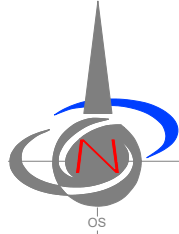
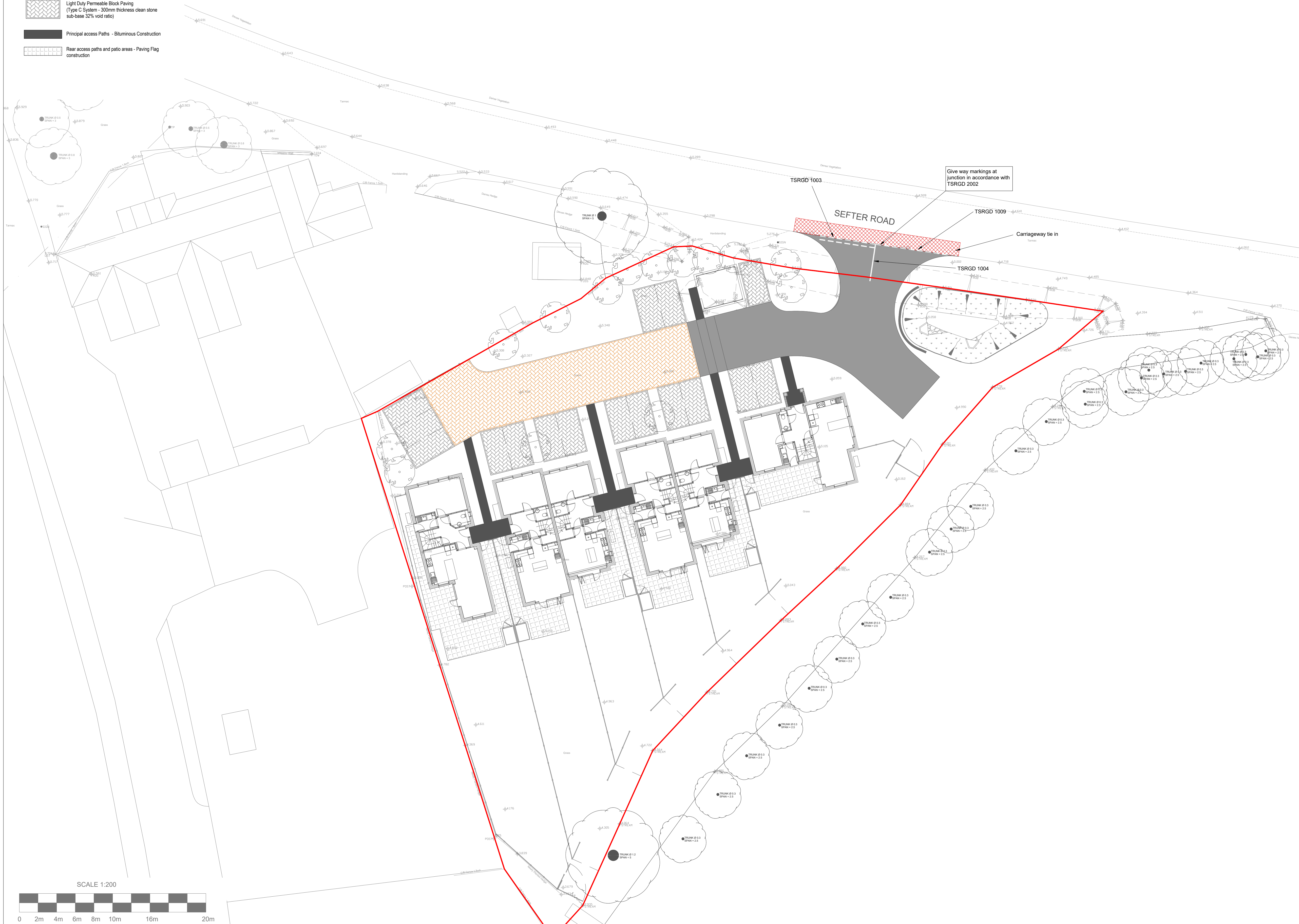


Key:

-  Carriageway tie in with Sefter Road and new private access. (Subject to highway authority approval)
-  Private Access Road (Bituminous surface finish)
-  Heavy Duty Permeable Block Paving (Type C system - 350mm clean stone sub-base sub-base 32% void ratio)
-  Light Duty Permeable Block Paving (Type C System - 300mm thickness clean stone sub-base 32% void ratio)
-  Principal access Paths - Bituminous Construction
-  Rear access paths and patio areas - Paving Flag construction



The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and level invert levels at connection points and ensure that they are fully consistent with the contents and of requirements the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (excluding drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. ALL LEVELS STATED ARE IN METRES ABOVE ORDNANCE DATUM.
3. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
4. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
5. ALL MATERIALS AND WORKMANSHIP RELATING TO REINSTATEMENT OR REPAIRS TO EXISTING/PARTIALLY CONSTRUCTED/ADOPTABLE HIGHWAY SHALL COMPLY FULLY WITH VOLUME ONE - SPECIFICATION FOR HIGHWAY WORKS AND THE GLOUCESTERSHIRE COUNTY COUNCIL MANUAL FOR GLOUCESTERSHIRE STREET 11th EDITION, PUBLISHED 1 APRIL 2016.
6. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
7. UNLESS STATED OTHERWISE, ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF AT AN APPROVED TIP OFF-SITE.
8. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
9. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MAINTENANCE REPAIRS TO RETURN THE HIGHWAY TO ITS FORMER CONDITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON EXISTING OR PARTLY CONSTRUCTED ADOPTABLE HIGHWAY.
11. ALL EXISTING LEVELS, GRADIENTS, DEPTHS ETC. TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. THE CONTRACTOR SHALL CONTACT ALL OF THE APPROPRIATE STATUTORY UNDERTAKERS AND ESTABLISH THE EXACT LOCATION OF ALL SERVICES, PRIOR TO THE COMMENCEMENT OF THE WORKS, BY HAND DUG TRIAL PITS.
13. ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL SHALL BE SULPHATE RESISTING PORTLAND CEMENT.

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT.
2. WORKS IN THE VICINITY OF LIVE SERVICES INCLUDING GAS, ELECTRICITY AND BT MAY BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE. PARTICULAR ATTENTION IS DRAWN TO THE EXISTING OVERHEAD ELECTRIC LINE CROSSING THE SITE. THE CLIENT MUST ENSURE THAT THIS IS DIVERTED TO THE SATISFACTION OF UKPN PRIOR TO ANY WORKS ON SITE.
3. WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE DEPARTMENT.
4. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURERS ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS HAND DUG AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
6. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

PRELIMINARY DRAWING
NOT FOR TENDER OR CONSTRUCTION
FOR PLANNING PURPOSES ONLY

Rev.	Description	Dm	Ckd	Date

Client	 www.hhd.co.uk
Project	Land adjacent Sefter School, House, Sefter Road
Title	External Finishes Plan

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Scale	1:200 on A1	Drawn	JH
Date	11/03/22	Checked	TL
File	21-023-Acad-350	Drawing No	21-023-350
		Rev	-