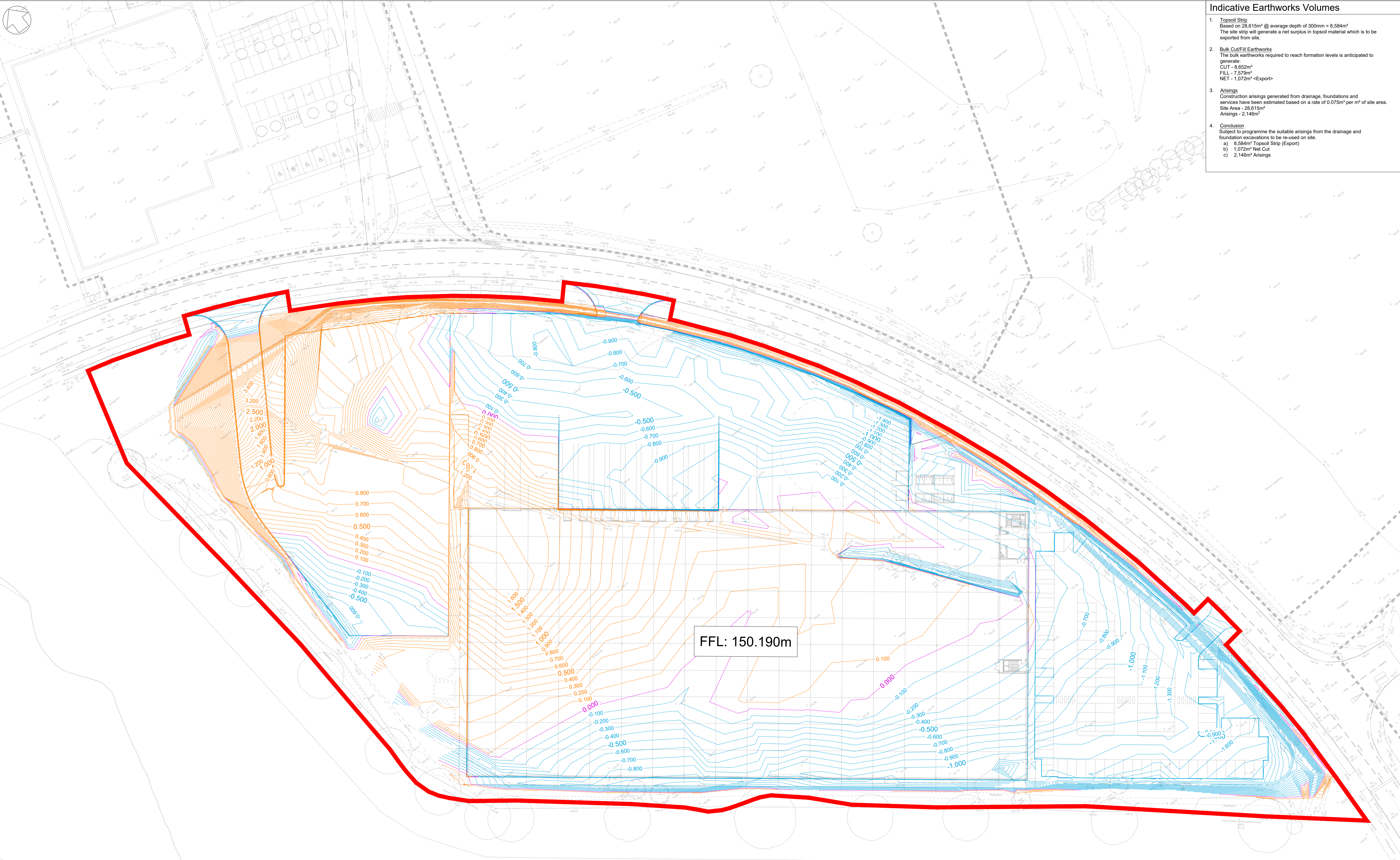
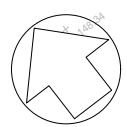




