© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.
This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert.
Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC's are shown as indicative only and may vary due to site conditions.
- Retained heights shown are indicative and may vary along the length of feature.
- All 'flat' path or drive gradients shown must provide suitable cross-fall (1:40) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by our client, any plots that fail to meet the neccesary requirements should be reported to the engineer immediately, prior to construction.
- Any additional Part M requirements (i.e. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencement of any construction works.
- All proposed shed levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct dimensions. Any retaining features that breaches the required dimensions must be reported to the engineer immediately.

EXTERNAL WORKS LEGEND:

LEVELS

- 000.00 — FINISHED FLOOR LEVEL
- ×80.00 — EXTERNAL SPOT LEVEL
- 1:20 — FALL DIRECTION & GRADIENT
- M4:1 — PART M4 CATEGORY INDICATOR
 1) VISITABLE DWELLINGS (TBC)

DRAINAGE

- Aco — ACO CHANNEL DRAIN & GULLY
- DC — DISC CHANNEL DRAIN & GULLY
- S38 HIGHWAY GULLY

EXTERNAL WORKS

- 300 bdpc — EXPOSED BRICKWORK (MILLIMETERS BELOW DPC)
- 600RW — RETAINING WALL (MILLIMETER DIFFERENCE IN HEIGHT)
- step in Block — GRAVEL BOARD (LEVEL DIFFERENCE IN MILLIMETERS)
- 2s — EXTERNAL STEPS (RAILINGS TO BE PROVIDED TO 3+ RISERS FOR ANY PART M ACCESS & ANYWHERE WHEN DIFFERENCE IN FLIGHT IS 600mm+)
- EMBANKMENT (MIN. GRADIENT = 1:5 / MAX. GRADIENT = 1:3)
- +520mm — SLAB LEVEL HEIGHT ABOVE EXISTING GROUND LEVEL

GENERAL

- DEVELOPMENT BOUNDARY

Existing levels TBC to finalise levels for parking

Existing levels TBC

Rev.	Description	Date	By
A	Existing ground and FFL level difference marker added.	24.01.2024	MA
-	First Issue	23.01.2024	MA

Drawing Status: **PRELIMINARY**

Subject to Greater Manchester approval as part of ongoing consultations and design check, amendments may therefore be requested.

Client: Westchurch Homes

Project: Brunswick Street, Heywood
Greater Manchester

Title: External Levels & Features Plan

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	A1 @ 1:250	Drawn	MA
Date	January 2024	Checked	DA
File	23248/dwgs/civils/current	Drawing	23248-BGC-D- 101 A