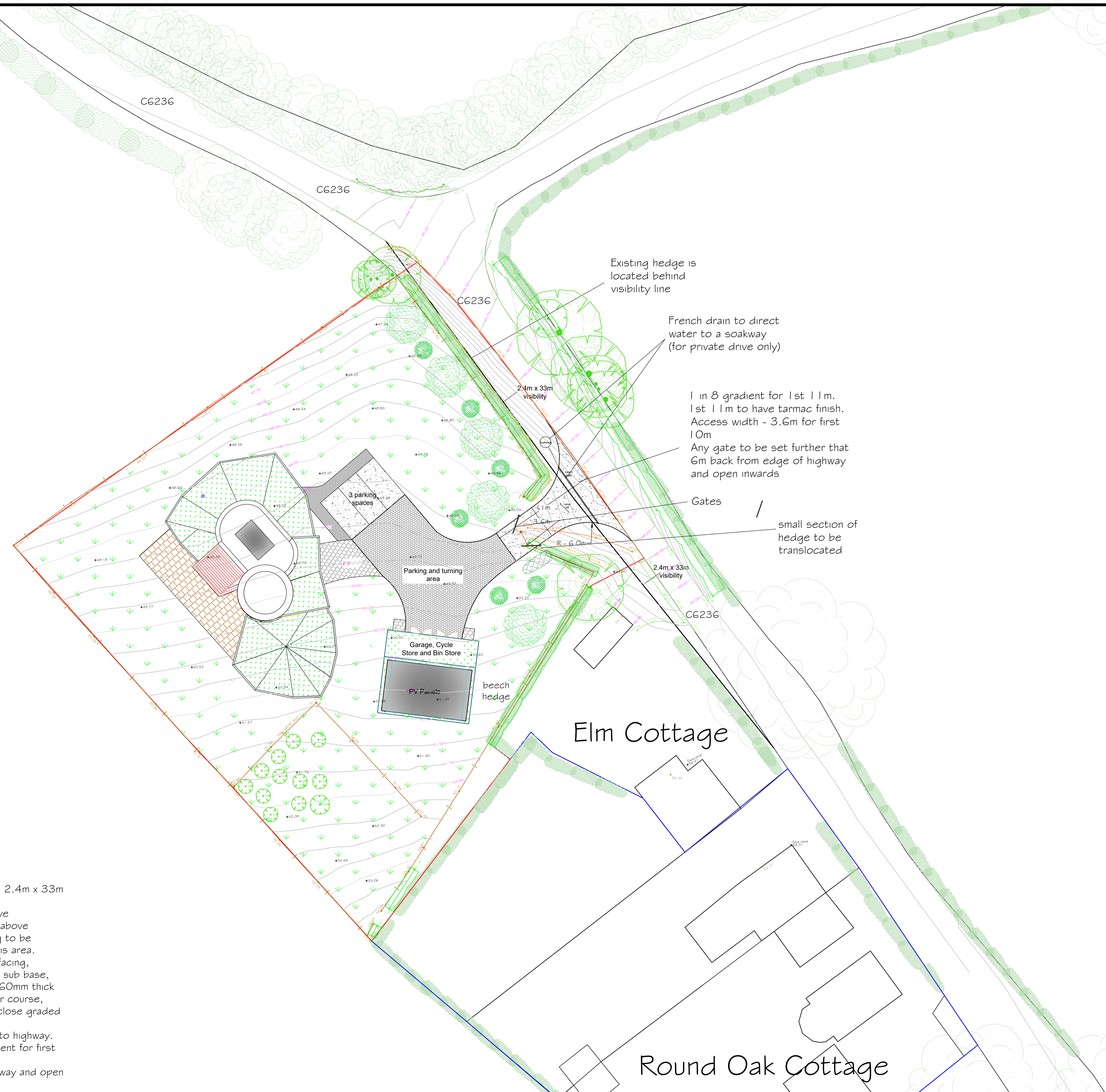
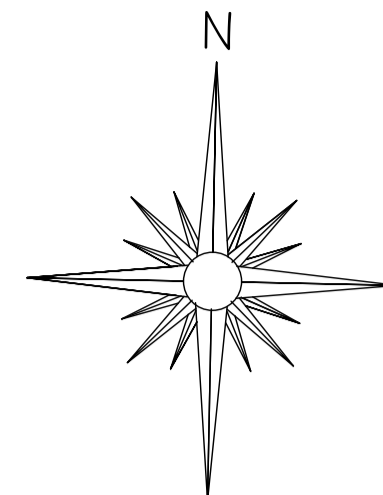