Indicative Earthworks Volumes

- Topsoil Strip**
Based on 28,615m² @ average depth of 300mm = 8,584m³
The site strip will generate a net surplus in topsoil material which is to be exported from site.
- Bulk Cut/Fill Earthworks**
The bulk earthworks required to reach formation levels is anticipated to generate:
CUT - 8,652m³
FILL - 7,579m³
NET - 1,072m³ <Export>
- Arisings**
Construction arisings generated from drainage, foundations and services have been estimated based on a rate of 0.075m³ per m² of site area.
Site Area - 28,615m²
Arisings - 2,146m³
- Conclusion**
Subject to programme the suitable arisings from the drainage and foundation excavations to be re-used on site.
a) 8,584m³ Topsoil Strip (Export)
b) 1,072m³ Net Cut
c) 2,146m³ Arisings

Notes

- Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 - This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 - All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 - Any discrepancies noted on site are to be reported to the engineer immediately.
- Earthworks Assumptions**
- Earthworks analysis results represent the cut and fill volumes between the existing ground less top soil strip and the proposed formation levels.
 - Existing ground levels as topographical survey undertaken by BWB Consulting Ltd. drawing reference 244497-BWB-00-01-DR-G-0001 dated 29/10/24.
 - Plot boundaries and building and external works footprints shown on this drawing are indicative only, based on the DLA architecture drawing reference KBPQ-DLA-QS-XX-DR-A-99002 and KBPQ-DLA-QS-XX-DR-A-99052 dated 09/01/2026
 - BWB proposed earthworks analysis is indicative only. It is based on third party information and general assumptions, and should be read in conjunction with the BWB earthworks specification document to be provided at RIBA Stage 3.
 - BWB do not accept responsibility for variations in the actual depth of site strip or any other on site earthworks which may effect the resulting volumes. The Contractor shall undertake an independent analysis of proposed earthworks to satisfy himself as to the validity of the information provided.
 - Approximate earthwork volumes have been determined based on the following assumptions/caveats:
 - An average of 0.30m site strip is required for topsoil removal, with material assumed to be disposed offsite.
 - Based on a total site area of 28,615m² (red-line boundary extents) the volume of Site Strip will be 8,584m³.
 - No bulking factors have been considered.
 - The formation areas and depths from finished levels are assumed as follows.

Surface Finish	Depth (m)	Area (m ²)	Volume (m ³)
Building	0.675	9964	6,725.70
Concrete Yard	0.650	8310	5401.50
Car Park Asphalt	0.600	2458	1,472.80
Footway Block Paving	0.200	866	173.20
Asphalt Construction	0.500	580	290.00
Soft Landscaping	0.150	6407	961.10

- Building construction depth are to be confirmed at detailed design by relevant parties.

Key

- Site Planning Boundary
- Cut Contour (100mm Intervals)
- Fill Contour (100mm Intervals)
- Balance Contour

P03	28.05.26	Planning Site Boundary Updated	RL	BS
P02	14.01.26	Drawing split into Plot Q1 and Q2	SR	BS
P01	12.12.25	Issued for Planning	SR	BS
Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions



BWB
A CAF GROUP COMPANY

☐ Birmingham | 0121 233 3322
☐ Leeds | 0113 233 8000
☐ London | 020 7407 3879
☒ Manchester | 0161 233 4260
☐ Nottingham | 0115 924 1100
www.bwbconsulting.com

Client
Wilson Bowden Developments

Project Title
Kingsway Business Park Plot Q

Drawing Title
Proposed Earthworks Cut and Fill

Drawn:	S. Raja	Reviewed:	B. Sherburn
BWB Ref:	244498	Date:	Dec 25
Scale@A1:	1:500	Status	Rev
For Planning Issue			
Project - Originator - Zone - Level - Type - Role - Number		Status	
244498-BWB-EXT-XX-D-C-0102		S3 P03	