EXISTING LAYOUT SCALE 1:100

PROPOSED DEVELOPMENT SITE

Existing boundary walling to no 12

Existing boundary to development site

Existing street lighting

PUBLIC FOOTPATH

Existing hedge

900mm

430mm

Existing boundary walling to no 12

1800mm

Existing drystone retaining wall

Existing flush kerb defining edge of highway and driveway to no 12

Existing flush kerb defining endge of footway

Existing MH

EXISTING FOOTWAY

Existing flush kerb defining edge of footway

PROPOSED LAYOUT SCALE 1:100

Reduce levels of existing surface lay 100mm of sub base where required and lay 60mm of AC20 course and AC6mm surface course to complete footpath.

900mm high stone piers and timber open boarded infill panels between piers, ensuring visibility along footpath boundary. see detail below.

PROPOSED DEVELOPMENT SITE

Staggered galvanised steel barriers see detail below

Proposed new position of street lighting in consultation with kirklees Highways Dept

Proposed tarmac driveway into new development

Existing boundary walling to no 12

AA — 9.0 — 8.0 — 7.5 — 7.25 — DATUM — AA

PUBLIC FOOTPATH

700mm

Form new kerb to footpath

Form new kerb to define edge of footpath

6.75

Existing boundary walling to no 10

New drystone retaining wall

Existing flush kerb defining edge of highway and driveway to no 12 to be retained

6.55

BB

Existing MH

BB

Contractor to reduce level of hatched area, providing an appropriate gradient for pedestrian access, wheelchairs and pushchairs. Make good tarmac surface lay 100mm of sub base where required and lay 60mm of AC20 binder course and AC6mm surface course

Existing flush kerb defining edge of footway to be retained

Proposed tarmac driveway into new development

Existing flush kerb defining edge of footway to be retained

EXISTING FOOTWAY

SECTION THROUGH AA 1:100

9.0
9.0
2312mm

8.14
8.0

Existing gradient approx 1:12

7.73
7.5

Proposed gradient approx 1:10

Depth of cutting

7.57
7.25

7.30
7.10

7.0 DATUM

10000mm   22200mm   6000mm   6200mm   5800mm
28000mm

SECTION THROUGH BB 1:100

DRYSTONE WALL

PUBLIC FOOTPATH

PROPOSED DRIVEWAY

7.10

Existing level

Proposed reduced level   7.0 DATUM

Existing highway gradient to be maintained. No works beyond dry stone wall.

