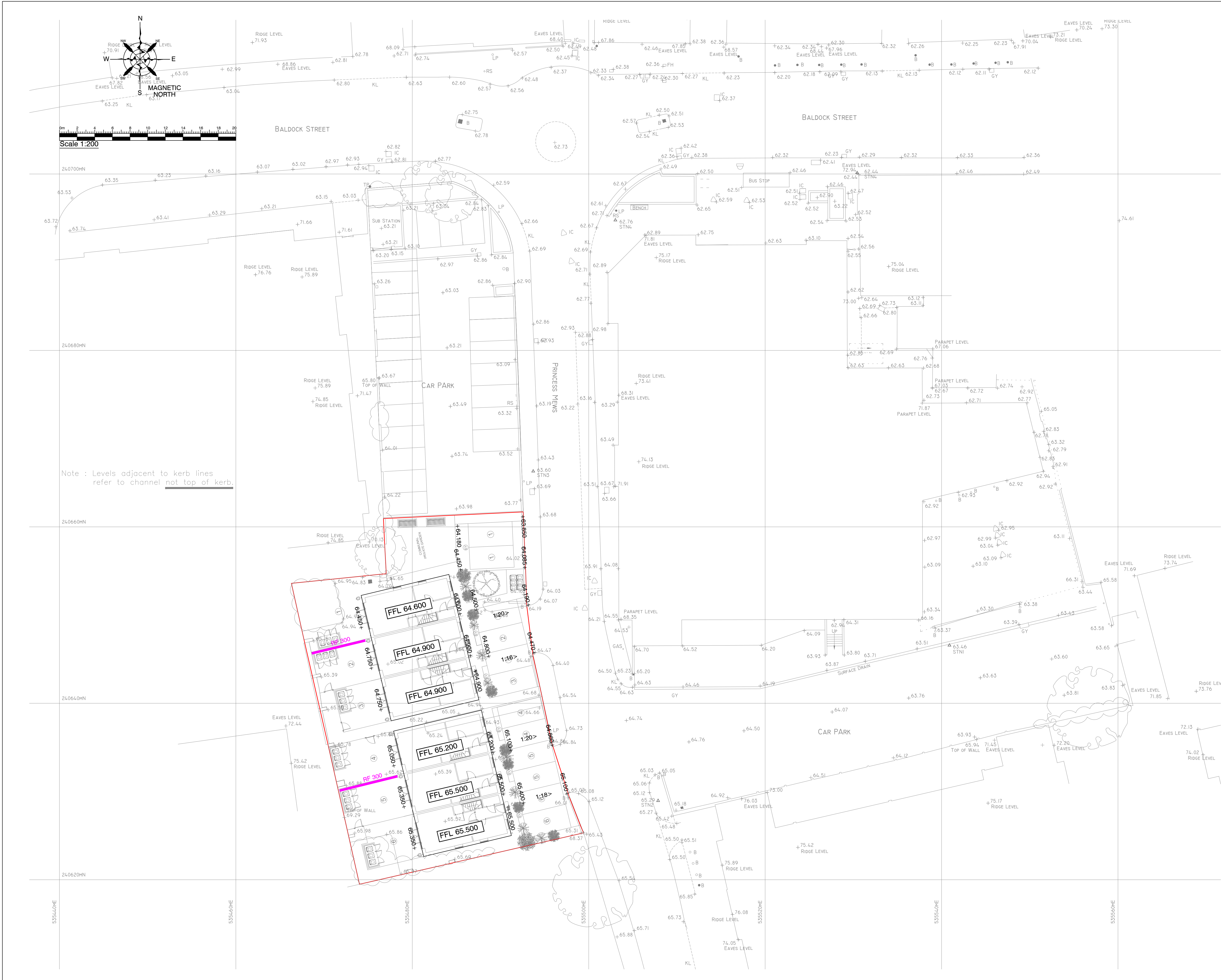




Notes

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Drawings must not be scaled. Work to figured dimensions only

- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
- Design is subject to Building Regulation, Sewage Undertaker and Highways Department approval.
- Before work commences contractor should consult the engineer and the SI report regarding any contamination issues. All necessary Health and Safety measures to be taken.
- All subgrade structures and unconsolidated material, within the construction width of the highway, are to be removed.
- Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
- The developer shall take CBR test of road formation levels and results to be made available to the Engineer for approval.
- Approved weedkiller to be applied as recommended to footway formation and sub-base. Application by trained operative wearing PPE and complying with COSHH requirements.
- Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
- The surface tolerances to the sub base layer thickness should be no more than + 5mm or -30mm.
- New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.
- Tarmac road construction to comply with BS.EN.130108
- Threshold drainage is required where levels fall towards a building entrance. Architect to confirm if not required.
- Yard Gully positions are indicative and should be adjusted on site to suit proposed levels.
- All gully positions to suit low points and to be trapped.
- Drainage channel detailed design to be undertaken by manufacturers. Alternative channels may be used, subject to Engineers approval

KEY

- Existing Levels
- Proposed Levels
- FFL 155.000
- Finished Floor Level
- RF
- Retaining Feature

NO ALLOWANCE HAS BEEN MADE FOR TANKING OR EXPOSED BRICKWORK ON THIS STRATEGY

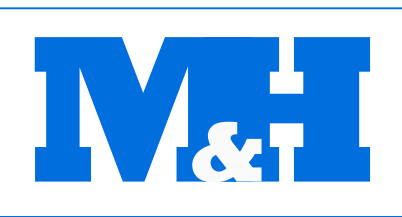
Trees Protection

- In order to protect trees, a protection zone should be set-up around each tree (i.e. fencing) before starting construction work. Extent of protection zone needs to be agreed with Local Authority Tree Officer.
- Careful planning and communication with LA Tree Officer, landscape designers and contractors prior to works, to reduce tree damage.
- Must adhere to British Standard BS5837: 2004.

NOTE

Preliminary scheme only for comment & review. Based upon information provided / available at the time. Scheme will be subject to full review and amendment as further information becomes available.
Scheme will be subject to amendment following receipt of comments from the Development Control, LA Planning Authority, Environment Agency, LA Highways department and the Sewerage Undertaker.
Following receipt of further information and comments the scheme may require a re-design.

A	26.08.26	Updated to suit latest layout	BPL
REV	DATE	AMENDMENT	BY



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DRAWING STATUS: INFORMATION



PROJECT
**Princes Mews,
Royston,
Herefordshire**

TITLE
External Levels Strategy

DATE 15.07.26	DRAWN BPL
SCALE 1:200	CHECKED AM
DRAWING NUMBER 26041-100	REVISION A