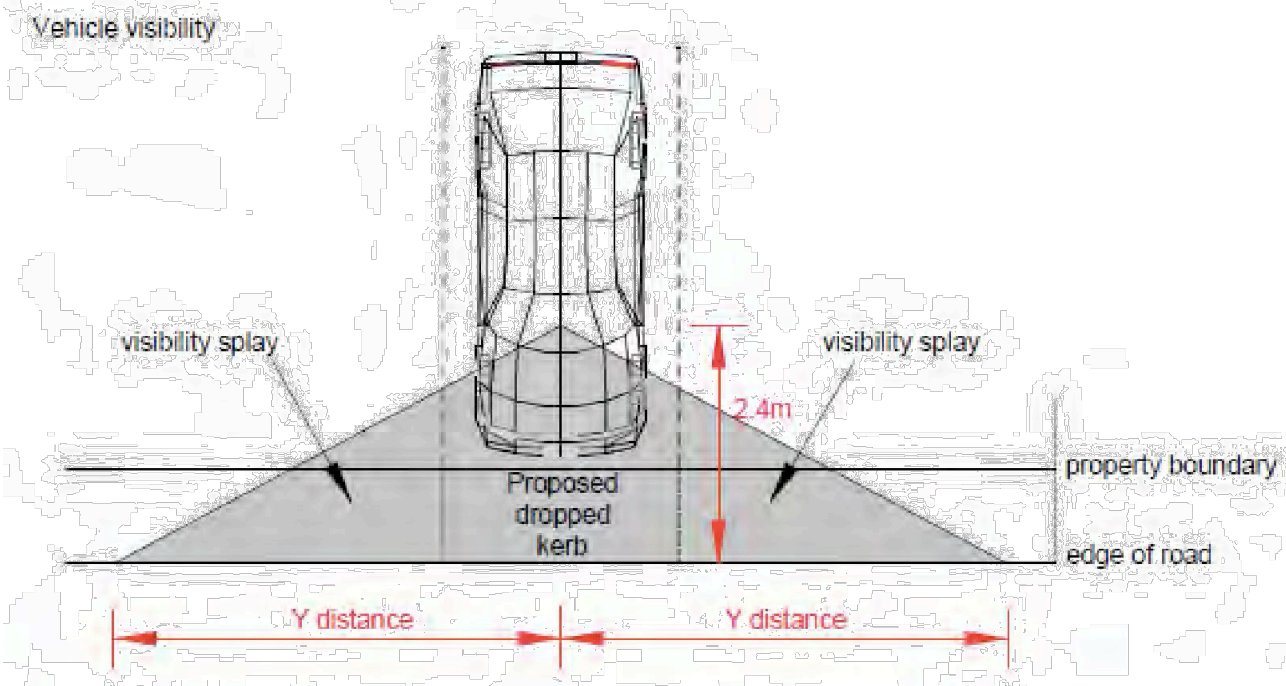
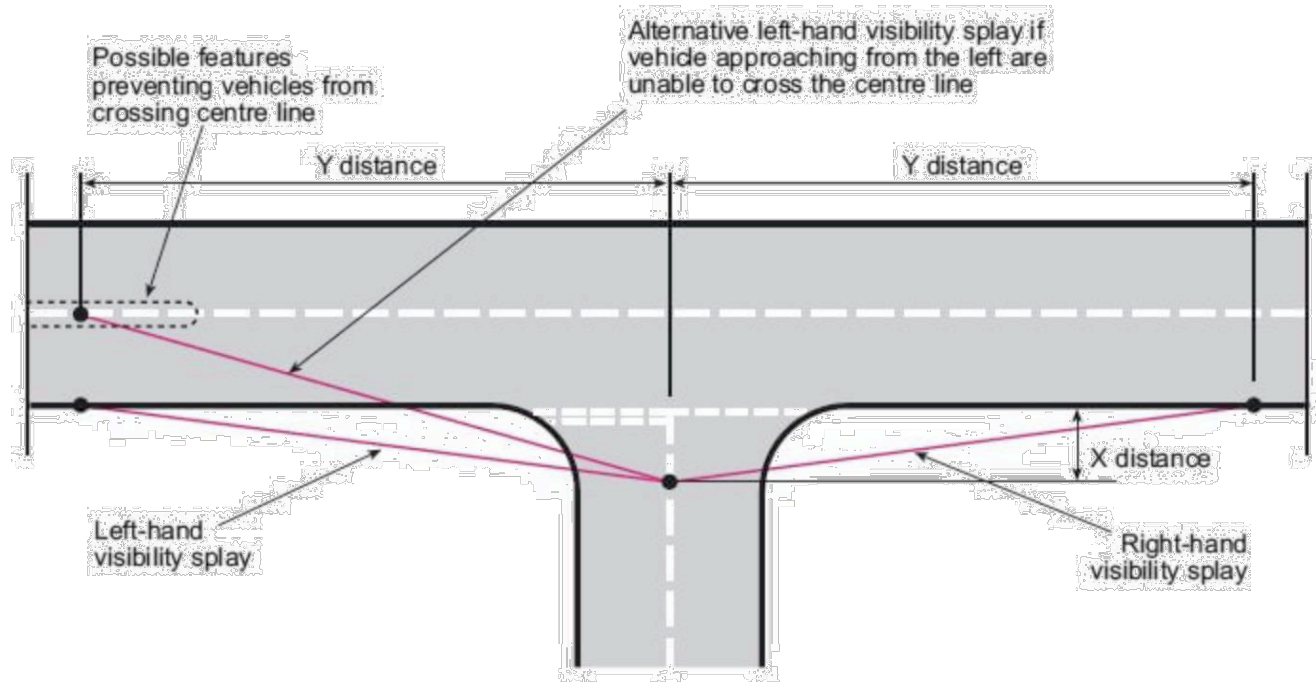
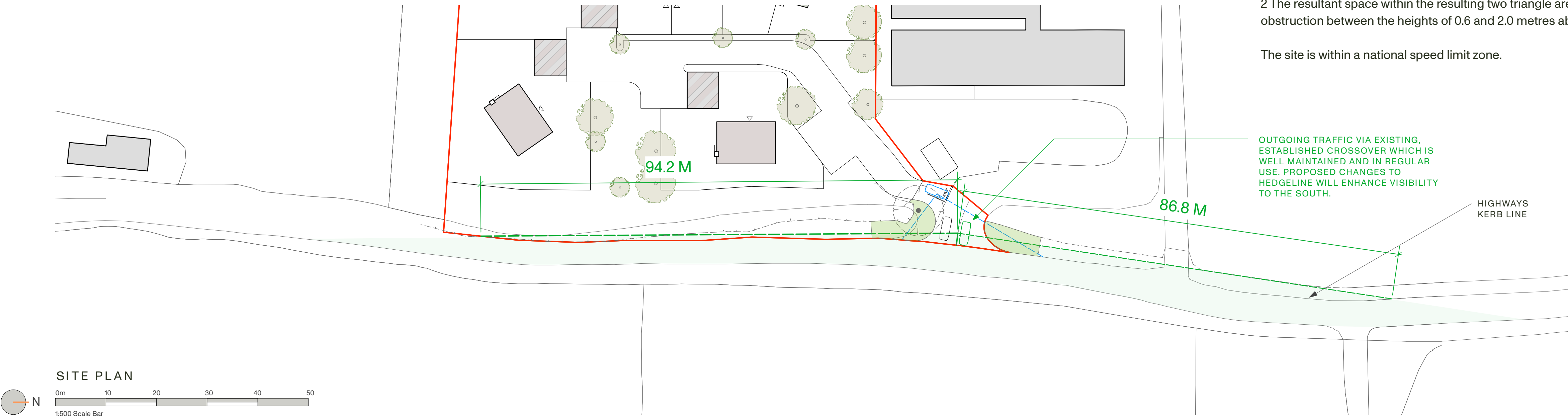


