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Work to figured dimensions only. Site dimensions are to be checked prior to commencement and any discrepancies reported to the Architect. IF IN DOUBT ASK.

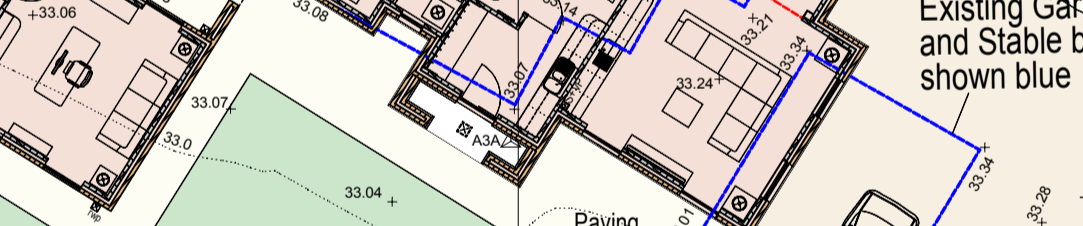
**DISABLED ACCESS**  
Part M. disabled access approach to front door to be max. 1:20 gradient if a 'level' approach or max. 1:15 gradient if 'ramped' approach up to 10m long or max. 1:12 if 'ramped' approach up to 5m long, all min. 900mm wide with 'level' landing 1200mm long of 1:40 to 1:60 gradient, with flush threshold (max. 15mm step).

**ANY NEW ACCESS / DRIVE, ENTRANCE WALL / GATES, EXTERNAL FENCING, HARD SURFACING AND SOFT LANDSCAPING WORKS (INCL. TREES AND HEDGING) ARE NOT INCL. IN THE CONTRACT**

**KEY:-**  
+ 34.06 Existing level  
+33.450 Proposed level



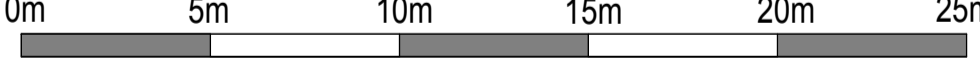
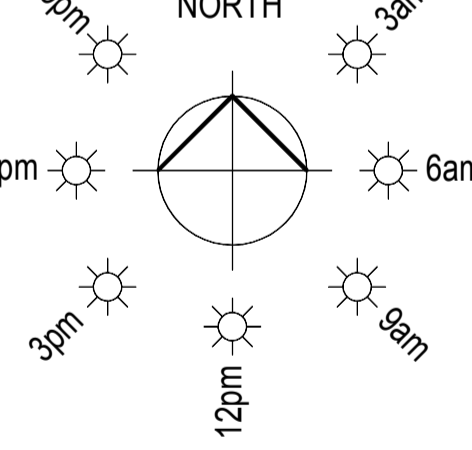
Soakways to be greater than 5m away from building foundations. Final design, sizing, depth and type of soakways is subject to on site groundwater and percolation testing. All to be in accordance with Part H of Building Regs and BRE Digest 365, to satisfaction of BCO and NHBC.



new access created and section of existing hedgerow removed with 2.4m high brick piers with stone cappings and 2m high metal gates

existing access to be closed up with section of new native hedge planting

existing access to be retained with new 2.4m high brick piers with stone cappings and 2m high metal gates



**WELL HOUSE FARM, COMMON LANE, DUDDON, CHESHIRE**  
**SITE PLAN AS PROPOSED**

Drg. No.	Date	Scale	Rev.
169.02	11.10.22	1:200@A1	

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