

NOTE : Retaining structures and guard rails to engineers design and specification.
(Refer to Engineers details and drawings.)

- Guarding should be provided where:
- structures are retaining land more than 600mm high to which people have access, or
 - a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm, or
 - a path is adjacent to a vertical difference in level of more than 600mm, (including where ground adjacent to the path falls away at an angle of more than 30 from the horizontal).

Where the retaining structure extends above the higher ground level and is climbable by young children it can create a falling distance (greater than 600mm) off the top of the wall which then requires guarding.

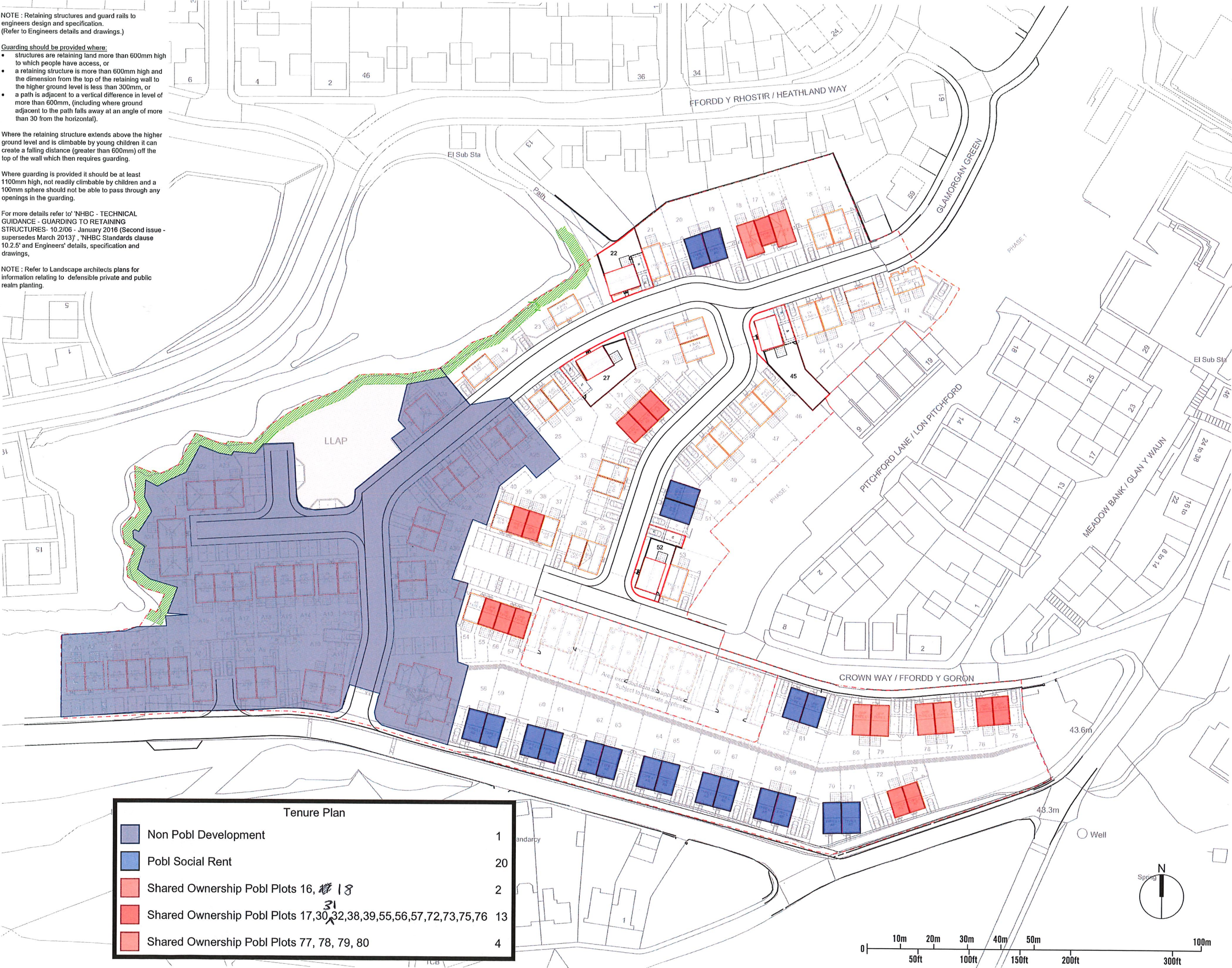
Where guarding is provided it should be at least 1100mm high, not readily climbable by children and a 100mm sphere should not be able to pass through any openings in the guarding.

For more details refer to 'NHBC - TECHNICAL GUIDANCE - GUARDING TO RETAINING STRUCTURES- 10.2/06 - January 2016 (Second issue - supersedes March 2013)', 'NHBC Standards clause 10.2.5' and Engineers' details, specification and drawings,

NOTE : Refer to Landscape architects plans for information relating to defensible private and public realm planting.

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rev	date	description



- LEGEND
- PLOTS TO BE REPAIRED (AS23 S&S 16-17 & 18)
 - PROPOSED FOOTING OF THE BUILDINGS
 - PROPOSED WALKWAY (SEE FOR TOWN ROAD)
 - 3 bed and 4 bed houses
 - 2 wheeled parking spaces
 - PROPOSED PLANT - (LOCATION TO BE CONFIRMED) (PLANTING NOT TO BE REPAIRED)
 - RED LINE BASED ON EXISTING TIE
 - 200mm OF THE CLIFF EDGE OF CLIFF BASED ON SURVEY
 - OVERLINE OF THE DRAINAGE AREA (BASED ON THE EXISTING)
 - INDICATIVE LOCATION AND SIZE OF THE RETAINING STRUCTURES AND EXISTING STOPS. PLEASE SEE LAYOUTS FOR THE DETAILS.
 - WALL TRIANGLE BETWEEN TERRACES WILL AND A FENCE TO BE PLACED WITHIN THE FENCED OFF AREA BETWEEN TERRACES (EXCEPT)

Roberts Limbrick ARCHITECTS

project
RESIDENTIAL DEVELOPMENT
SITE AT HERITAGE GATE
COED DARCY
client
JEHU

Tenure Plan	
Non Pobl Development	1
Pobl Social Rent	20
Shared Ownership Pobl Plots 16, 17, 18	2
Shared Ownership Pobl Plots 17, 30, 32, 38, 39, 55, 56, 57, 72, 73, 75, 76	13
Shared Ownership Pobl Plots 77, 78, 79, 80	4

POBL
SHARED
OWNERSHIP
&
SOCIAL
RENT
TENURE
PLAN

