



HEALTH & SAFETY RISKS

IN ADDITION TO THE STANDARDS HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING RESIDUAL HEALTH AND SAFETY RISKS

CONSTRUCTION RISKS

- CR 01 GARE TO BE TAKEN AROUND DEEP EXCAVATIONS. PLANT TO BE KEPT AT SAFE DISTANCE.
- CR 02 EXISTING DRAINAGE AND SERVICE INFRASTRUCTURE NOT TO BE COMPROMISED OVERHEAD POWER CABLES
- CR 03 CONSTRUCTION ADJACENT TO TRAFFIC
- CR 04 GARE TO BE TAKEN IN VICINITY OF OVERHEAD CABLES
- CR 05 CONTRACTOR TO TAKE MEASURES TO PROTECT HIS OPERATIVES WITH RESPECT TO THE PRESENCE OF POTENTIAL GAS IN SEWER TRENCHES AND MANHOLES THROUGH THE USE OF GAS MONITORING EQUIPMENT AND BREATHING APPARATUS AS REQUIRED.
- CR 06 CONTRACTOR TO TAKE MEASURES TO PROTECT HIS OPERATIVES WITH RESPECT TO POTENTIAL UNKNOWN GROUND CONTAMINATION DURING EXCAVATION. CONTAMINATED MATERIAL TO BE REMOVED TO A LICENSED SITE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING IN ACCORDANCE WITH THE REQUIREMENTS DEFINED IN THE CDMP REGULATIONS.

KEY:

- PROPOSED FINISHED FLOOR LEVEL: FFL 24.500
- PROPOSED ROAD CARBONARIUM LEVEL: X 23.900m
- EXISTING GROUND LEVEL: EG 23.100m
- PROPOSED RETAINING ELEMENT: 0.25m
- PROPOSED FLAG ON EDGE: 0.45m
- PROPOSED EXTRA FACING BRICKWORK: 0.45m
- PROPOSED EMBANKMENT: MAX GRADIENT 1:2 SLOPE REINFORCEMENT SUBJECT TO SOE STABILITY TESTING OF MATERIAL FILL

PROPOSED EXTERNAL LEVELS NOTES

1. ALL LEVELS ARE ADD ABOVE ORNANCE DATUM (AOD).
2. THE STABILITY OF STRUCTURES OR BOUNDARIES ADJACENT TO OR WITHIN THE AREA OF WORKS HAS NOT BEEN ASSESSED. DESIGN HAS TO TAKE INTO ACCOUNT THIS.
3. EXISTING LEVELS FOR THE IN AT EDGE OF PROPOSED LEVELS ARE TAKEN FROM THE EXISTING TOPOGRAPHICAL SURVEY.
4. ACCESS TO PRINCIPAL ENTRANCES OF DWELLINGS TO BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT PART M VOLUME 1 OF THE BUILDING REGULATIONS 2010 EDITION (ADM1) & ANY RELEVANT BUILDING CONTROL GUIDANCE. ALL DWELLINGS CLASSIFIED AS 'HABITABLE DWELLINGS' UNLESS NOTED OTHERWISE.
5. ALL BANKINGS WHERE SHOWN ARE MAX. 1 IN 3 BATTER UNLESS WHERE SLOPES NOTED AT STEEPER THAN 1:3. SLOPE REINFORCEMENT MAY BE REQUIRED.
6. CONTRACTOR TO PROVIDE REALIGNS TO STEPPED APPROACHES WHERE 3 OR MORE RISERS ARE PRESENT WITHOUT LANDINGS BETWEEN RISERS.
7. CONTRACTOR TO PROVIDE REALIGNS TO TOP OF ALL RETAINED AREAS WHERE THERE IS A RISK OF FALLING 600mm OR MORE. IF NO OTHER APPROPRIATE FENCE OR WALL ALREADY PRESENT, IN ACCORDANCE WITH PART 4 OF THE BUILDING REGULATIONS 2010.
8. ANY OLD FOUNDATIONS, CONCRETE BASES, OR SIMILAR OBSTRUCTIONS WITHIN 300mm OF THE FINISHED GROUND SURFACE TO BE REMOVED.
9. DRAINAGE CHANNELS TO BE SIZED IN ACCORDANCE WITH THE DRAINAGE PLANS.

