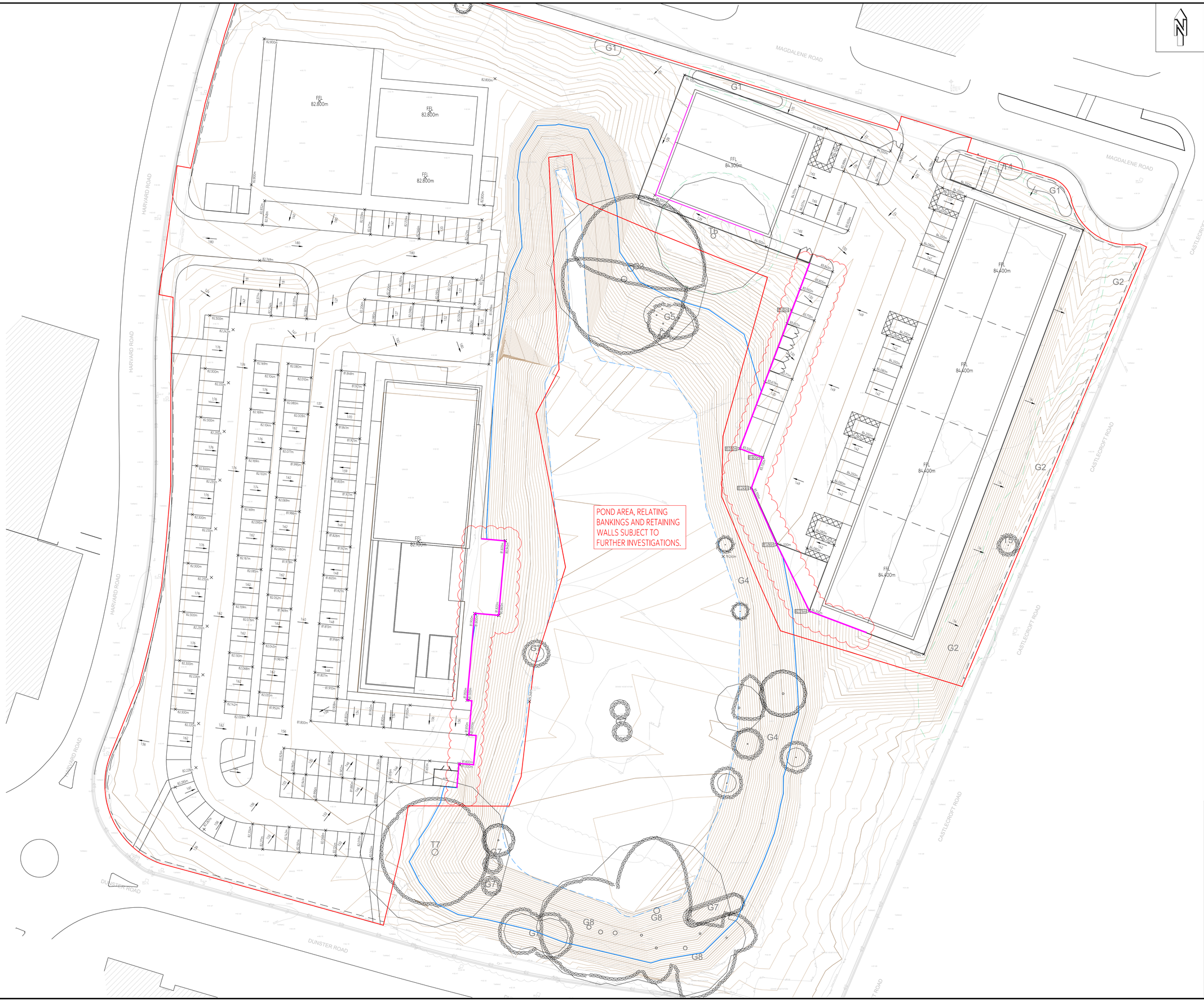


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KEY:

- 100.000 — EXISTING LEVEL
- 100.000 — PROPOSED LEVEL
- FFL 100.000 — PROPOSED FINISHED FLOOR LEVEL
- 1:40 — PROPOSED GRADIENT
- CONTOUR MAJOR - 1.0m INTERVALS
- CONTOUR MINOR - 0.1m INTERVALS
- PROPOSED RETAINING WALL
- SITE BOUNDARY

TABLE 1: DESIGNERS RISK ASSESSMENT

RISK REFERENCE	RISK DESCRIPTION	RISK CONSIDERATION/ MITIGATION
R.01	POND BANKING GRADIENTS AND BANKINGS EXTENTS.	INFORMATION REQUESTED FROM THE LLFA TO DETERMINE EXISTING VOLUME WITHIN THE POND TO PROVIDE LIKE FOR LIKE IN DESIGN.
R.02	RETAINING WALLS FOR YARD AREA AND OFFICE.	RETAINING WALL CONSTRUCTION T.B.C. PRIOR TO LLFA CONSULTATION.
R.03	PROPOSED BANKING OVER EXISTING PUBLIC SEWER.	WATER AUTHORITY TO BE CONSULTED ON CHANGE OF COVER OVER THE SEWER.
R.04	PROPOSED BANKING OVER EXISTING PUBLIC SEWER.	WATER AUTHORITY TO BE CONSULTED ON CHANGE OF COVER OVER THE SEWER.
R.05	5 A SIDE PITCH AREA AND PADEL COURT CURRENTLY SET AS ONE FLAT PLATEAU.	DETAILED DESIGN OF THE COURTS SHOULD CONFIRM FALL REQUIREMENTS.
R.06	PROXIMITY OF CAR PARKING AND PATH TO EXISTING POND.	VEHICLE RESTRAINT AND PEDESTRIAN BARRIERS ARE REQUIRED.

TABLE 2: NOTE TO DEVELOPER

NOTE REFERENCE	NOTE DESCRIPTION
N.01	EXPOSED BRICK WORK PROPOSED TO MINIMISE THE WORKS WITHIN THE TREE ROOT AREA.
N.02	CAR PARKING LEVELS DESIGNED TO ACCOMMODATE FLOOD EXCEEDANCE THROUGH THE SITE TO REDUCE THE RISK OF FLOODING TO THE BUILDING.
N.03	ALTERATIONS TO THE SITE LEVELS WITHIN THE UNITED UTILITIES DRAINAGE EASEMENT WILL REQUIRE A SECTION 185 AGREEMENT WITH UNITED UTILITIES.

Rev.	Date	Remarks	Drawn	Chkd
P02	18.01.26	REVISED TO SUIT RETAINING WALL LOCATION AT INDUSTRIAL	AE	LS
P01	24.11.25	FIRST ISSUE	AE	LS

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Client: BARROWCLOUGH ARCHITECTS

Project: PROPOSED COMMERCIAL DEVELOPMENT
CROWN GAS AND POWER
BURY

Title: PROPOSED EXTERNAL WORKS

Size	Scale	Designed	Checked	Date
A0	1:250	JLE	LS	NOV 25

Drawing Status: PRELIMINARY

Job Number	Originator	Zone	Level	Type	Role	Drawing No.	Rev.
24312	PWA	00	XX	DR	C	2000	P02