SCALE BAR 1:200



**Access**  
 Improved Existing site access.  
 Set back hedgerow to give clear visibility of 2.4m x 33m in both directions.  
 Measurements to be taken 1.05m height above carriageway at centre of access and 0.26m above carriageway at end of visibility splay. Nothing to be planted or erected to obstruct visibility in this area.  
 First 5.5m of entrance to have macadam surfacing, comprising: 300mm minimum type 1 granular sub base, 100mm thick 28mm aggregate dense base, 60mm thick consolidated 20mm aggregate dense binder course, 40mm thick consolidated 10mm aggregate close graded surface course.  
 No surface water to be allowed to run off onto highway.  
 Access to slope into the site at 1 in 8 gradient for first 1.1m  
 Any gate to be set back 8.0m from carriageway and open inwards.

Elm Cottage

Round Oak Cottage

**GENERAL NOTES & SPECIFICATIONS**  
 MATERIALS, WORKMANSHIP AND CONSTRUCTION ARE TO CONFORM WITH CURRENT STANDARDS, CODES OF PRACTICE, AGREEMENT CERTIFICATES AND MANUFACTURERS RECOMMENDED SPECIFICATIONS AND ARE TO FULLY COMPLY WITH THE BUILDING REGULATIONS AND RELATED APPROVED DOCUMENTS AND LEGISLATION.  
 ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH STATUTORY AUTHORITY REGULATIONS AND BY LAWS.  
**SAFETY**  
 STATUTORY INSTRUMENT 2015 No 51 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015  
 THE CONTRACTOR IS TO COMPLY WITH THE DUTIES IMPOSED ON HIM BY THE ABOVE REGULATING AND LAWS DIRECTLY WITH THE CDM COORDINATOR AS APPOINTED BY THE CLIENT.  
**IMPORTANT**  
 DO NOT SCALE FROM THIS DRAWING. WRITTEN DIMENSIONS ARE IN ALL CASES TO BE REFERRED TO SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE DESIGNER AT ONCE.  
 THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE CORRECTED OR DISCLOSED EITHER WHOLLY OR IN PART WITHOUT THE WRITTEN CONSENT OF MCCARTNEYS LLP.  
**EXTENSION OF TITLE**  
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**LICENCES**  
 Ordnance Survey  
 LICENCE No 10004100. REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. PUBLISHED FOR THE PURPOSE OF IDENTIFICATION ONLY AND ALTHOUGH BELIEVED TO BE CORRECT ITS ACCURACY IS NOT GUARANTEED. CROWN COPYRIGHT RESERVED.  
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 39 Broad Street, Newtown Powys, SY16 2BG	
<b>JOB:</b> Proposed Dwelling, Land at Round Oak Cottage, Burford Tenbury Wells, WR15 8HW	
<b>CLIENT:</b> Ms D Wakeman	
<b>TITLE:</b> Proposed Site Plan - Highways	
<b>REVISIONS:</b>	<b>DATE:</b>
<b>SCALES:</b> Plan - 1:200	<b>DATE:</b> May 2023
<b>DRAWN BY:</b> GJ	<b>ORIGINAL SHEET SIZE:</b> A1
<b>DRAWING NUMBER:</b> KI 5902	<b>6</b>