HIGHWAY

6.65   6.75

ELEVATION OF WALL TO FOOTPATH SCALE 1:100

1800mm

900mm high stone wall with stone piers and timber open boarded infill panels between piers, ensuring visibility along footpath boundary.
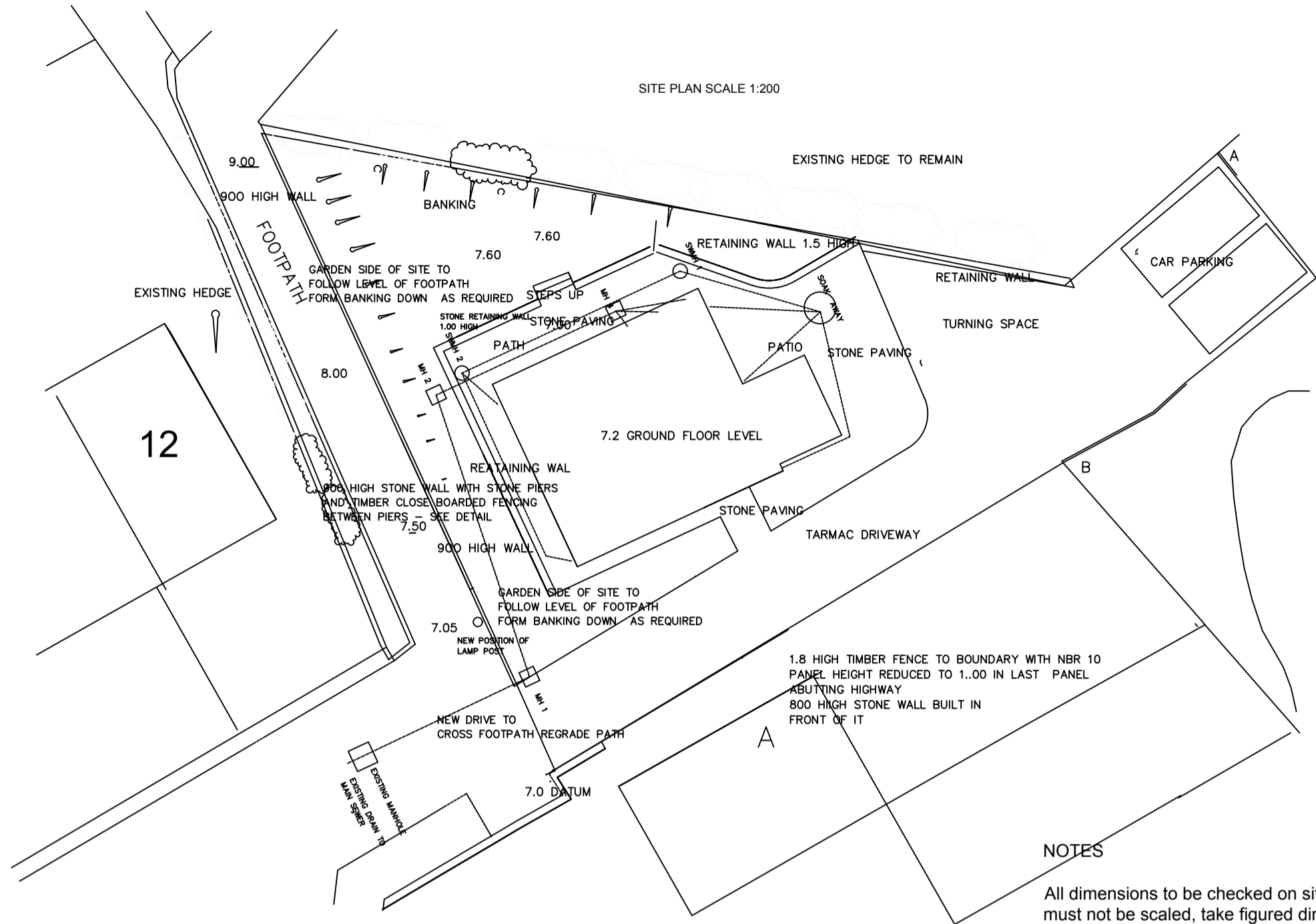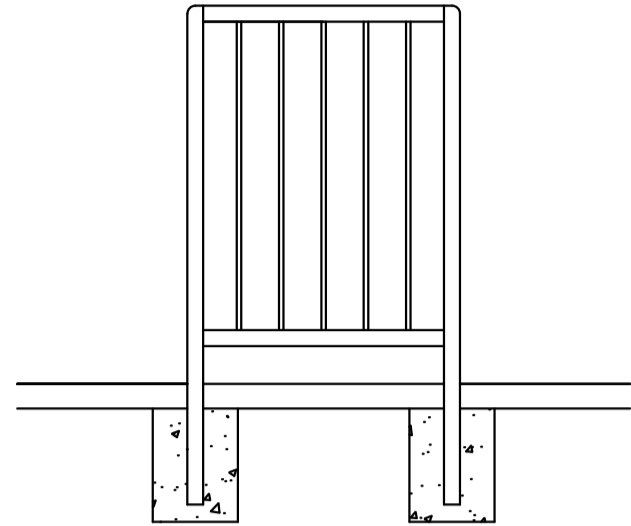
25500mm
3710mm

