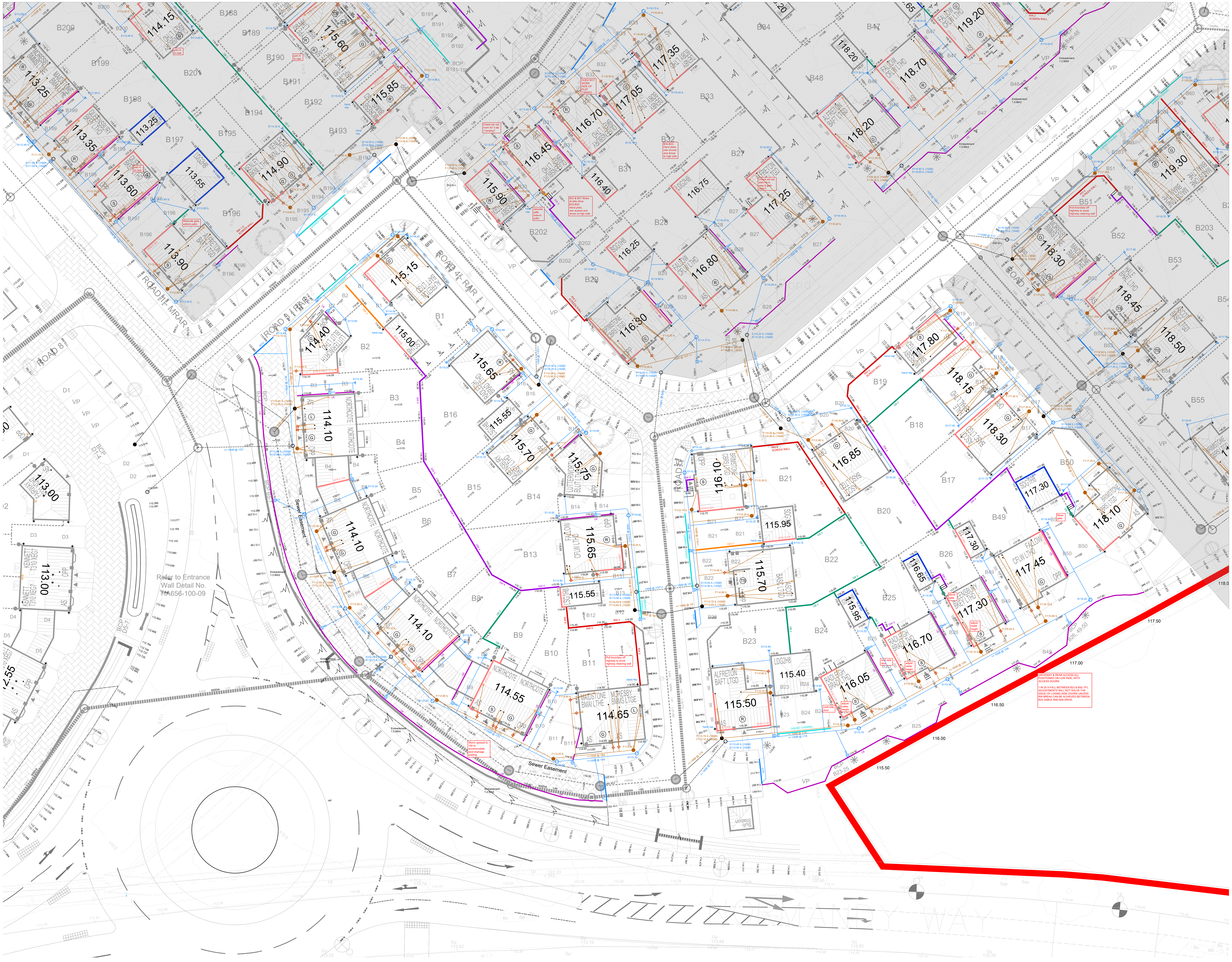

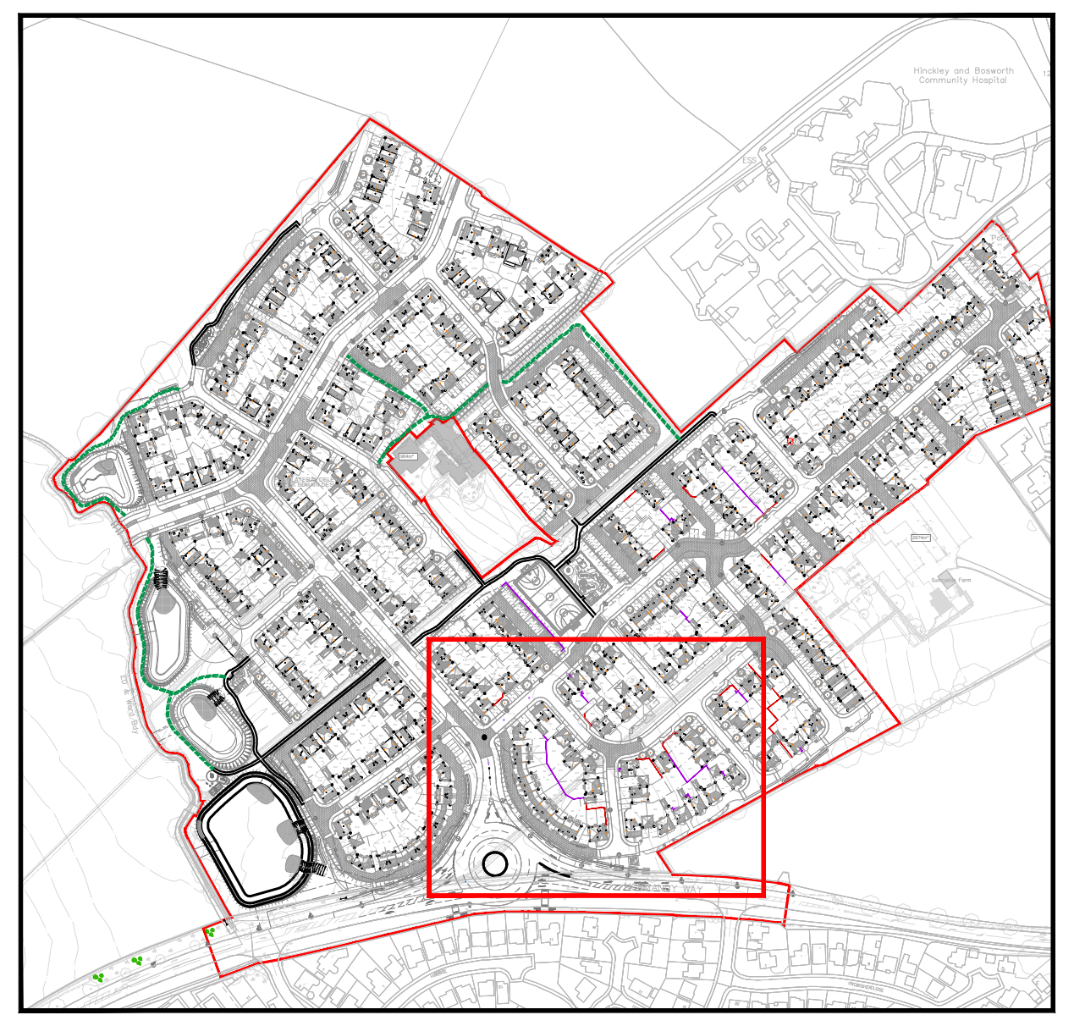

EXTERNAL WORKS KEY

FFL XX.XXX	PROPOSED PLOT FINISHED FLOOR NOTE THIS REPRESENTS SLAB LEVEL ON A DETACHED GARAGE. INTEGRAL GARAGES TO HAVE A 75mm FALL BACK TO FRONT.
XX.XXX	DESIGNED EXTERNAL LEVEL
— — — —	EXTENT OF LEVEL REAR GARDEN PRIOR TO SLOPE
	BANKING (GRADIENT EXCEEDS 1:15)
Ⓛ Ⓖ Ⓡ Ⓢ (TS)	PART M ACCESS TYPE *(Added at construction stage)* Level (1/60), Gently sloping (1/20), Ramped (1/12), Stepped (150 max) Single step at threshold (125mm max)
X.XX EFB	ENGINEERING FACING BRICK (UNDER BUILD)
X.XX TK	TANKING TO ARCHITECT'S DETAIL
X STP	STEPS (280mm min. going, 150mm max. riser)

