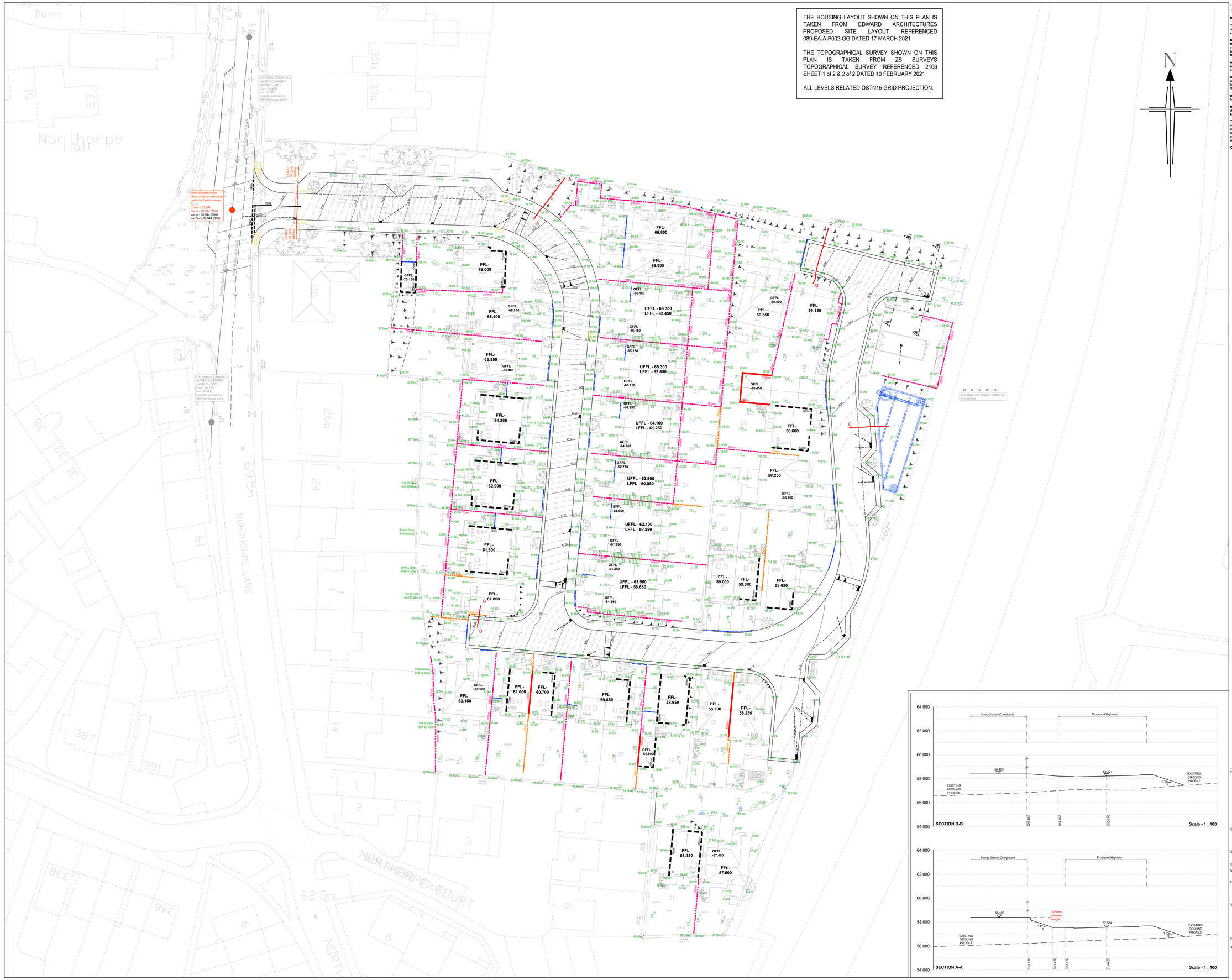
THE HOUSING LAYOUT SHOWN ON THIS PLAN IS TAKEN FROM EDWARD ARCHITECTURES PROPOSED SITE LAYOUT REFERENCED 089-EA-A-P002-GG DATED 17 MARCH 2021

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.

N



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KEY:

FFL-7.200	Proposed Finished Floor Level
GFFL-7.200	Proposed Garage Finished Floor Level
7.000	Existing Site Spot Level
7.000	Proposed Carriageway Contour 500mm Major, 100mm Minor
x 7.000	Proposed Level
1:20	Proposed Gradient
	Proposed External Steps (Typical 300 steps, 150mm risers)
450mm	Proposed Embankment Steeper than 1 in 10m
450mm	Exposed Brickwork and Maximum Height (measured from 150mm below FFL)
450mm	Proposed Tanking and Maximum Height (measured from 150mm below FFL)
450mm	Proposed Retaining Structure and Maximum Height. (over 450mm)
450mm	Proposed Retaining Structure and Maximum Height. (>150mm <450mm, Flag on Edge)
450mm	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:

1. All retaining walls to frontage areas 600nn or greater are to have a handrail.

HEALTH AND SAFETY CONSTRUCTION DESIGN MANAGEMENT

Roads, Sewer, & External Works Hazard Identification Schedule

LOW	MEDIUM	HIGH

CAT:	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 barriered 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

NOTES:

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 structure at these locations should consider the associated residual risks including falls from height, protection from vehicle impact and overrun and ongoing maintenance and operation,

Rev:	Date:	Amendment:	DRN	CHK	APR
B	13.08.26	Sections added and retaining wall details adjusted at Pump Station	IE		
A	26.03.26	House type references removed	IE		

BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

LEEDS T 0113 246 1555 LONDON T 0203 5532336

Suite E15 | Josephs Well Hanover Walk | LEEDS | LS3 1AB

W www.bryanghall.co.uk
E transportleeds@bryanghall.co.uk

Client: Chartford Homes

Status:

Scale: 1:250 Size: A0 - 1189 x 841 Drawn: IE Chkd: NB Apprvd: JP

Project: Residential Development Northorpe Lane, Mirfield

Title: External Works

Drawing No: 25/376/EXT/001 Revision: B

Job No: 25-376 Date: 13.01.26

smas SCHEME OF WORKSAFE

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