Galvanised barrier 721mm wide x 1000mm high. Galvanised infill panel to consist of 42mm rails and 12mm solid round bars at 100mm centres. Bottom rail 100mm from finished ground floor level. Barrier set in c20 concrete 300mm deep x 225mm wide. Concrete to have min 60mm Tarmac cover.
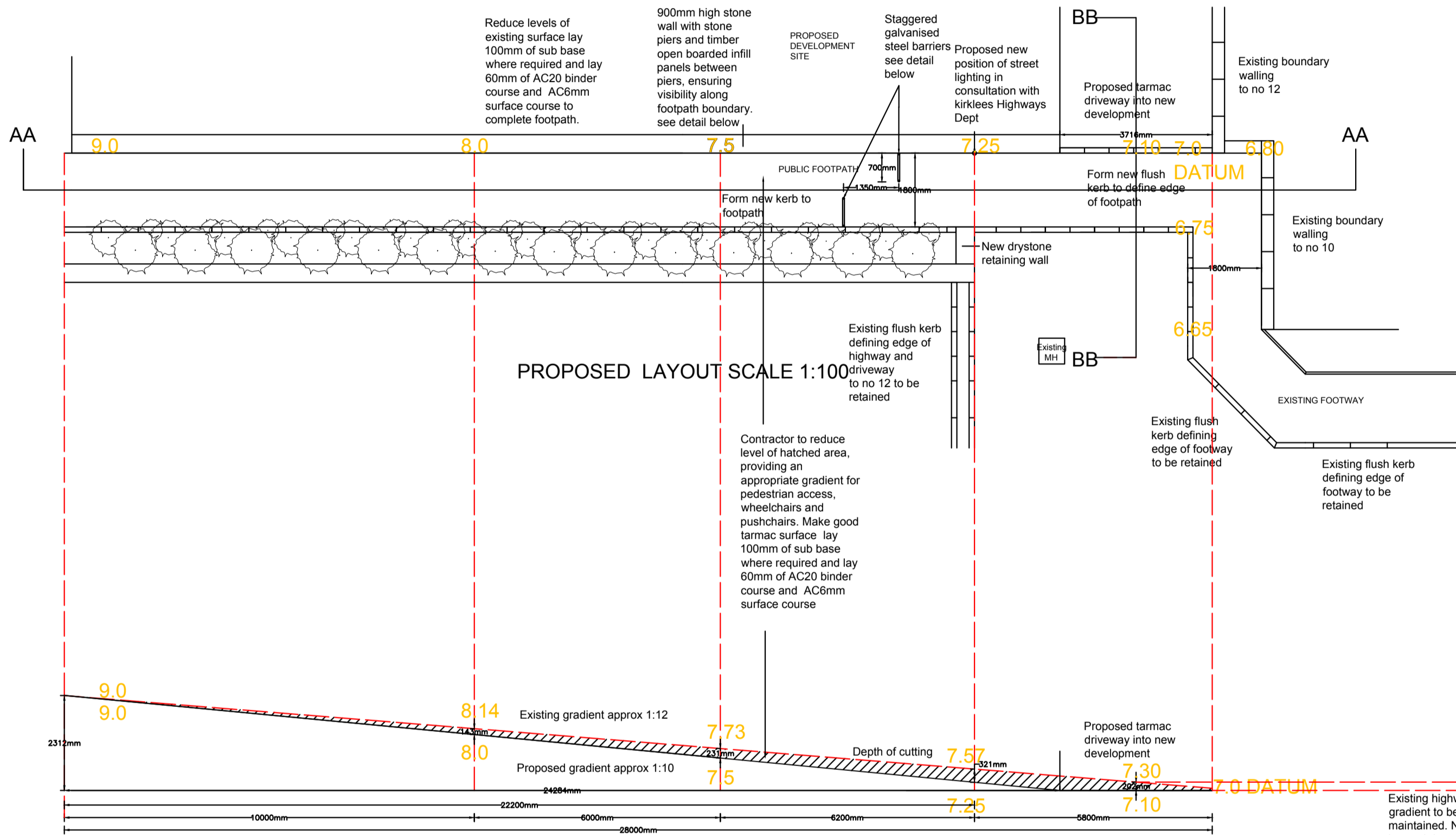
SPLIT BARRIER DETAIL
SCALE 1: 20

125mm x 250mm PC7 kerb to perimeter

E/20 Concrete haunching 340mm x 275mm

FOOTPATH

30mm AC6 mm surface course
60mm AC20mm binder course

200mm sub base to excavated areas as required.

