H-3-264-643

Proposed Garden levels to tie into existing Plane Street retaining wall

No levels shown on topographical survey. Further information required in this area to assess levels and heights of required retention.

Existing gated entrance to be removed and existing wall to be reconstructed

Road to tie into existing retaining wall ground levels.

Proposed Garden levels to tie into existing Plane Street retaining wall

Existing gated entrance to be removed and existing wall to be reconstructed

Existing boundary treatment of Plane Street extension subject to further survey work and liaison with Kirklees S38 team.

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

N O T E S

ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 AND THE DUTIES AND RESPONSIBILITIES CONTAINED THEREIN

K E Y

- Existing Retaining Wall – to be retained
- Existing Retaining Wall – to be demolished
- FFL 0.00 — Finished Floor Level
- + 0.00 — Proposed Ground Level
- RW — Retaining Wall
- Site Boundary
- UB — Extra Facing Brickwork – Underbuild
- 00.00 — Approx Existing Level
- Max 1 in 3 Batter (unless noted otherwise)
- G — Gully
- CD — Channel Drain (min B125 grade cover)
- YG — Yard gully
- 1:12 Ramp (Arrow to low)
- (0.00m) — Denotes Approximate Retained Height
- (+0.00m) — Denotes Approximate Retained Height Above Existing Wall Height

- Levels/Gradients/Heights may vary to suit working conditions
- For typical road construction details see drawing No. 0257/05/04
- Where levels to doors are not provided, a level threshold should be provided.
- Gravel boards to be used between plots up to 300mm in level difference.
- A handrail is required for flights of stairs that rise over 600mm.
- Guarding may be required where retained land is greater than 600mm in height and whereby people may have access.
- DDPC to be provided where levels exceed the 150mm step below finished floor levels. DDPC to wrap around Part M access thresholds where applicable.

Rev	By	Date	Revision	Chk	Apvd
G	MD	06.06.24	Externals updated to suit revised site access	MI	MI
F	RJ	20.04.22	Externals amended to WB comments	MI	MI
E	RJ	13.04.22	Externals amended to WB comments	MI	MI
D	RJ	22.02.21	FFLs amended to WB comments	MI	MI
C	MB	04.11.21	Amended to suit section 104 comments	MI	MI
B	RJ	28.09.21	Drawing number revised	MI	MI
A	RJ	12.03.21	FFL levels and externals revised	MI	MI
/	RJ	15.02.21	Issued for approval	RJ	MI

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TITLE
EXTERNAL WORKS LAYOUT

PROJECT
PLANE STREET, HUDDERSFIELD

CLIENT
UNITY HOUSING ASSOCIATION

DRAWING STATUS
FOR APPROVAL

Scale	Date	Drawn	Chk.
1:250 @ A1	FEB 21	RJ	MI

Drg. No. 0257/05/08.01 Rev G