BDW GROUP RETAINING STRUCTURES KEY

MASONRY RETAINING WALL

1 2

150mm RW - Annotated as 1
300mm RW - Annotated as 2
450mm RW - Annotated as 3
600mm RW - Annotated as 4
750mm RW - Annotated as 5
900mm RW - Annotated as 6
1050mm RW - Annotated as 7
1200mm RW - Annotated as 8
1450mm RW - Annotated as 9
*1450mm + RW - Annotated as 10

**specialist structural design required*

GRAVELBOARD

1 2

150mm GB - Annotated as 1
300mm GB - Annotated as 2
450mm GB - Annotated as 3

GEOWALL

1 2

450mm GW - Annotated as 1
600mm GW - Annotated as 2
750mm GW - Annotated as 3
900mm GW - Annotated as 4

DRIVEWAY GEOWALL

1 2

150mm GW - Annotated as 1
300mm GW - Annotated as 2
450mm GW - Annotated as 3

BUILDING DRAINAGE KEY

YG	YARD GULLY, MIN 375mm DIA 450mm DEEP TRAPPED GULLY WITH C250 STANDARD GRATE MIN 0.65m² WATERWAY AREA
ILXX.XXX	PROPOSED PRIVATE RODDING EYE
ILXX.XXX	PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
UE	PROPOSED BN KERB/ EDGING WITH UPSTAND TO DIRECT RUN OFF IN LINE WITH CLIENT STANDARD DETAILS
DISHED CHANNEL	PROPOSED CONCRETE CHANNEL IN LINE WITH CLIENT STANDARD DETAILS
ILXX.XXX	PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS) INSTALLED AT MINIMUM DEPTH BELOW FFL AS PER EXTERNAL WORKS STANDARD DETAILS.
ILXX.XXX	PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (>3 CONNECTIONS)

PRIVATE MANHOLES WITHIN GARDENS COULD MOVE + - 1M TO ACCOMMODATE UNFORESEEN BUILD MATTERS

LOADING CLASSES

CLASS A15 - *For applications restricted to pedestrian access including gardens.*
CLASS B125 - *For applications with limited vehicular access such as private drives and parking spaces.*
CLASS C250 - *For applications with increased vehicular use such as shared drives.*

▨	PAVING TO SHARED DRIVEWAYS. SEE H7111-316-07 FOR DETAIL
S93.55 IL	150MM DIAMETER PERFORATED FIN DRAIN FOR PAVING.

GENERAL NOTES

Any deviation away from these drawings will be done so at the contractor's risk, if approval is not received in writing from the development engineer prior to construction

All external works to be read in conjunction with the standard external works detail 'STD-EXTW-1'

RETAINING/FENCING

1. FENCING LOCATED ABOVE WALLS SHALL ABUT THE REAR FACE OF BRICKWORK AND BE PROVIDED WITH INDEPENDENT CONCRETE FOUNDATIONS. POSTS MUST NOT BE FIXED TO WALLS. GUARD FENCING MUST BE PROVIDED AT ALL LOCATIONS WHERE FALL HEIGHTS EXCEED 600mm.
2. 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.
3. THE LAYOUT WILL INDICATE THE MAXIMUM RETAINED HEIGHT AND APPLICABLE MAXIMUM RETENTION TYPE. THE RETAINING FEATURE SHALL THEN STEP DOWN IN TYPE AND SCALE AS DETERMINED ON SITE AND IN ACCORDANCE WITH THE STANDARD DETAIL DRAWINGS/SPECIFICATION.

BUILDING DRAINAGE

4. ALL BUILDING DRAINAGE IS TO COMPLY WITH BS8301 AND PART H BUILDING REGULATIONS.
5. BUILDING DRAINAGE PRODUCTS SHALL BE TO THE CLIENTS SPECIFICATION AND STAND DRAWINGS. PIPES SHALL BE 100mm DIAMETER UNLESS OTHERWISE STATED ON THE DRAWINGS.
6. PIPE BEDDING MATERIAL TO BE CLASS B 100mm THICKNESS. GRANULAR MATERIAL TO BE 10mm SINGLE SIZE.
7. BACKFILL IS TO BE SELECTED FILL FREE FROM STONES LARGER THAN 40mm, CLAY MATTER, VEGETABLE MATTER AND FROZEN MATERIAL.
8. MANHOLE COVERS IN DRIVES SHALL BE TO BSEN 124.
9. ALL DRAINS IN THE VICINITY OF TREES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHBC PRACTICE NOTE 3.
10. ALL FINAL CONNECTIONS TO THE ADOPTABLE PUBLIC SEWER SHALL BE 150mm DIAMETER UNLESS OTHERWISE STATED.
11. MANHOLE COVERS WITHIN GARAGES SHALL BE AVOIDED WHERE PRACTICABLE. IF REQUIRED, THEY SHALL BE FITTED WITH APPROVED SEALED COVERS.
12. WHERE ANNOTATED, SURFACES SHALL BE PROVIDED WITH A DRAINAGE UPSTAND TO PREVENT THE RISK OF OVER WASH.
13. 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 SHALL BE PREFERRED FOR INDIVIDUAL DRIVE AREAS. GULLIES ARE PREFERRED FOR COMMUNAL OR LARGER AREAS. IT IS ESSENTIAL THAT THE GULLIES USED FOR A PARTICULAR APPLICATION AREA ADEQUATE IN NUMBER AND SCALE FOR THE PARTICULAR APPLICATION.