NOTES:

1. THESE NOTES ARE INTENDED TO ALIGNMENT DRAWINGS AND SPECIFICATIONS. WHERE CONFLICT OF REQUIREMENTS EXIST THE ORDER OF PRECEDENCE SHALL BE AS SHOWN IN THE SPECIFICATION. OTHERWISE THE STRICTEST PROVISION SHALL GOVERN.
2. THE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS.
3. DRAWINGS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE NOTIFIED TO THE ENGINEER AND FURTHER INSTRUCTIONS OBTAINED BEFORE WORK IS COMMENCED.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEEDING AND SEQUENCE AND ENSURE THAT THE BUILDING AND ITS COMPONENTS ARE SAFE DURING ERECTION. THIS INCLUDES THE ADDITION OF WATER TEMPORARY BRACING, CUTS OR TOE SCORING BRACING AS NECESSARY. SUCH MATERIAL REMAINING THE PROPERTY OF THE CONTRACTOR ON COMPLETION AND FOR ENSURING THAT THE WORKS AND ANY ADJACENT PROPERTIES ARE SAFE IN THE TEMPORARY CONDITION.

GENERAL NOTES:

- G01 ALL WORKS SUBJECT TO SECTION 38, SECTION 60(7) AND SECTION 104 AGREEMENTS TO BE APPROVED BY THE RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF WORKS.
- G02 ALL LEVELS ARE IN METRES ADD ABOVE ORNANCE DATUM (UNLESS NOTED OTHERWISE).
- G03 ALL WORKS TO BE UNDERTAKEN IN COMPLIANCE WITH BS 800 FOR WORKMANSHIP ON BUILDING SITES.
- G04 ABBREVIATIONS: M1 = MANHOLE, C1 = COVER LEVEL, IL = INVERT LEVEL, S/SW = SURFACE WATER, S/SB = SOIL WATER, SD = DEMARCATION CHAMBER, FC = FLOW CONTROL CHAMBER, CONC = CONCRETE, VC = VITRIFIED CLAY, FFL = FINISHED FLOOR LEVEL, DWG = DRAWING.

THE INFORMATION ON THIS DRAWING IS FOR APPROVAL PURPOSES ONLY. NO CONSTRUCTION WORKS ARE TO BE UNDERTAKEN UNTIL WRITTEN APPROVAL IS RECEIVED FROM YORKSHIRE WATER.

