

Handscoping Plan

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before start. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act etc, whether or not specifically stated on this drawing. The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground must open to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or failed ground, contaminants or of within the ground, should be further investigated by a suitable expert. Any earthwork construction shown indicates typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are 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. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/conservation regulations. Sketch proposals may be based upon measurements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.



1 GAINSBOROUGH DRIVE, KIRKHOLM

B	June 2025	Revised to suit planners comments	AP
A	April 2025	Revised to suit planners comments	AP
Rev.	Date	Notes	Initials
		T-REX DESIGN SERVICES	
PROJECT: 1 Gainsborough Drive, Kirkholt OL11 2QT			
DRAWING TITLE: Proposed Fencing Details		DRAWN: AP	
SCALE: 1:100 at A3		DATE: Dec 24	
DWG NO. 1 GAINSBOROUGH - 07		REV. B	