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NOTES:

- Do not scale from this drawing. This drawing shall be read in conjunction with all other relevant Architect's and Engineer's drawings.
- Any discrepancies, ambiguities, or anomalies in the information provided on this or any of the engineering drawings package must be reported prior to work proceeding.
- All accommodation work deemed necessary to facilitate a satisfactory link between the new works and the existing to be undertaken by the developer.
- It is the contractor's responsibility to locate all existing services and verify their level & location prior to commencing any works. Should they be affected by the works then the respective statutory undertaker should be contacted and any special protection requirements agreed.
- All highway works shall be undertaken in accordance with the Local Highway Authorities Design Guide and Specification and strictly in accordance with the 'Specification for Highway Works'. All drainage works shall be undertaken in accordance with the 'Design & Construction Guidance', and any other Regional Water company requirements. All works to be supervised/inspected as required by the relevant Inspector.
- All works must comply with current Health and Safety guidance & standards. All temporary signing to comply with Traffic Signs Manual - Chapter 8.
- All products are to be installed and maintained strictly in accordance with manufacturer's recommendations & guidelines.

Note
The proposals as shown are all subject to the prior approval of the Local Planning Authority, Local Highway Authority and Local Water Authority. No works to the adopted highway or drainage network must be undertaken until technical approval has been granted for the respective element.

Levels Legend	
Plot ** FFL: *** ** RH: *** ** M + 10.000 1:10 66.413 x -67.23 + [107.72] + [107.72] IL 1:5	Plot No. Finished Floor Level Ridge Height Primary access (level threshold, all to Part M), with raised DPC to Architect's details. Secondary access (150mm step unless noted otherwise, where level threshold raised DPC to Architect's details). Proposed levels Proposed Surface Gradient Proposed road levels Existing level, shown on survey Existing level (to be retained) Approximated/interpolated level (to be retained) Approximated/interpolated surface gradient (to be retained) Exposed Brickwork [Denotes approximate height below normal DPC] Raised Damp Proof Course & Tanking [Denotes approximate height above normal DPC] 1.50m CB +300mm Trellis 1.80m CB 1.80m close boarded fence with 300mm trellis over, all to Client's specification. Retaining wall [Denotes height] (See details, inclusive of handrails/guarding as required). BW - brick faced masonry, KP-Kingpost Sleeper. Graded bank. Unless annotated otherwise the gradient shall be 1:3 max. Denotes kerb type & [face height] 900mm long dropper kerb Denotes level landing 1.2m in length (or min. 0.90m length for external steps). Steps (150mm riser unless noted otherwise). Handrail as required where 3 No. steps or more are provided.

Tree Protection Legend	
	Root protection areas.
Refer to Arboriculturalist's Report and Plans for further information and details.	

FOR PLANNING ONLY

Rev:	Date:	Description:
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Client:

PALATINE HOMES

Project:

Victoria Road, Wargrave

Drawing Title:

External Works Layout

Haddenham Business Centre,
Chiltern House,
Thame Road,
Haddenham,
Bucks, HP17 8BY.
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Designed:	Drawn:	Checked:
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Scale:	Date:	Approved:
1:200 @ A1	Nov 2025	----
Drawing Number: 690:002		Revision: -