NOTES ON PROTECTION OF YORKSHIRE WATER'S EXISTING WATER MAINS APPARATUS

1. ALL EXCAVATION WORKS NEAR TO YORKSHIRE WATER APPARATUS SHOULD BE BY HAND DIGGING ONLY.
2. BACKFILLING WITH A SUITABLE MATERIAL TO A MINIMUM 300mm ABOVE YORKSHIRE WATER APPARATUS IS REQUIRED.
3. WHERE SURFACE LEVELS ARE TO BE INCREASED OR DECREASED, ALL SURFACE BOXES MUST BE ADJUSTED AS PART OF THE SCHEME.
4. ADEQUATE SUPPORT MUST BE PROVIDED WHERE ANY WORKS PASS UNDER YORKSHIRE WATER APPARATUS.
5. JOINTING CHAMBERS, LIGHTING COLUMNS AND OTHER STRUCTURES MUST BE INSTALLED IN SUCH A WAY THAT FUTURE REPAIR OR MAINTENANCE WORKS TO YORKSHIRE WATER APPARATUS WILL NOT BE HINDERED.
6. APPARATUS SUCH AS REALIGNS, SOIL POSTS, ETC. MUST NOT BE PLACED IN SUCH A WAY THAT THEY PREVENT ACCESS TO OR OPERATION OF CONTROLLING VALVES, HYDRANTS OR SIMILAR APPARATUS. CHAMBER LIDS MUST NOT BE BURIED OR COVERED.
7. EXPLOSIVES SHALL NOT BE USED WITHIN 100 METRES OF ANY YORKSHIRE WATER APPARATUS OR INSTALLATIONS.
8. VIBRATING PLANT SHOULD NOT BE USED DIRECTLY OVER ANY APPARATUS.
9. UNDER NO CIRCUMSTANCES SHOULD TRUST BORING OR SIMILAR TRENCHING TECHNIQUES COMMENCE UNTIL THE ACTUAL POSITION OF YORKSHIRE WATER MAINS AND SERVICES ALONG THE PROPOSED ROUTE HAVE BEEN CONFIRMED BY TRAIL HOLES.
10. IMPACT PILING MUST NOT TAKE PLACE WITHIN 10m OF YORKSHIRE WATER APPARATUS. CORE DRILLING MUST NOT TAKE PLACE WITHIN 5m OF YORKSHIRE WATER APPARATUS.
11. ANY DAMAGE CAUSED OR OBSERVED TO YORKSHIRE WATER SERVICES APPARATUS MUST BE IMMEDIATELY REPORTED TO YORKSHIRE WATER SERVICES BY TELEPHONE (01422) 24 24 FOR WATER AND (01422) 24 24 FOR SEWERAGE.
12. SHOULD YORKSHIRE WATER INCUR ANY COSTS AS A RESULT OF NON-COMPLIANCE WITH THE ABOVE, ALL COSTS WILL BE RECOVERABLE IN FULL.

NOTE: WHERE STEPS REQUIRED FROM REAR PATIO, AND TOO CLOSE TO GATE, ALTERNATE ROUTE REQUIRED THAN SHOWN BY ARCHITECT, TO TAKE STEPS OUT TO GARDEN, ADDITIONAL PAVING MAY BE REQUIRED AT BASE OF STEPS.

Rev	Description	Date	By	Chk	App
P11	SITE LAYOUT UPDATED. AREA AROUND PLOTS 13-14 REVISED TO SUIT	21.10.25	JP	SPG	SPG
P10	FLOT 13-14 GIVEN SPLIT FFL, ROAD AND PLOTS LEVELS ALONG PLOTS 13-25	17.10.25	JP	SPG	SPG
P9	87-72 LOWERED				
P8	AMENDED TO SUIT CLIENT COMMENTS, INCLUDING TIERED GARDENS SWAPPING SPLIT FFLS, DRIVE AND GARDEN GRADIENT LABELS REVISIONS	15.10.25	JP	SPG	SPG
P7	AMENDED TO SUIT CLIENT COMMENTS	02.10.25	ERD	JP	SC
P6	AMENDED TO REMOVE HAND SWAPPING & INCLUDE TREE PROTECTION	11.09.25	JP	SPG	SPG
P5	AMENDED TO SUIT REVISED SITE LAYOUT	18.08.25	JP	SPG	JAG
P4	GRADIENTS ADDED ON ACCESS TO PLOTS FRONTING SPINE ROAD	28.08.24	JP	JAG	JAG
P3	AMENDED TO SUIT REVISED SITE LAYOUT	23.08.23	ERD	JP	JAG
P2	RETAINING WALLS ADDED	17.12.22	CRH	JP	JAG
P1	FIRST ISSUE	07.11.22	JP	JAG	JAG



Alan Wood & Partners

Hull Office
241 Brewery Road
Hull
HU5 1LD

Consulting Civil
& Structural Engineers
Project Managers
Building Surveyors

Leeds T: 01135 311098
Lincoln T: 01522 200210
Scarborough T: 01773 805484
Sheffield T: 01142 440377
York T: 01904 611504

T: 01482 442138
www.alanwood.co.uk

Project: Proposed Residential Development at Barrow Road, Barton Upon Humber

Client: Strata Homes Ltd

Drawing: Indicative Levels

Role: CIVIL ENGINEER

Drawing Status: FOR PLANNING

Scale: A3: 1:500

Job No: 47658

Project Originator: BRBH - AWP - ZZ - XX - SK - C - 4001

Subsidiary Code: S2

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