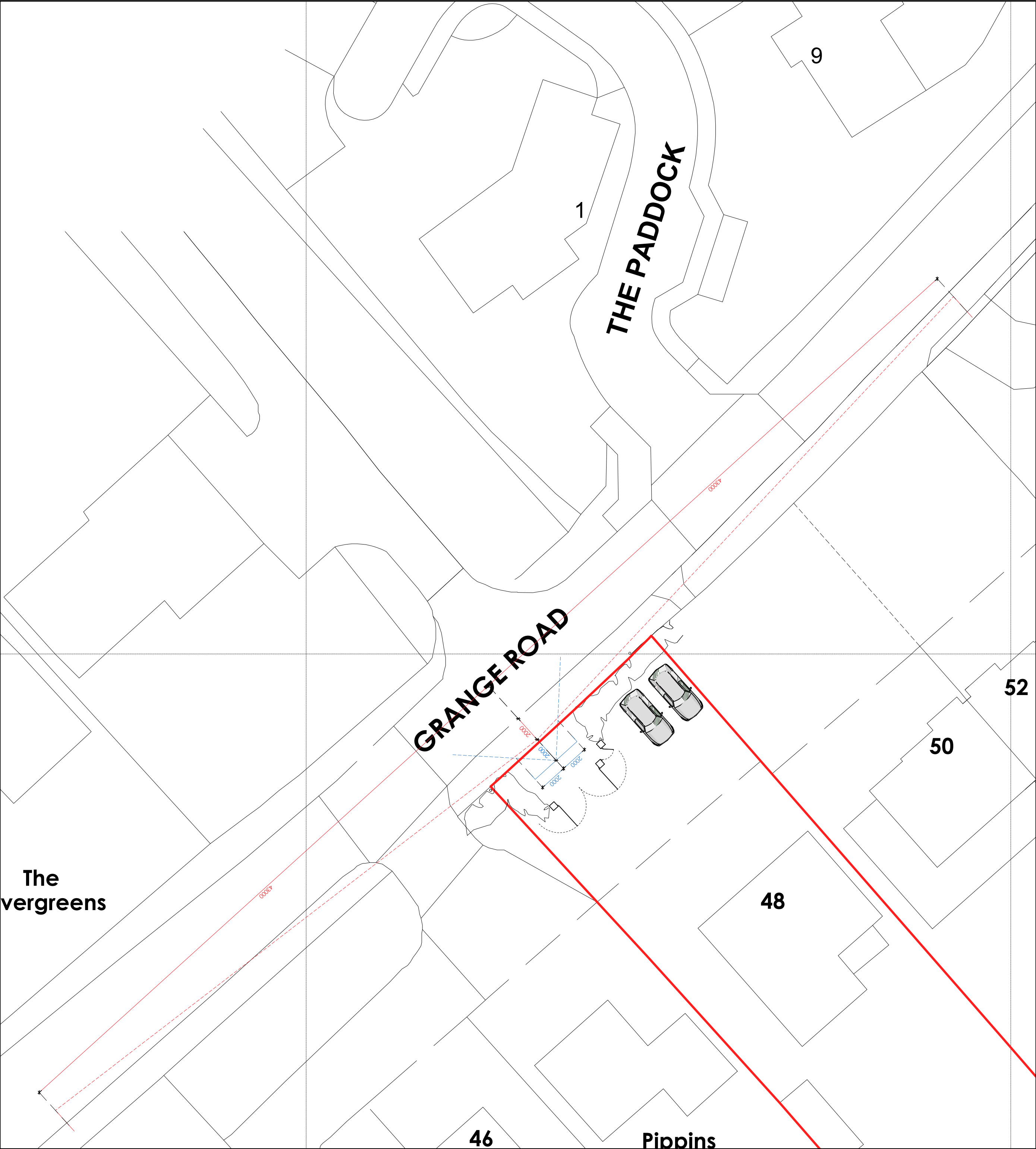




PROPOSED SITE LAYOUT SCALE 1:200
VISIBILITY SPLAY no.48

Pedestrian/Vehicle Intervisibility

As the proposed access crosses a footway then inter-visibility from between the driver and any footway users shall be provided. This is highlighted in blue and measured as 2m x 2m from the back of the footway/verge and is to be kept clear of any obstruction greater than 600mm in height.

Visibility Requirements

For the proposed vehicle crossovers (ie dropped kerb access), the x and y-distance(s) in red are based on the Design Speed of Grange Road at 30mph provided by the Highway Authority.

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it is the sole responsibility of the building owner to draw up all legal agreements with adjoining property owners to cover the over hanging of any fascias, guttering, foundations or any part of the building. CMCDesign can not be held responsible in any way whatsoever for any legal costs or other costs incurred through any neighborhood disputes.

it is the sole responsibility of the building owner to comply with the party wall act 1996 CMCDesign can not be held responsible in any way if non compliance is adopted.

use figured dimensions only in millimetres only unless stated otherwise.

all clients and contractors to check all drawings and to verify all dimensions on site prior to works commencing, any discrepancies in dimensions or boundary locations are to be brought to the attention of CMCDesign immediately before any further works take place on site

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client carwright	address 48 grange road netley hampshire so31 5fe	revision -
stage planning	drawing no. 1008.1/10/102	drawing proposed site layout showing visibility splays
date april 2026	scale 1:200@ A1	