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SITE BOUNDARY INDIVIDUAL PLOT BOUNDARIES



PLOT 3

DETACHED GARAGE OMITTED & ADJACENT DRIVEWAY

lank

BIN STORAGE HARDSTANDING

GATE -

PROPOSED VARIATION TO CONSENT 15/00231/BDER RED LINES: ORIGINAL CONSENT 15/00231/BDER

The Development registered under Title MID161847 and Plots 1 to 3 (inclusive) within have been DPA approved by:

1 MacLaren – 25th August 2017

Iain MacLaren (DPA Officer)

NORTH

## DO NOT SCALE FROM THIS DRAWING, USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES, DISCREPANCIES TO BE REPORTED TO EMA.

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REVISIONS

REV.	DESCRIPTION	DRAWN	CHKD.	DATE
	DETACHED GARAGES REMOVED. AOW NOTES ADDED.	ΗP	ΗP	04/07/17

HARD DRIVEWAY SURFACE TBC IN ACCORDANCE WITH RECOMMENDATIONS FOR 'ACCESSIBLE ROUTES' WITHIN THE BSD TECHNICAL HANDBOOK

LEVEL OR GENTLY SLOPING ACCESSIBLE ROUTE TO DWELLINGS FORMED IN PAVING TBC. IN ACCORDANCE WITH

RECOMMENDATIONS FOR 'ACCESSIBLE ROUTES' WITHIN THE BSD TECHNICAL HANDBOOK. GRADIENTS TO COMPLY WITH TECHNICAL STANDARDS



RAMP @ 1:20 GRADIENT ON ACCESSIBLE ROUTES

1200mm X 1200mm LEVEL ACCESSIBLE ENTRANCE PLATT

NOTE:

- 1. SITE TO BE APPROPRIATELY SECURED IN ACCORDANCE WITH REGULATION 13 OF THE BSD TECHNICAL HANDBOOK TO CONSIST OF PROTECTIVE HOARDING, BARRIER OR FENCING ERECTED AROUND ANY AREA OF CONSTRUCTION WORKS SO AS TO SEPARATE THE SITE FROM ANY AREA SUBJECT TO PUBLIC ACCESS. PROVIDE FOOTPATHS, RAMPS ETC. AROUND PROTECTIVE SEPARATION AS REQUIRED.
- 2. POSITIONS OF RETAINED TRESS ARE FROM PLANNING APPLICATION DRAWINGS. CHECK ACTUAL LOCATIONS OF TREES ON SITE AND MAKE REFERENCE TO SEPARATE TREE SURVEY FOR SPECIFICATION OF TREES TO BE RETAINED AND REMOVED. PROVIDE SUITABLY TRAINED OPERATIVES FOR FELLING OPERATIONS AND PROTECT SURROUNDING AREA TO AVOID INJURY.

ACCESSIBLE ROUTES TO BE PROVIDED TO ALL FRONT/COMMUNAL ENTRANCES. ACCESSIBLE ROUTES SHOULD BE EITHER LEVEL (SHALLOWER THAN 1:50), GENTLY SLOPING (BETWEEN 1:50 AND 1:20) OR RAMPED (BETWEEN 1:20 AND 1:12). ACCESSIBLE ROUTES TO HAVE A MAXIMUM CROSSFALL OF

GENTLY SLOPING AND RAMPED ROUTES SHOULD BE PROVIDED WITH LEVEL REST POINTS, 1.5m LONG, AT INTERVALS DEPENDENT ON THE GRADIENT – 5m APART FOR 1:15, 10m APART FOR 1:20, 20m APART FOR 1:30, 30m APART FOR 1:40 ETC.

ACCESSIBLE ROUTES TO HAVE EFFECTIVE WIDTH OF 900mm MINIMUM SERVING A SINGLE DWELLING. ANY GATE ACROSS AN ACCESSIBLE ROUTE TO HAVE A CLEAR WIDTH OF 850mm

ACCESSIBLE ENTRANCE TO DWELLING TO HAVE:--1. AN UNOBSTRUCTED ENTRANCE PLATT OF AT LEAST 1.2M BY 1.2M, WITH A CROSS-FALL OF NOT MORE THAN 1 IN

- 2. AUTOMATIC ILLUMINATION ABOVE OR ADJACENT TO THE
- ENTRANCE DOOR. 3. AN ACCESSIBLE THRESHOLD IN ACCORDANCE WITH REGULATION 4.1.9
- 4. A DOOR LEAF GIVING A CLEAR OPENING WIDTH OF AT LEAST 800MM AND HAVE A UNOBSTRUCTED SPACE OF AT 300MM TO THE LEADING EDGE OF THE DOOR.



Ryce Limited Barleyknowe View, Gorebridge

## SITE LAYOUT

SCALE / SIZE DATE / DRAWN 1:200 / A1 28.04.15/HP DRAWING REFERENCE

15012(11)001-D

SHEET No. / No. SHEETS

WORK STAGE ISSUE PURPOSE BUILDING CONTROL FILE CLASSIFICATION (11)SERIES FILE REFERENCE 15012(11)001 CHARTERED ARCHITEOTS 72 Charlotte Square, FONBURGH FH2 4FQ T: 0131 247 1450

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