EXTERNAL WORKS KEY

150.70+	Proposed spot level
150.40	Existing spot level
R/W 0+0.75	Retaining wall with retained height in metres
	Retaining walls with a retained height of over 0.6m must be fitted with a barrier if pedestrian access is available to the high side, to avoid falls, as per the Building Regulations. Retaining wall types and structural design to be by competent professional to Building Regulations.
	External steps
	External steps to have maximum rise 220mm and minimum going 220mm. Steps to be reasonably uniform. Total rises over 0.6m should have a hand rail, as per the Building Regulations.
U/B 0.40	Under build with minimum height in metres
	Graded embankment slope 1:3 unless shown otherwise
1/12 fall	Average gradient to driveway / footpath
1/12 fall garden	Average gradient to garden.
FFL 20.20	Finished floor level.

Contours shown are existing contours

NOTE: The proposed wall boundary with the proposed adoptable access road will have some retaining sections, both retaining the back of footway and the private curtilage. Where it supports the highway, this needs approval of the Highway Authority.

REV	DETAILS	DATE
A	DRAFT first issue for discussion and approval of Developer and Architect.	24-10-23

SCALE = 1:200 @ A0

HM DESIGN

CHARTERED CIVIL ENGINEER

HM Design
10 The Green
York
YO26 5LR

07919 031289

Client
RMH PROPERTIES LTD

Drawing Title
EXTERNAL WORKS (2 OF 2).

Site Address
Phases 2 and 3
Paddock Road
Staincross
Barnsley S75 6LG

Drawn HM	Checked HM		
Drg.No. YH753/25A		Date 24/10/2023	