

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

Guarding should be provided where:

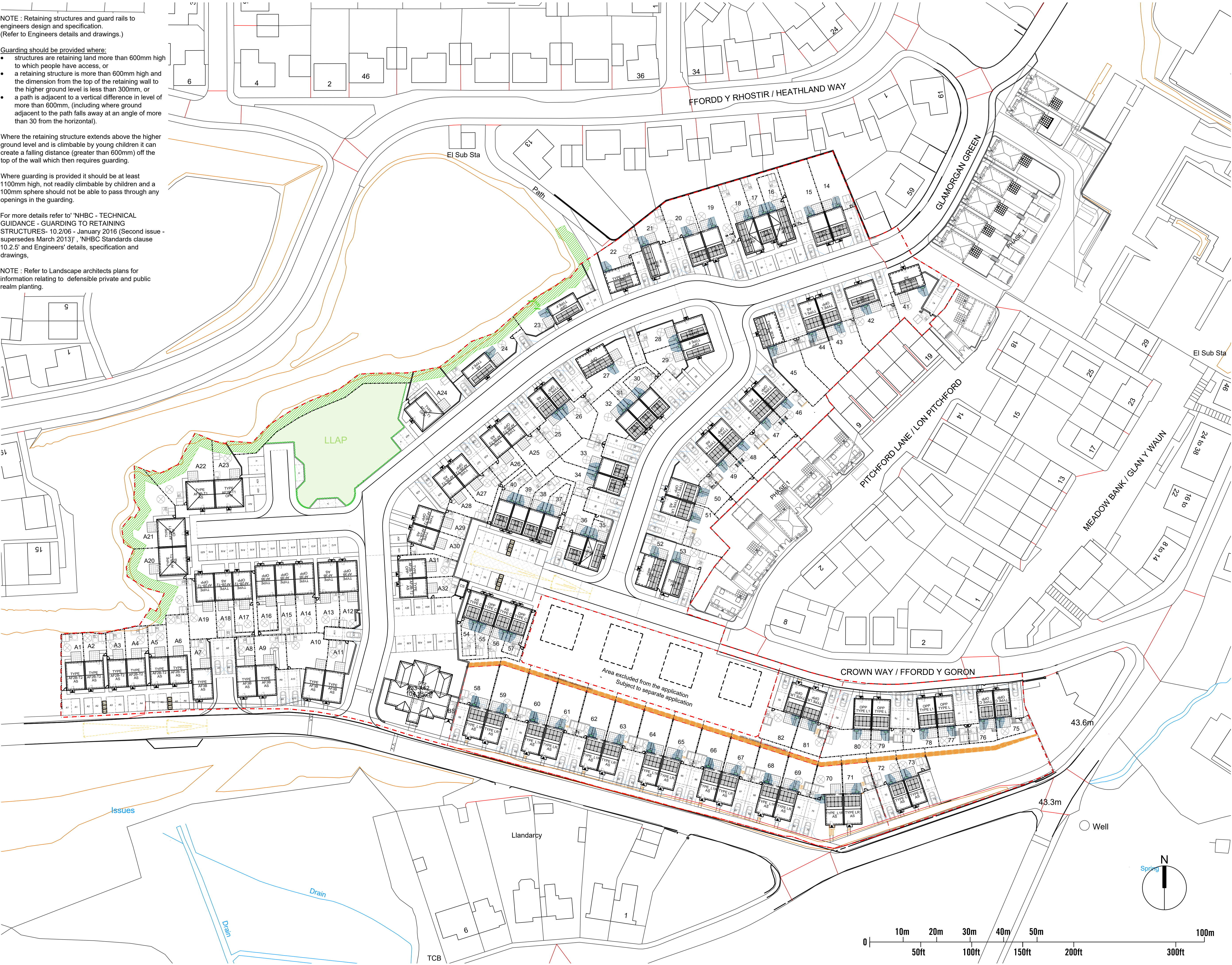
- structures are retaining land more than 600mm high to which people have access, or
- a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm, or
- a path is adjacent to a vertical difference in level of more than 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.



Rev Date				By	Chk	Description
18.11.2019				First Issue.		
11.12.2019				Design layout amended.		
21.02.2020				Design developed.		
28.02.2025				ASHP and PV panels added to all house types. Bin storage area/shed added to all gardens.		
04.06.2025				ASHP removed to plots A25/A26/A27 & A28. PV panels to plots 58-73 re-located to the rear roof slope.		
18.06.2025				Plots 70 & 71 moved back 750mm		

LEGEND	
	PARKING STANDARDS:
	1 bed apartments:
	• 1 parking space
	2 bed houses:
	• 2 parking spaces
	3 bed houses:
	• 3 parking spaces or
	4 bed houses:
	• 4 parking spaces or garage
	INNOVATION PLOTS - LOCATION TO BE CONFIRMED (REMARKING COST HAS NOT BEEN NOT DEC-LOCATED)
	RED LINE - BASED ON SURVEY TOC
	3M BUFFER OF THE CLIFF (EDGE OF CLIFF BASED ON SURVEY)
	OUTLINE OF THE SOLVENT AREA (BASED ON THE CO-ORDINATES)
	INDICATIVE LOCATION AND SIZE OF THE RETAINING STRUCTURES AND EXTERNAL STEPS. PLEASE SEE ENGINEERS SET FOR DETAILS.
	INFILL TRIANGLE BETWEEN TERRACEN WALL AND STEPS TO BE FILLED WITH RIDE. FEATHERED EDGED SOFTWOOD BRANKING (TYPICAL).

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Project Name
Residential Development
Coed Darcy Phase 2 (Pob)

Client Name

Drawing Title
Proposed
Site Plan

Scale
1/500 @ A1

Project No.
11341

Status
A3

Purpose Of Issue
Issued for Planning

Project Org Vol Level Form Role
11341 • RL • ZZ • 00 • DR • A

Number
PLO3

Revision
E