



PLOTS 1 & 2



Key

- 0.30m FLAG ON EDGE (FOE)
- 0.60m GEOWALL (GW)
- 2.00m GABION WALL

- +98.00
- +99.00

- 1/12
- 4:1 STEPS

- 99.15
- 99.00

- 0.30m UB
- 0.90m SPLIT
- 0.30m TANK

- Drive/car park gully
- Aco drain or similar approved.

- * Plots constructed to meet M4(2) requirements
- * Plots constructed to meet M4(3) adaptable requirements

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Annotation of wall height, type and approximate extents. 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/ramps and access gradients commensurate with Part M of the Building Regulations where access is steeper than 1:20.

Indication of 1.8m 1:12 ramp for M4(1) & M4(2) properties or 2.25m 1:15 ramp for M4(3) properties.

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

Split level FFL to indicated dimensions (900mm MIN. Less than 900mm agreed with the client)

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

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RAISING GROUND LEVELS ABOVE HV CABLE, TV SEWER AND WATER COURSE TO BE AGREED.

MODELLED AT 1 IN 10. ADJUSTED AT 1 IN 3 TAKE.

RISK	LEVEL OF RISK (H/M/L)	SUGGESTED ACTION
DEEP EXCAVATIONS ASSOCIATED WITH NEW DRAINAGE WORKS	HIGH	ENSURE ALL EXCAVATIONS HAVE ADEQUATE TRENCH SUPPORTS
HANDLING LARGE DIAMETER MANHOLE RINGS AND CIRCULAR PIPES	HIGH	USE CORRECT LIFTING EQUIPMENT AND INSURE OPERATIVES WEAR APPROPRIATE PROTECTIVE CLOTHING/HARD HATS/CORRECT PPE
CONTACT WITH SEWERAGE	MED	OPERATIVES TO USE CORRECT BREATHING EQUIPMENT/CORRECT PPE
NOISE	MED	OPERATIVES TO USE CORRECT EAR PROTECTION/CORRECT PPE
DRAINAGE EXCAVATIONS ADJACENT EXISTING BOUNDARY STRUCTURES AND BUILDINGS WHERE REQUIRED	HIGH	ENSURE CORRECT SUPPORTS ARE PROVIDED TO TRENCHES AND BUILDINGS WHERE REQUIRED
DRAINAGE EXCAVATION IN PUBLIC HIGHWAY	HIGH	ENSURE CORRECT USE OF TRENCH SUPPORTS IN EXCAVATION AND SCREEN BARRIERS TO PROTECT MEMBERS OF THE PUBLIC
MAINTAIN ACCESS TO ADJACENT PROPERTIES AND OCCUPIERS	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUIDE MEMBERS OF THE PUBLIC AWAY FROM THE WORKS
DRAINAGE EXCAVATIONS NEAR TO EXISTING SERVICES	HIGH	ENSURE WORKS ARE PROTECTED WITH BARRIERS AND SIGNS TO GUIDE MEMBERS OF THE PUBLIC AWAY FROM THE WORKS
WORKING IN CONFINED SPACES. WORKING IN DRAINS AND MANHOLES	HIGH	CONFINED SPACES WORKING TRAINED PERSONNEL. ONLY TO CARRY OUT WORKS UNDER A PERMIT TO WORK SCHEME IMPLEMENTED BY CONTRACTOR. GAS TESTING TO TAKE PLACE BEFORE ALL ENTRIES TO CONFINED SPACES.
WORKING IN HIGHWAYS / RISKS FROM VEHICLE AND PLANT	HIGH	ALL WORKS TO BE SIGNED AND FENCED FROM NORMAL VEHICULAR TRAFFIC. ALL WORKERS TO WEAR HIGH VISIBILITY CLOTHING. ALL PLANT TO HAVE VISUAL AND AUDIBLE WARNING SYSTEMS.
ROAD AND DRAINAGE CONSTRUCTION	HIGH	ALL EXCAVATIONS TO BE ADEQUATELY FENCED OFF AND SUPPORTED DURING CONSTRUCTION. ALL OPERATIVES TO BE TRAINED IN CORRECT METHODS OF LIFTING AND WORK IN ACCORDANCE WITH LOLER REGS

IT IS ASSUMED THAT WORKS ASSOCIATED WITH THIS DESIGN WILL BE UNDERTAKEN BY A PERSON OR PERSONS WHO ARE COMPETENT AND HAVE THE REQUIRED LEVEL OF EXPERIENCE AND EXPERTISE

B	Updated to suit client's latest site layout.	14.01.26	RTH
A	Updated to suit client's comments and latest site layout.	23.12.25	RTH
Rev	Description	Date	Initials

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Client
BEN BAILEY HOMES

Project
CONISTON AVENUE, BARTON

Detail
PROPOSED EXTERNAL WORKS PLAN

Dwn Chkd Date Scale Dwg No.
RTH MD Nov 2025 1:250@A1 E24/8080/21B

PRELIMINARY