Site layout as proposed:

15 x 2B 4P GIA 75.8m² [Type 1A + 1B]
14 x 3B 5P GIA 95.6m² [Type 2A + 2B]
1 x 4B 6P GIA 128.0m² [Type 3A]

45 car parking spaces

Layout criteria:

Lifetime Homes

On plot (non-communal) parking:
min. 2500 x 4800mm
At least one space should be able to be widened to 3300mm, (900mm pathway to side to use for this acceptable)
No gradient > 1:60 (front to back)
No crossfall > 1:40 (side to side)

Approach to dwellings from parking:
Kept to a minimum and level or gently sloping
No gradient > 1:60
No crossfall > 1:40
Where the topography prevents level route, the principal route may be gently sloping (max 1:15 for up to 5m). It will need top and bottom level landings of no less than 1.2m
If a distance in excess of 50m cannot be avoided, level resting areas should be provided along the route.

Part M requirements
On plots which are reasonably level, wheelchair users should normally be able to approach the principal entrance. Exceptionally, for more steeply sloping plots, it is considered reasonable to provide for stick or crutch users.

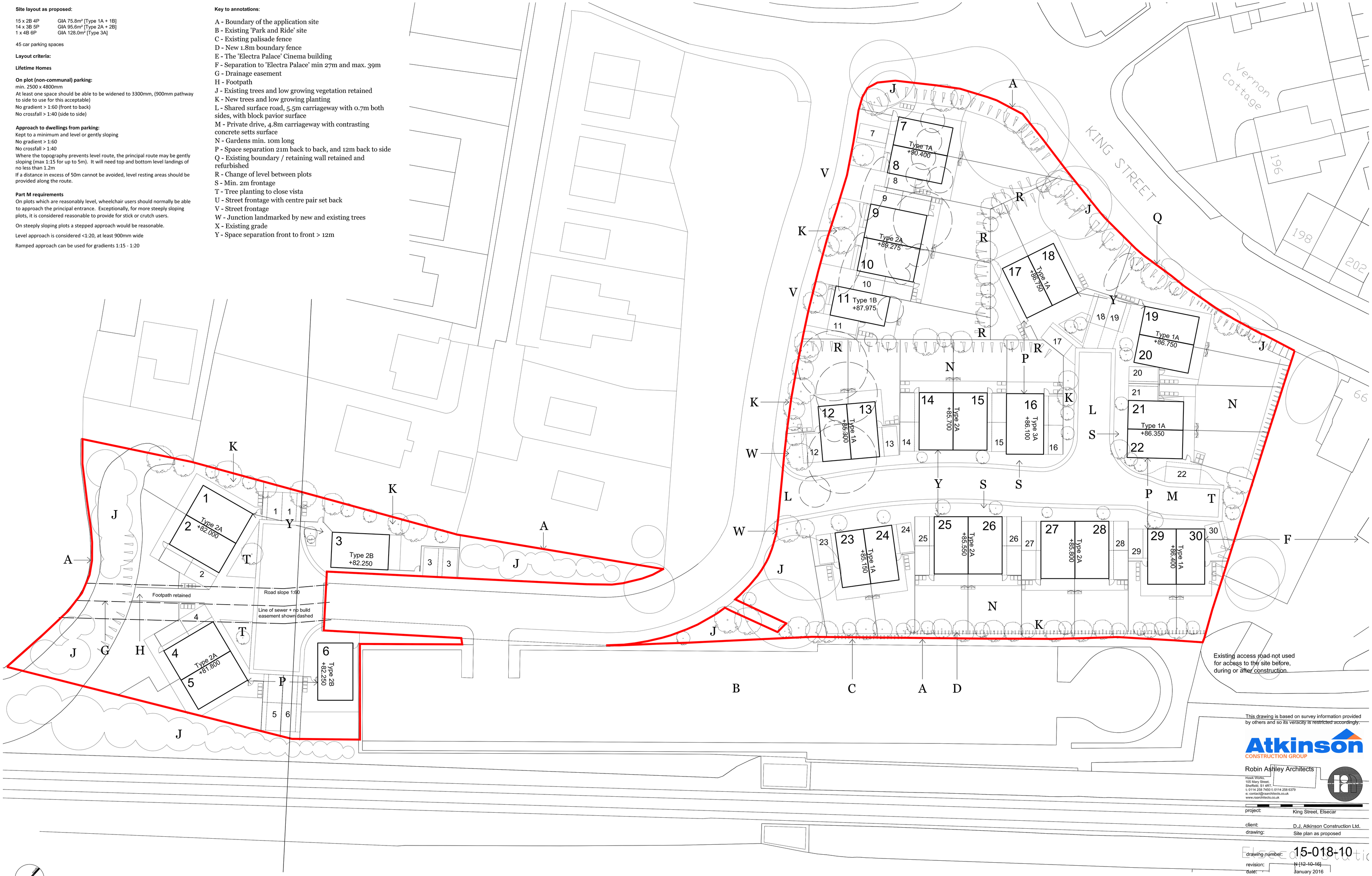
On steeply sloping plots a stepped approach would be reasonable.

Level approach is considered <1:20, at least 900mm wide

Ramped approach can be used for gradients 1:15 - 1:20

Key to annotations:

A - Boundary of the application site
B - Existing 'Park and Ride' site
C - Existing palisade fence
D - New 1.8m boundary fence
E - The 'Electra Palace' Cinema building
F - Separation to 'Electra Palace' min 27m and max. 39m
G - Drainage easement
H - Footpath
J - Existing trees and low growing vegetation retained
K - New trees and low growing planting
L - Shared surface road, 5.5m carriageway with 0.7m both sides, with block pavior surface
M - Private drive, 4.8m carriageway with contrasting concrete setts surface
N - Gardens min. 10m long
P - Space separation 21m back to back, and 12m back to side
Q - Existing boundary / retaining wall retained and refurbished
R - Change of level between plots
S - Min. 2m frontage
T - Tree planting to close vista
U - Street frontage with centre pair set back
V - Street frontage
W - Junction landmarked by new and existing trees
X - Existing grade
Y - Space separation front to front > 12m



Site plan as proposed 1:200

This drawing is based on survey information provided by others and so its veracity is restricted accordingly.

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project: King Street, Elsecar
client: D.J. Atkinson Construction Ltd.
drawing: Site plan as proposed
drawing number: 15-018-10
revision: ~~N [12-10-16]~~
date: January 2016
scale: 1:200
original size: A0
issue: Approval
drawn: SAF
checked: DJU

this drawing may be scaled only for the purposes of planning approval
check all dimensions on site + refer all queries prior to carrying out work
this drawing is to be used only for the purposes for which it is issued
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