GENERAL SAFETY

14. THE SITE MANAGER IS TO INSPECT ALL EXCAVATIONS FOR STABILITY PRIOR TO ANY PERSONNEL ENTERING THE TRENCH. IF ANY DOUBT WHATSOEVER EXISTS REGARDING THE STATE OF THE GROUND THE OPERATIVE MUST REFER THE ISSUE TO THE MANAGER PRIOR TO ENTERING THE TRENCH.
15. SITE STAFF MUST OBSERVE ALL NORMAL TRENCH PRECAUTIONS FOR ANY EXCAVATION. RISKS TO STAFF INCLUDE TRENCH COLLAPSE DUE TO PLANT OR MATERIALS LOADING, TRENCH INSTABILITY DUE TO RUNNING CONDITIONS OR SHRINKAGE, EXPANSION AND GASSING RISK DUE TO GROUND GASSES OR CONTACT WITH LIVE SEWERAGE.
16. APPROPRIATE METHOD STATEMENTS MUST BE IN PLACE FOR THESE OPERATIONS AND THE OPERATIVES MUST HAVE DEMONSTRATED TO THE PRINCIPAL DESIGNER EVIDENCE OF THEIR TRAINING AND COMPETENCE IN RESPECT OF SUCH WORKS.
17. ADDITIONAL RISKS INCLUDE FALLS FROM HEIGHT AND THE POTENTIAL FOR DEBRIS TO BE KICKED INTO TRENCHES. APPROPRIATE BARRIER SYSTEMS MUST BE USED WHERE NECESSARY.
18. IN DEEP SYSTEMS, AND AT THE DISCRETION OF THE PRINCIPAL DESIGNER, TRENCH WORKING MAY BE DEFINED AS CONFINED SPACES WORKING AND ADDITIONAL SAFETY PRECAUTIONS INCLUDING COMPLIANCE WITH SPECIFIC LEGISLATION, MUST BE TAKEN. ESCAPE PLANS MUST BE IN PLACE AND GAS MONITORING EQUIPMENT AVAILABLE.
19. 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.
20. MATERIALS AND PLANT MUST NOT BE STORED ON THE HIGH SIDE OF AN UNDERCUT SLOPE AND THE AREA MUST BE GUARDED TO PREVENT FALLS FROM HEIGHT.

M

21. ADEQUATE MEASURES MUST BE EMPLOYED TO PROVIDE SLOPE STABILITY OR STABILITY / SHORING TO EXISTING STRUCTURES AND PARTICULAR ATTENTION SHOULD BE PAID TO THE WEATHER PROOFING OF ANY SLOPES THAT WILL BE EXPOSED FOR SOME TIME.
22. 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.
23. METHOD STATEMENTS MAY BE REQUIRED BY THE PRINCIPAL DESIGNER DEMONSTRATING OPERATIVE TRAINING AND COMPETENCE IN THESE ISSUES. APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT MUST BE USED AT ALL TIMES.

SDC REF E870-B90

WARNING TO PURCHASERS. Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Rev	Description	Initial	Date
A	Update to layout HA656/101C Rev K plus initial client comments	SD	26.06.26
B	Update to layout HA656/101C Rev N, building drainage audit post LLFA sewer changes	SD	20.08.26

EX_WORKS_&_DRAINAGE

PLOTS_1-26_HINCKLEY_PH2

BARRATT
HOMES

Drwg No.	H0997-500-01	Rev	B
Scale	1:200	Date	07.04.26
Drawn by	SD	Checked by	#

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