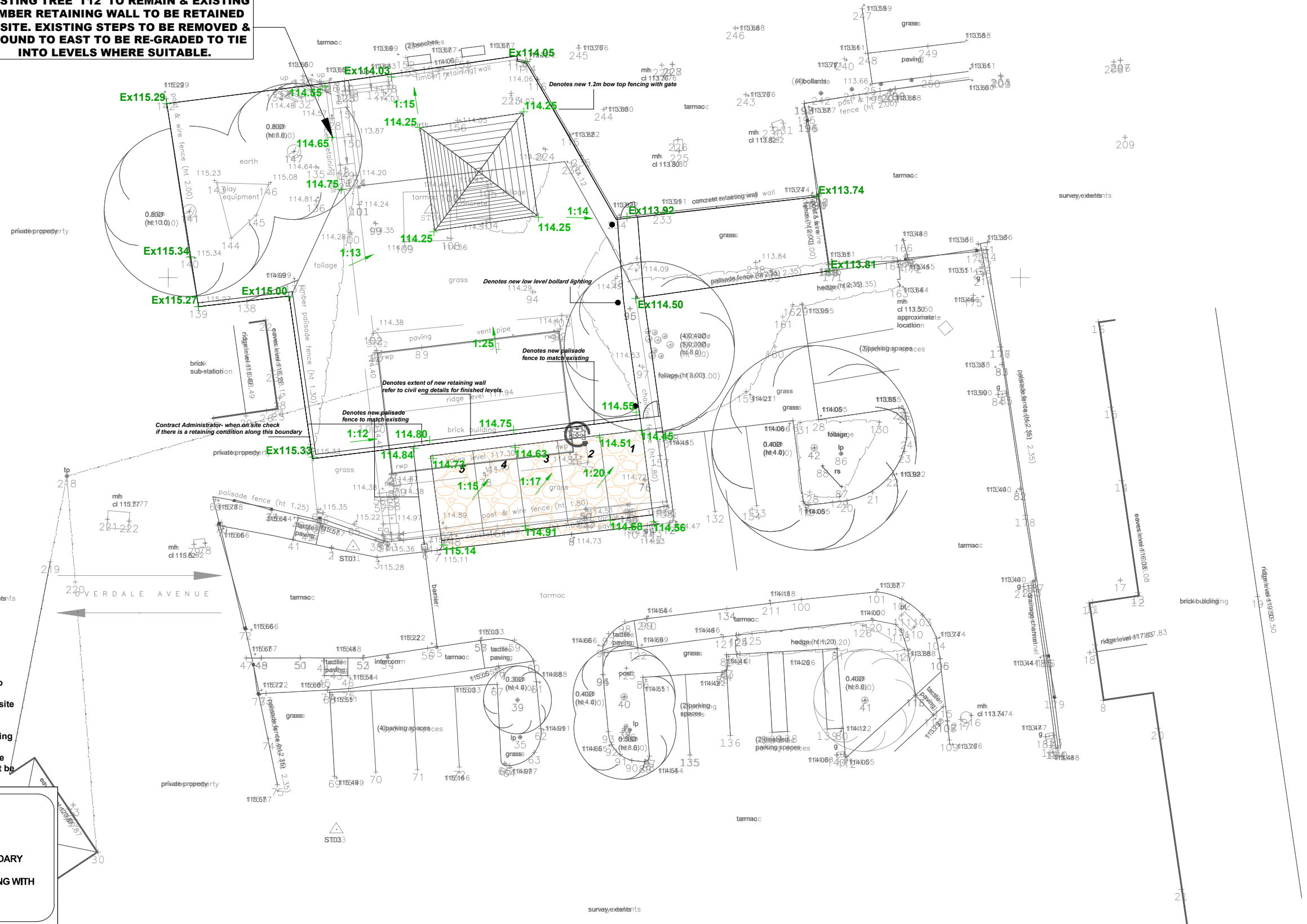




**EXISTING TREE 'T12' TO REMAIN & EXISTING  
TIMBER RETAINING WALL TO BE RETAINED  
ON SITE. EXISTING STEPS TO BE REMOVED &  
GROUND TO EAST TO BE RE-GRADED TO TIE  
INTO LEVELS WHERE SUITABLE.**



**EXTERNAL WORKS & FEATURES NOTES**

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Extents of illustrated retaining structures, exposed brickwork below DPC, tanking and double DPC's are shown as indicative only and may vary due to site conditions.
- Retained heights shown are indicative and may vary along the length of feature.
- All 'flat' path or drive gradients shown must provide suitable cross-fall (1:40) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by our client, any plots that fail to meet the necessary requirements should be reported to the engineer immediately, prior to construction.
- Any additional Part M requirements (i.e. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencement of any construction works.
- All proposed shed levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct dimensions. Any retaining features that breaches the required dimensions must be reported to the engineer immediately.


**EXTERNAL WORKS LEGEND:**

LEVELS		GENERAL	
+80.00	EXTERNAL SPOT LEVEL		DEVELOPMENT BOUNDARY
Ex80.00	EXISTING SPOT LEVEL		POROUS BLOCK PAVING WITH TANKED SUB-BASE
1:20	FALL DIRECTION & GRADIENT		

<p>The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.</p> <p>This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.</p> <p>Where existing trees are shown to be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.</p> <p>© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.</p>			
A	Note & levels added regarding existing wall.	26/11/2025	LJ
-	First Issue	04/09/2025	LJ
Rev.	Description	Date	By

Client	Banker
Project	Bank End Primary School, Barnsley
Title	External Levels & Features Plan
Drawing Status	<b>PLANNING</b> SUBJECT TO CLIENT APPROVAL. AMENDMENTS MAY THEREFORE BE REQUESTED.
Drawing	25135-BGC-PL-101 A

Scale	1:250 @ A3
Date	September 2025
Drawn	LJ
Checked	DA
File	25135 / dwgs / civils / current



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