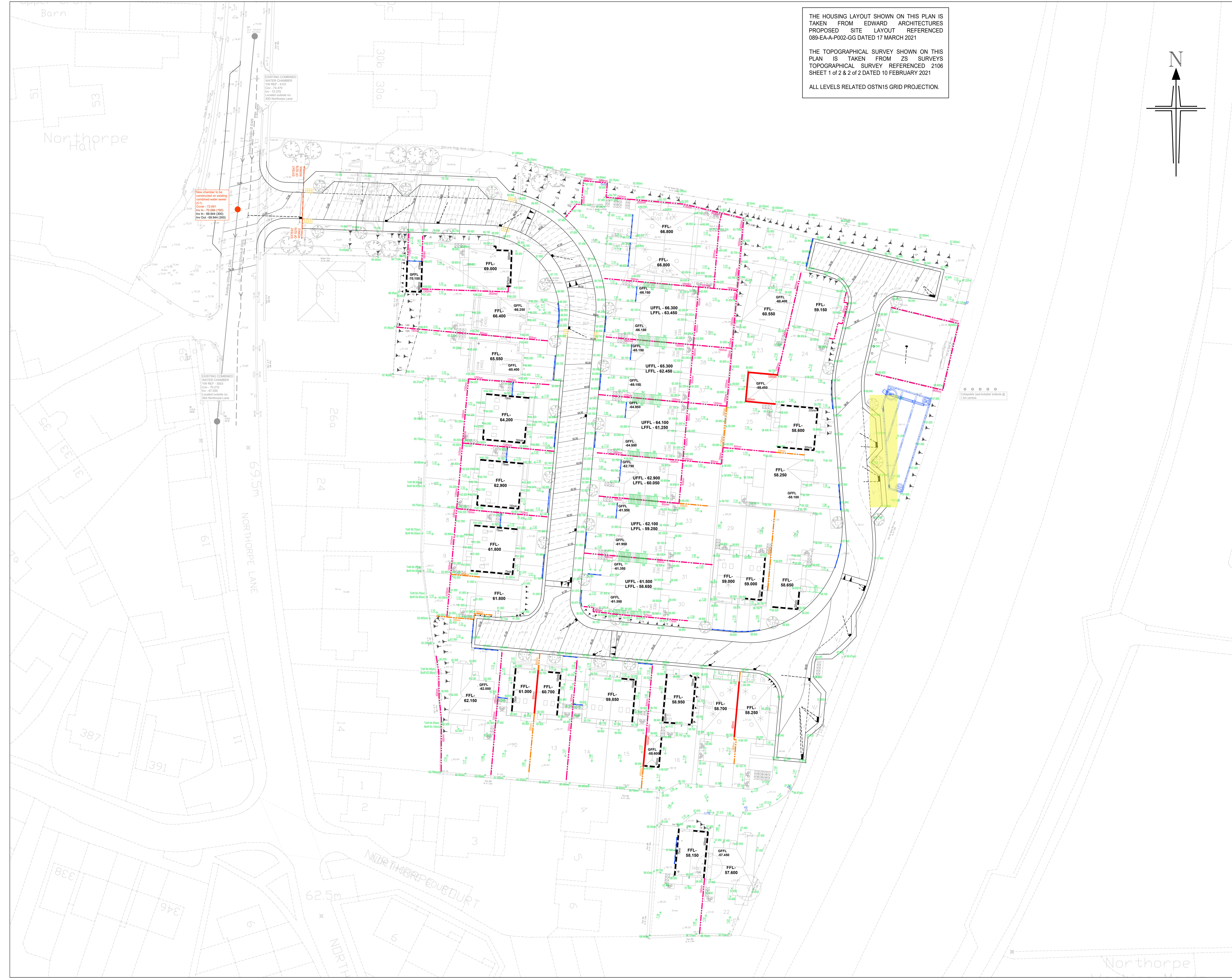
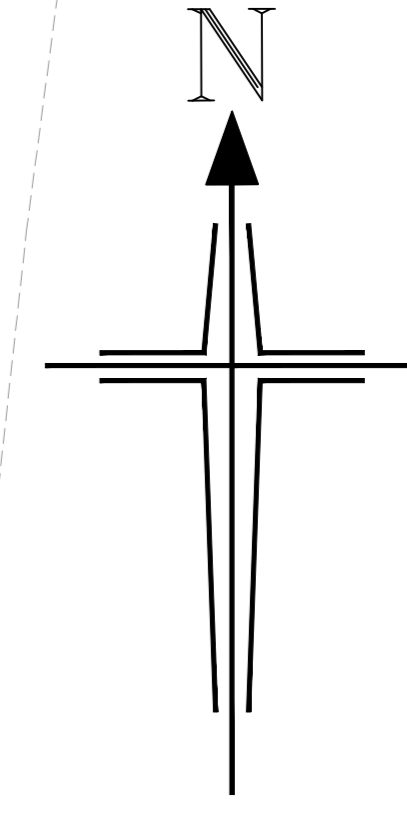


THE HOUSING LAYOUT SHOWN ON THIS PLAN IS TAKEN FROM EDWARD ARCHITECTURES PROPOSED SITE LAYOUT REFERENCED 089-EA-A-P002-GG DATED 17 MARCH 2021

THE TOPOGRAPHICAL SURVEY SHOWN ON THIS PLAN IS TAKEN FROM ZS SURVEYS TOPOGRAPHICAL SURVEY REFERENCED 2106 SHEET 1 of 2 & 2 of 2 DATED 10 FEBRUARY 2021

ALL LEVELS RELATED OSTN15 GRID PROJECTION.