Perimeter kerb and surface detail to footpath Scale 1:10

SITE PLAN SCALE 1:200

EXISTING HEDGE TO REMAIN

9.00
900 HIGH WALL
BANKING
7.60
RETAINING WALL 1.5 HIGH
RETAINING WALL
CAR PARKING

FOOTPATH
EXISTING HEDGE
GARDEN SIDE OF SITE TO FOLLOW LEVEL OF FOOTPATH FORM BANKING DOWN AS REQUIRED
STEPS UP
STONE PAVING
PATH
PATIO
STONE PAVING
TURNING SPACE

12
8.00
7.2 GROUND FLOOR LEVEL

RETAINING WALL
900 HIGH STONE WALL WITH STONE PIERS AND TIMBER CLOSE BOARDED FENCING BETWEEN PIERS SEE DETAIL
7.50
900 HIGH STONE WALL

STONE PAVING
TARMAC DRIVEWAY

GARDEN SIDE OF SITE TO FOLLOW LEVEL OF FOOTPATH FORM BANKING DOWN AS REQUIRED
7.05
NEW POSITION OF LAMP STANDARD

1.8 HIGH TIMBER FENCE TO BOUNDARY WITH NBR 10 PANEL HEIGHT REDUCED TO 1.00 IN LAST PANEL ABUTTING HIGHWAY
800 HIGH STONE WALL BUILT IN FRONT OF IT

NEW DRIVE TO CROSS FOOTPATH REGRADE PATH
7.0 DATUM

NOTES

All dimensions to be checked on site, drawing must not be scaled, take figured dimensions. This drawing is the property of K Hill and Co Chartered Surveyors and may not be copied, used, reproduced or disclosed without written permission.

All footpath and access works are to carried out prior to works commencing on site ensuring safety is maintained at all times.
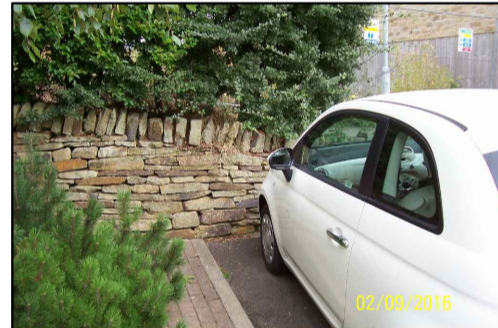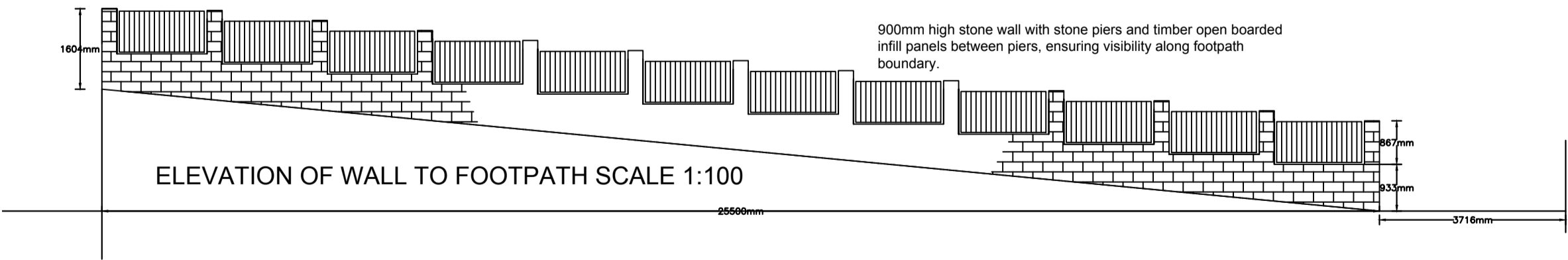
All works to public footpath to be carried out in consultation and compliance with Kirklees Councils Footpaths Officer.

Re-positioning of lamp standard and re grading of existing highways surfaces to be in consultation with Kirklees Councils Highway Department.

Revision	Description	By	Date

Client:
PRP Developments

Project:
Land adjacent to 12 Brook Meadows Denby Dale Huddersfield HD8 8GW
Discharge of Planning Condition 13 on previous permission 2015 / 91953 for erection of single detached dwelling.

Drawing Title:
Proposed scheme for site access with Brook Meadows.

A1	Scale various	Drawn by K Hill	Checked by
Project No		Drawing No BLD01	Revision 1