



DENOTES RETAINING STRUCTURE AS CLIENTS
STANDARD DETAILS RETAINED HEIGHTS ARE
FOR RETAINED DEPTH ONLY AND DO NOT
ALLOW FOR HANDRAIL OR PARAPET WALL
HANDRAILS/BALLUSTRADES AS CLIENT DETAILS
TO COMPLY WITH APPROVED DOCUMENT

DENOTES DEPTH OF FACING
BRICKWORK IN ADDITION TO
STANDARD 150mm BETWEEN FFL/DPC
AND FLAG LEVEL

DENOTES LOCATION OF FLAG ON
 EDGE MAX. RETAINED HEIGHT
 450mm

DENOTES LOCATION OF FENCE &
 GRAVEL BOARD MAX. RETAINED
 HEIGHT 550mm

DENOTES FINISHED GROUND / SURFACE
 LEVEL

DENOTES PROPOSED
GRADIENTS

DENOTES SITE BOUNDARY LEVEL

FROM TOPO. SURVEY

DENOTES EXTERNAL STEPS (AS PER

APPROVED DOCUMENT M Section 1.8.)
150mm MAX RISE
300mm MIN. GOING
WITH HANDRAILS FOR 3 OR MORE STEPS OR
WHERE MORE THAN 600mm HIGH BRICKWORK
& CAPPING TO SIDES OF STEPS FOR 2 OR
MORE STEPS (INDICATED BY * ON DRAWINGS)

**LEVELS SUBJECT TO
CHANGE FOLLOWING
DETAIL DESIGN**

PLEASE NOTE THAT THE FLOOR LEVELS SHOWN ARE FOR APPRAISAL PURPOSES ONLY AND WILL BE SUBJECT TO REVIEW / CHANGE AT DETAILED ROAD AND SEWER DESIGN STAGE

ALL DESIGNS SHOWN ARE FOR APPRAISAL PURPOSES ONLY AND
ARE SUBJECT TO DETAILED DESIGN AND APPROVAL BY THE
RELEVANT REGULATORY AUTHORITIES AT THE APPROPRIATE TIME
DRAWING IS THUS NOT ISSUED FOR CONSTRUCTION PURPOSES

RETAINING FEATURES AND STRUCTURES SHOWN ON THESE DETAILS ARE PROVIDED TO INDICATE THE LOCATIONS IN WHICH SUCH FEATURES WILL BE REQUIRED. IT IS INCUMBENT UPON THE CLIENT TO ENSURE THAT THEY CONSULT WITH THEIR STRUCTURAL ENGINEERS FOR THEM TO PRODUCE THE RELEVANT RETAINING FEATURE DESIGNS AND CALCULATIONS IN ACCORDANCE WITH RELEVANT GUIDELINES AND COP'S

TO CATER FOR ANY DEVIATIONS IN THE AS
CONSTRUCTED ROAD / FOOTPATH LEVELS IN RELATION
TO THE DESIGN LEVELS, THE PROPOSED FLOOR
LEVELS SHOWN MUST BE CHECKED ON SITE BY THE
SITE AGENT OR ENGINEER IN RELATION TO AS BUILT
ROAD LEVELS TO ENSURE COMPLIANCE WITH PART M
OF THE BUILDING REGULATIONS

FOUNDATIONS TO BE DESIGNED / CONSTRUCTED TO
TAKE INTO ACCOUNT THE PROXIMITY AND DEPTH OF
ADJACENT SEWERS AND DRAINS

CONTRACTOR/CLIENT SHOULD NOTE THE EXISTENCE OF EXISTING BURIED PLANT AND OR OVERHEAD POWER CABLE(S) BEFORE WORK COMMENCES. CONTRACTOR MUST UNDERTAKE RISK ASSESSMENT AND PROVIDE METHOD STATEMENT FOR WORKING IN THIS AREA IN ACCORDANCE WITH HSE AND POWER SUPPLIERS GUIDELINES TO SATISFACTION OF THE CDM CO-ORDINATOR

ALL EXISTING SERVICES TO BE LOCATED AT COMMENCEMENT IN ACCORDANCE WITH UNDERTAKERS REQUIREMENTS AND PROTECTED ACCORDINGLY DURING THE WORKS

ALL MANHOLE COVERS AND FRAMES MUST COMPLY WITH BS EN124.

COVERS IN ROAD TO BE GRADE D400 AND BE 150mm DEEP. MANHOLE COVERS IN CAR PARKING AREAS AND DRIVES TO BE GRADE B125. WHILST LANDSCAPE AREAS MAY BE GRADE A15. ALL TO BE SIZED IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS 2002 TABLES 11 & 12

WHERE THE FLOOR LEVELS OF PLOTS ARE RAISED SIGNIFICANTLY (i.e OVER APPROX. 500mm) AND FILLING IS REQUIRED THERE MAY BE AN NHBC REQUIREMENT TO PROVIDE A DETAILED SPECIFICATION FOR THE TYPE OF FILL TO BE USED AND METHOD OF COMPACTION. IN SUCH INSTANCES PLEASE REVERT BACK TO REFA FOR FURTHER DETAILS

GENERAL

1. All adoptable sewers and associated works are to comply fully with "Design & Construction Guidance"
2. All highway works to be to adoptable standards and to comply with any authority specification.
3. All private drainage works are to comply fully with part H of the Building Regulations
4. All existing invert levels to be checked by the Contractor at the start of works and any discrepancies notified to REF A.
All levels are based on topographical survey information provided by others.
5. All materials to bear the relevant B.S.Kitemark and comply fully with the specifications.
6. All concrete & concrete products must use Sulphate resistant cement. (Note: the site investigation report proves that sulphate attack from soils and groundwater will not occur)
7. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works.
All works are to be supervised by LA, NHBC or Relevant Water Authority as applicable.

C.D.M. REGULATIONS 2015

In line with the above regulations we are obliged to inform the Client of their responsibilities under section CDM 15/1, and residual risks that may be encountered in the construction of these works. All design work has been carried out with Health and Safety aspects given full consideration.

Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design.

We would also respectfully remind the Client of his obligations to take all reasonable steps in ensuring that only competent Contractors who have a valid safety policy are employed.

They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elements of risk involved in this type of work and in particular those highlighted by REFA below:-

1. Support / treatment for ALL excavation work.
2. Guarding of excavations to prevent people/materials or vehicles falling into excavation.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roads or structures.
5. Confined space operations.
6. Dealing with existing services.
7. Traffic management on existing highways.
8. Procedure to be followed in event of accident or emergency.
9. Method of working where contaminated ground is present on site.
10. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public.
For clarification on any item please contact REFA.

[illegible]

A	REVISED FOLLOWING CLIENTS COMMENTS	RW	31/05
rev	Revision details	Rev.By	Date

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as recognised by
SSIP
SAFETY
SCHEMES IN
PROCUREMENT

Drawing Stage		Drawing Status	
	Draft	Comments	Tender
●	Issued	● Information	Construction
		Approval	As Built

Client	
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UNITED LIVING

Job title

**CARR LANE,
PRESCOT**

Drawing title

LEVEL APPRAISAL

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CONSULTING ENGINEERS

CIVIL • STRUCTURAL

GEOTECHNICAL • ENVIRONMENTAL

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