Bryan G Hall Ltd. Registered in England & Wales Co No. 4104892

This drawing is copyright and shall not be reproduced or used for any other purpose without the written permission of the Bryan G Hall Ltd. This drawing must be read in conjunction with all other related drawings and documents.

It is the contractor's responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing, use figured dimensions only. It is the contractor's responsibility to check and verify all dimensions on site. Any discrepancies to be reported immediately to the client.

Materials used in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

Bryan G Hall Limited has not checked or verified, and shall therefore not be liable for any inaccuracies which may be attributable to any base plan(s) reports, data or information provided by the client or purchased by the client on the client's behalf, that may have been utilised within this drawing.

Bryan G Hall Limited shall not be liable for the use of this or any associated document, for any purpose, by any person other than that for which they were provided.

It remains the client's and/or its appointed contractor's responsibility to check for any discrepancies. Any anomalies discovered must be reported immediately to Bryan G Hall Limited for verification.

The locations of utilities apparatus, if shown, have been reproduced from plans supplied to Bryan G Hall Limited. Although care has been taken when digitising this information, these locations are approximate only. No guarantee can be given by Bryan G Hall Limited for their accuracy. It is the client's or its appointed agent/contractor's responsibility to verify the exact locations on site by appropriate means prior to mechanical execution.

Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. License number 100029423.

- KEY:**
- FFL-7.200 Proposed Finished Floor Level
  - GFFL-7.200 Proposed Garage Finished Floor Level
  - Existing Site Spot Level
  - Proposed Carriageway Contour 500mm Major, 100mm Minor
  - Proposed Level
  - Proposed Gradient
  - Proposed External Steps (Typical 300 steps, 150mm risers)
  - Proposed Embankment Sleeper than 1 in 10m
  - Proposed Retaining Structure and Maximum Height (measured from 150mm below FFL)
  - Proposed Tanking and Maximum Height (measured from 150mm below FFL)
  - Proposed Retaining Structure and Maximum Height (over 450mm)
  - Proposed Retaining Structure and Maximum Height (<150mm <450mm, Flag on Edge)
  - Proposed Retaining Structure and Maximum Height (<150mm > 0mm, Gravel Board)
  - Proposed Highway Gully and 150mm Ø Connection
  - ACO drainage Channel or Similar
  - Concrete Dished Channel and gully
  - Yard Gully

**NOTES:**

- All retaining walls to frontage areas 600m or greater are to have a handrail.

HEALTH AND SAFETY CONSTRUCTION DESIGN MANAGEMENT		
Roads, Sewer, & External Works Hazard Identification Schedule		
LOW	MEDIUM	HIGH
Design Hazard Identified	Design Hazard Identified	
Working near live underground services	Ensure works are protected by the appropriate means and signed correctly. Operatives to hand dig where services are known to be present	
Working near live overhead services	Appropriate working methods to be employed in proximity to the overhead cables and early coordination with the Statutory undertakers	
Excavation	Appropriate methods of working to be used to reduce risk of trench collapse	
Contamination	If any contaminated material is found it shall be removed and placed in an appropriate area and barred off, until such time as it can be taken away to a registered tip.	
Working Next to Live Highway and Pedestrians	Appropriate traffic management to Chapter 8 put in place to ensure safe working areas	
Contamination to watercourse or other water bodies	Ensure appropriate barriers and safety measures are installed to minimise any contaminated runoff into the existing watercourse	
Working At Height	Ensure appropriate methods of working are utilised to reduce risk of falls from height	
<b>NOTES:</b>		
Retaining Walls	The retaining walls indicated on these plans are shown as an indication of the approximate retained height at that location. They are not detailed designs.	
	The final retaining structures at these locations should consider the associated residual risks including falls from height, protection from vehicle impact and overturn and ongoing maintenance and operation.	

Rev: A 26.03.26 Issue type references removed

Rev: Date: Amendment: DRN CHK APR

**BRYAN G HALL**  
CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

LEDS 0113 246 1355 LONDON 0203 552336

Suite E15 | Josephs Walk | www.bryanghall.co.uk  
Honover Walk | LEEDS | L33 1AB | transportleeds@bryanghall.co.uk

Client: Chartford Homes

Status:   
Scale: 1:250   
Size: A3 - 1189 x 841   
Drawn: IE   
Chk: NB   
Appd: JP

Project: Residential Development  
Northorpe Lane, Mirfield

Title: External Works

Drawing No: 25/276/EXT/001   
Job No: 13-376   
Revision: A   
Date: 13.01.26

smas WORKSAFE X.com/Bryanghall1 Bryan G Hall Ltd.  
Copyright Reserved Bryan G Hall Ltd.