DO NOT SCALE



Notes

1. This drawing is to be read in conjunction with all other Engineers drawings and Architects drawings.
2. The contractor shall check all tie-in's for line and level with existing before commencing any works. The Engineer should be notified immediately should any errors be found
3. It is the Contractors responsibility to locate any service apparatus in the vicinity of the works.
4. Garden, driveway and access path gradients to be checked on site for compliance with Building Regulations 'Part M' prior to finalising external levels.

Legend

- Site Boundary (Phase 2)
- Site Boundary (Phase 1)
- 550 GB — Concrete Post & Gravel Board (550mm max)
- 450 FOE — Flag on Edge (450mm max)
- 1000 GW — GeoWall (1000mm max)
- 1200 W — Masonry Retaining Wall
- 150 UB — Underbuild
- 150 DD — Double Damping
- 150 STEP — Step In Slab
- Linear Drainage Channel
- 1:00 — Drive / Footpath Gradient
- 1:00 — Garden Gradient
- External Steps (150mm rise)
- +00.00 — Proposed Ground Level
- Distribution Box
- Garden Batter (1:3 max)
- FFL 18.65 — Plot Slab Level
- Alternative Access
- Root Protection Areas
- Tanked Permeable Paving (Tarmac)

0 5 10 15 20 25 30 35 40 45 50

SCALEBAR (m)

© Copyright The original of this drawing contained coloured symbols and/or features. Any black and white reproduction should not be relied upon.

PLANNING

Rev.	Date	Revision	By	Appd.
B	19.10.26	Updated to suit revised levels	PW	AJ
A	15.09.26	Updated to suit revised planning layout	PW	AJ

coopers
chartered consulting engineers
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU
Tel: 01244 684910
Email: admin@coopers.co.uk
Web: http://coopers.co.uk

Client: WAINHOMES NORTH WEST

Project: Middleton Road, Crumpsall, Manchester

Title: External Works (Phase 1 & 2)

DRAWING NUMBER	SCALE at A0	1:250	
8755 / PL05	DATE	14.07.26	REVISION
	DRAWN	PW	B
	CHECKED	AJ	