MALTHOUSE LANE

1739 3.010_RevB

CLIENT	CELLS4LIFE
DRAWING	AS PROPOSED CROSSOVER
DATE	SEP 2025
SCALE	1:200 @ A1



Visibility North - 86.8m

Visibility South - 94.6m

HIGHWAY VISIBILITY SPLAYS

A visibility splay is a drawing plan than visualises the angle and distance from which drivers emerging from an access can see and be seen by drivers proceeding along the priority road. It ensures that any buildings works for entrances and exits have good visibility to prevent motor accidents.

Visibility splays are formed in the following way:

1 Measuring 2.4 metres from the carriageway in the centre of the entrance or driveway visibility splays lines to the left and right drawn until reach the opposite end of the carriageway.

2 The resultant space within the resulting two triangle areas must remain free of any obstruction between the heights of 0.6 and 2.0 metres above footway level in your plans.

The site is within a national speed limit zone.

REV	DATE	COMMENT	BY
A	05.01.2026	CROSSOVER AMMENDED	DE
B	04.03.2026	ADDITIONAL DETAIL ADDED	DE

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/ contaminants, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

The Workshop, unit 3,
29-42 Windsor Street,
Brighton, BN1 1RJ

landivar-architects.com
info@landivar-architects.com
01273 739590

