

Phase 1 Area

To be completed at a later date

- External Works Notes**
- Fences located above walls shall be about the rear face of brickwork and be provided with independent concrete foundations. Posts must not be fixed to walls. Where close boarded or panel fencing is used above the standard wall types the scheme must be referred to the Structural Engineer to check the wall suitability.
 - The layout will indicate the maximum retained height and applicable maximum wall type. The wall shall then step down in type and scale as determined on site and in accordance with the standard detail drawings.
 - Where low points are indicated against buildings it is anticipated that the actual low point will be offset from the building line by a minimum of 150mm horizontally and 20mm vertically so as to provide a water check. Where practical, the use of channel drainage systems should be avoided and gullies used in preference. It is essential that the gullies used for a particular application are adequate in number and scale for the application.
 - The provision of external structures requires excavation work in trenches, and requires normal trench precautions to be undertaken.
 - The provision of retaining walls may necessitate the undercutting of existing slopes and/or structures to effect the new wall construction. Specialist advice is required in these instances from an appropriately qualified Structural and Geotechnical Engineer to address the issues of structural stability.
 - Materials and plant must not be stored on the high side of a slope and the area must be guarded to prevent falls from height.
 - Adequate measures must be employed to provide slope stability or stabilising to existing structures. Particular attention should be paid to weather proofing of any slopes that will be exposed for some time.
 - Similar precautions are required when working in proximity to existing retained mature trees. Excavations may destabilise structural roots and should ideally be undertaken by hand to avoid overhead contact between plant and tree boughs.
 - Method statements may be required by the planning supervisor demonstrating operative training and competence in these issues. Personal Protective Equipment must be worn at all times.

Key

- 0.3m FLAG ON EDGE (P O E)
- 0.6m DWARF BRICK WALL (D B W)
- 1.0m RETAINING WALL (R W)
- 2.0m GABION WALL

Annotation of wall height, type and approximate extent. Retention of none vehicular areas to a maximum height of 300mm flag on edge (FOE)

Indicative finished ground levels at the top and bottom of a retaining structure or alternatively at strategic points around footways, plots and gardens.

Indication of steps/amps and access gradients commensurate with Part M of the Building Regulations where access is steeper than 1:20.

Maximum depth of facing brickwork in metres below the DPC. Inclusive of the normal 2 courses below DPC.

Split level FFL to indicated dimensions (450mm MIN)

Maximum height of tanking required to indicated dimensions. TO BE AVOIDED WHERE POSSIBLE.

- PLOTS CONSTRUCTED TO MEET M4(2) REQUIREMENTS
135 PLOTS @ 30%
- PLOTS CONSTRUCTED TO MEET M4(3) REQUIREMENTS
9 PLOTS @ 2%

Rev	Description	Date	Initials
F	FFL's to plot 437 garage amended & external levels amended to plots 419 garage, 396, 414/415, 439, 425, 443/444 to suit clients requirements	20.03.24	HH
E	Plots 396-398, 407/408 & 412 amended to suit latest planning layout.	14.03.24	RTH
D	Plots 396-405 amended to suit latest planning layout.	29.08.23	RTH
C	Amended to suit latest planning layout LSF-2020-01AAR R20.	24.03.23	RTH
B	Amended to suit latest planning layout LSF-2020-01AA R20 & M4(1), M4(2) and M4(3) regulations.	24.01.23	RTH
A	Amended to suit latest planning layout LSF-2020-01Y R20.	04.01.23	RTH
	Removed ACO from plot 244.		

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Client
PERSIMMON HOMES

Project
LANESIDE FARM, MORLEY

Detail
EXTERNAL WORKS PLAN - SHEET 5

Dwn RTH Chkd HH Date Nov 2022 Scale 1:250@A0 Dwg No. E166043021-05F