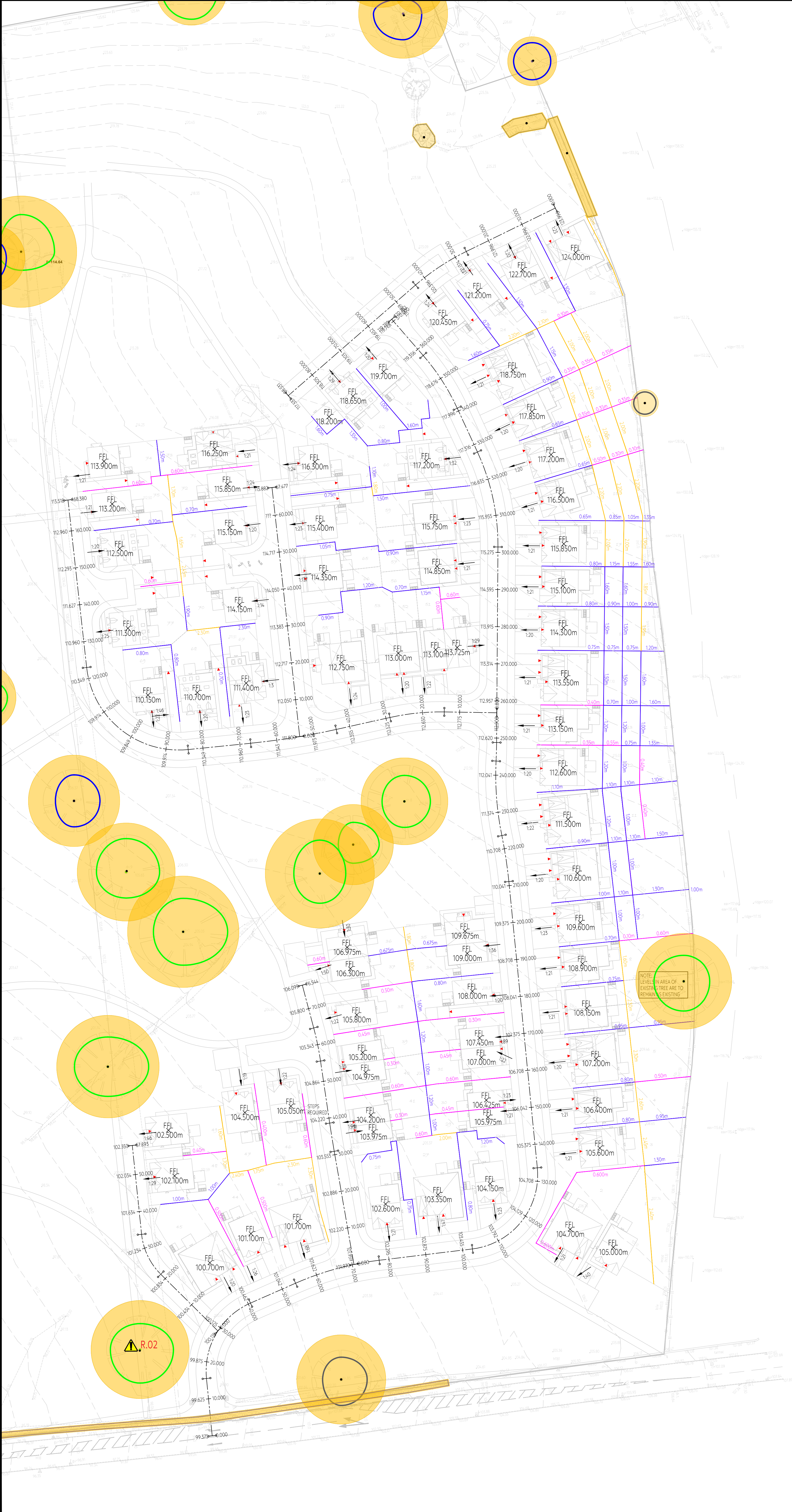




SITE LOCATION
OS X (EASTINGS) 376307
OS Y (NORTHINGS) 434565
NAT GRID SD76307 34565
POSTCODE BB12 7RH

NOTES:

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KEY:

- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED FINISHED FLOOR LEVEL
- PROPOSED GRADIENT
- CONTOUR MAJOR - 1.0m INTERVALS
- CONTOUR MINOR - 0.1m INTERVALS
- PROPOSED RETAINING WALL < 0.6m
- PROPOSED RETAINING WALL 0.6 - 1.2m
- PROPOSED RETAINING WALL 1.2m <
- ROOT PROTECTION AREA
- SITE BOUNDARY

TABLE 1: DESIGNERS RISK ASSESSMENT

RISK REFERENCE	RISK DESCRIPTION	RISK CONSIDERATION/ MITIGATION
R.01	PLOT 67	DUE TO ROAD GRADIENTS, IT IS NOT ACHIEVABLE FOR 1:20 ACCESS INTO BOTH ENTRANCES OF THE PLOT, ACCESS ADJACENT TO THE DRIVEWAYS IS PROPOSED WITH 1:20 ACCESS FOR PART M.
R.02	EXISTING TREE	LEVELS WITHIN TPO ARE LOWER THAN THE EXISTING ROAD, IT IS SUGGESTED THAT AN ARBORICULTURALIST IS CONSULTED.

TABLE 2: NOTE TO DEVELOPER

NOTE REFERENCE	NOTE DESCRIPTION
N.01	1:20 MAX. GRADIENT FOR ACCESS INTO PLOTS AND GARDENS TO COMPLY WITH BUILDING REGULATIONS PART M.
N.02	1:12 MAX. GRADIENT APPLIED TO ROADS, 1:40 HAS BEEN UTILISED FOR JUNCTIONS TO ALLOW SAFE TURNING.
N.03	TIERED GARDENS SHOWN FOR MAX. RETAINING, 1:20 GRADIENTS HAVE BEEN APPLIED IN BETWEEN RETAINING WALLS. ARCHITECT LAYOUT TO CONFIRM GARDEN ARRANGEMENTS.

P01	25/03/26	FIRST ISSUE	1/1	1/1
Rev	Date	Remarks	Drawn	Chkd

P W A / GROUP

CIVIL SUMMIT HOUSE, RIPARIAN WAY, 01535 633350
STRUCTURAL THE CROSSINGS, CROSSHILLS, info@pwagroup.co.uk
GEO-ENVIRONMENTAL KEIGHLEY, BD20 7BW www.pwagroup.co.uk

Client
APPLETHWAITE

Project
PROPOSED RESIDENTIAL DEVELOPMENT
WHALLEY ROAD
READ

Title
PROPOSED EXTERNAL WORKS

Size	Scale	Designed	Checked	Date
A1	1:500	JLE	LS	MAR 26

Drawing Status
PRELIMINARY

Job Number	Originator	Zone	Level	Type	Role	Drawing No.	Rev
24024	PWA	00	XX	DR	C	2000	P01