INTERPOLATED
100yr - 175.525
200yr - 175.784

DON18-24186
46m upstream

INTERPOLATED
100yr - 175.450
200yr - 175.706

INTERPOLATED
100yr - 175.375
200yr - 175.629

INTERPOLATED
100yr - 175.300
200yr - 175.551

INTERPOLATED
100yr - 175.225
200yr - 175.473

INTERPOLATED
100yr - 175.150
200yr - 175.395

INTERPOLATED
100yr - 175.075
200yr - 175.318

DON17-24006u
100yr - 174.958
200yr - 175.195
1000yr - 175.957

PLANTING BUFFER
Meadow grass and flowers, several local species fo trees

River Don

Bower Hill

Roughbirchworth Lane

1m high bank at 1:1.5 formed from 200yr river contour. Structural engineer to comment on construction

1.1m high bank at 1:2 formed from 200yr river contour. Structural engineer to comment on construction

100yr river level interpolated from EA data

200yr river level interpolated from EA data

Shrub beds and tree planting

Type D 180.70 178.50 181.30

Type C 177.85 180.65 181.25

Type C 177.90 180.70 181.30

Type C 177.85 180.65 181.25

Type B Type B 177.10 179.90

Type A 176.65 179.45

1 2 3 4 5 6 7

V

DECKING

STEPS

This is an existing retaining wall and as such we would recommend that the ground level within the site is maintained for a minimum 1.5m

STRUCTURAL ENGINEER TO CONFIRM STABILITY OF EXISTING WALL AND AFFECT THE PROPOSALS PROPOSALS HAVE ON THE WALL

Architect to confirm if additional fall over gas main is acceptable.

GAS MAIN

Structural engineer to consider if there are any highway loadings on the front walls of plots 5-7 during and after construction
Filling behind highway retaining wall to be approved by SCC
Specification of filling by structural engineer.

Min 2.0x38m visibility splay

2.0x40m visibility splay

1.5m

2.0x38m visibility

Top of existing frontage wall max 600mm above adjacent channel

Wall rebuilt on visibility splay

0.40 Stone wall. Ht. 1.00

0.50 Stone wall. Ht. 2.00

0.50 Stone wall. Ht. 1.80

0.30 Stone wall. Ht. 0.85

Concrete channel

Block paving

Tarmac

Kerb

Grass

Planted

Wooden fence Ht. 2.25

1.20 Hedge Ht. 1.60

Direction of fall & max grade >1:15

Retaining and max height and type

280 tread 150 rise

localised banking

FFL level

Extra facing bricks and number of extra coarses

Proposed finished level

Retaining up to 300mm
Retaining 300–600mm
Retaining in excess of 600mm
DECKING

Guarding is required for ramps and steps giving direct access to the dwellings where there is a drop of 600mm or more. Handrails are required to stepped approach where the flight exceeds 600mm in risers.

All levels within this design are very tight and as such great care should be taken setting floor levels. footpath, road, boundary, drainage levels should all be checked before setting floor levels.

PROPOSED LANDSCAPING
For guidance only see drg G3HO/OXSP/001D for full details and specification

PLANTING BUFFER
Meadow grass and flowers, several local species of trees

PROPOSED LANDSCAPING
Shrub beds (rear gardens) and trees

J. Boundary planting within blue line removed. Planting to eastern bank increased 4–4–22
H. Red line added 25–3–22
G. Plot boundaries removed from flood plane 24–3–22
F. Rear landscaping revised 23–3–22
E. Rear landscaping added 7–3–22
D. River planting buffer 11–1–22
C. Plots 5&6 revised as current planning layout, cross sections A–D added 14–12–21
B. Full redesign following receipt of flood risk assessment drawings updated for planning submission. 15–3–21
A. All levels revised, parking court revised and bin stores locations added following design meeting 11–12–20

R.A.B. ENGINEERING DESIGN LTD
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SHEFFIELD S35 1AB
TEL.(0114)2464871

Jason Frudd / James Addy

Roughbirchworth Lane
Oxspring
External works

DRAWN BY rab
SCALE
DATE DEC20
DRAWING No 1135-11
REV J

PRELIMINARY ONLY