

THE DQR/ LTH STANDARDS NOTES:

ACCESS FROM CAR PARKING (all plots)

Stated specifications and dimensions required to meet criterion:

It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m". Paths should be a minimum of 900mm width. (for more info. see LTH standard)

- Providing there are top, bottom and intermediate level landings of not less than 1.2m excluding the swing of doors and gates.

APPROACH GRADIENTS

The approach to all entrances should be level or gently sloping.

PRIVATE REAR GARDENS SHOULD BE DESIGNED SO THAT:

- They have a minimum usable area of 40m² for houses and 30m² for bungalows (excluding the space taken up by the shed) including a nominally level paved area of minimum of 3m x 3m, easily reached from the rear entrances. Discretion should be used on deciding usable area eg side access paths and some irregular shaped gardens may not be considered as usable.
- No part of any additional useable area slopes toward the house more steeply then 1 in 8.
- No part of the remaining area slopes away from the house more steeply than 1 in 12 (ideally 1 in 15)
- There is a continuously surfaced access to the drying line and any garden gate to minimise the risk of tripping.
- The boundaries between adjoining gardens are of minimum 1200mm high and built of nothing less substantial than timber close boarded fencing.
- It has external service lighting that is switchable from inside the dwelling (in addition to any security lighting that may be required to meet SBD)
- Where it is not possible to reach the rear garden without passing through the house a discreet refuse bin compartment is provided at the front
- Convenient access is possible from the main ground floor living space or kitchen.
- All homes will have suitable and robust drying facilities. Where provided externally they must be safe for the occupant to use, secure and free from trip hazards.
- An external robust and lockable garden store minimum 2m² (excluding flats with no private garden) has been provided;

LEGEND

- PLOTS TO BE UPDATED :19,20,50,51,58-71,81,82
- INDICATIVE LOCATION AND SIZE OF THE RETAINING STRUCTURES AND EXTERNAL STEPS : PLEASE SEE ENGINEERS SET FOR DETAILS;
- * INFILL TRIANGLE BETWEEN TERRAMESH WALL AND A FENCE TO BE FILLED WITH WIDE FEATHERED EDGED SOFTWOOD BOARDING (TAPERED).

RETAINING STRUCTURES NOTES:

NOTE : Retaining structures and guard rails to engineers design and specification.
(Refer to Engineers details and drawings.)

Guarding should be provided where:

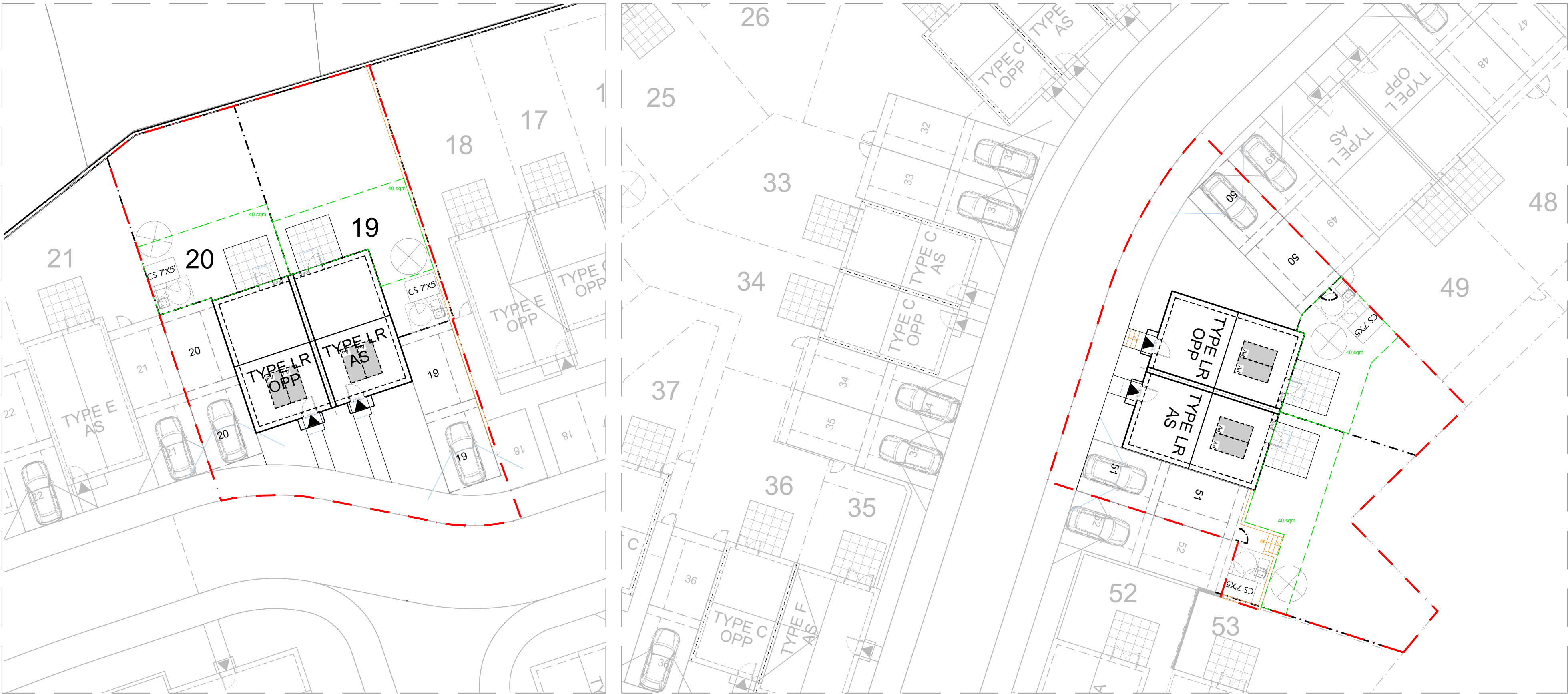
- structures are retaining land more than 600mm high to which people have access, or
- a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm, or
- a path is adjacent to a vertical difference in level of more than 600mm, (including where ground adjacent to the path falls away at an angle of more than 30 from the horizontal).

Where the retaining structure extends above the higher ground level and is climbable by young children it can create a falling distance (greater than 600mm) off the top of the wall which then requires guarding.

Where guarding is provided it should be at least 1100mm high, not readily climbable by children and a 100mm sphere should not be able to pass through any openings in the guarding.

For more details refer to 'NHBC - TECHNICAL GUIDANCE - GUARDING TO RETAINING STRUCTURES- 10.2/06 - January 2016 (Second issue - supersedes March 2013)' , 'NHBC Standards clause 10.2.5' and Engineers' details, specification and drawings,

NOTE : Refer to Landscape architects plans for information relating to defensible private and public realm planting.



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rev. date description

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Roberts Limbrick ARCHITECTS

project

RESIDENTIAL DEVELOPMENT
SITE AT HERITAGE GATE
COED DARCY
W152 - Coed Darcy Phase 2 (Pobl)

client

JEHU

drawing

SKETCH SITE LAYOUT
NMA APPLICATION (20 PLOTS)

-

status

PLANNING

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