Farley Road

Landscaping

22m approx. (for visibility splay)

150mm dia. Combined Foul/Surface Water

7no. light from boundary line

Existing concrete retaining wall.

Existing Close Boarded Timber Fence (1.8m high)

Exg. Conc. Retaining Wall

Timber boarded gate.

Timber Fence (1.8m high)

Timber Fence (1.8m high) to match existing

Paving

Planting

Garden

BINS

Crossover 1:6 gradient

Tarmac Driveway and Block-Paved Parking Bays

6000 maintained sight line

Timber boarded gate

Timber Fenced Bin Store

Timber Fenced Cycle Store

Existing concrete retaining wall.

Existing Close Boarded Timber Fence (1.8m high)

Exg. Conc. Retaining Wall

Timber boarded gate.

Timber Fence (1.8m high)

Timber Fenced Bin Store

Timber Fenced Cycle Store

Garden

Paving

Planting

FLAT G1

FLAT G2

FLAT G3

FLAT G4

KITCHEN

LOUNGE / DINING

BEDROOM

EN-SUITE

HALL

WC

W.

ENTRANCE LOBBY

Grnd. Flr. Level +124.750

RAMP (1:12)

STAIRS

16 Risers
169mm Rise
250mm Going.
2700mm Flr - Flr.

Timber boarded gate

Timber Fence (1.8m high)

Existing Reinforced Earth Bund

Bottom of reinforced earth bund

Existing Post + Rail Fence

Hawthorn hedge planted 250 at 600 centres

Existing Reinforced Earth Bund

Existing Post + Rail Fence

Hawthorn hedge planted 250 at 600 centres

Dwelling Number Indicator

Regt. for low-level retaining wall following radius of parking area, to be determined by Structural Engineer.

Embankment from boundary fence to paving at 1:2.5 max. gradient.

7no. light from boundary line

C/B

B/N

129.000
129.500
130.000

125.500
126.000
126.500
127.000
127.500
128.000
128.500

Proposed Levels.

Note -
Existing Reinforced Earth Bund (constructed in accordance with David Symonds Associates drawings).

NOTE -
Planting / landscaping shown is indicative only. Refer to Landscape Architects drawings for details.

Levels are related to:- 'OSBM'
Value:- 109.40m Situated on Church Bank Bridge

Coordinates are related to:- 'Local Grid'

P L A N N I N G

Contract -
Proposed Flats
Farley Road, Oakamoor.

Drawing -
Site Plan
As Proposed (with Bund)

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