



Do Not Scale			
DESIGN REVIEW			
Design review by:	**	Checked by:	**
Residual hazards:			
<b>Health, Safety &amp; Environmental Notes</b>			

**NOTES**

**General Notes**

Architectural Site Plan  
 Acanthus WSM  
 4035.20.1000.P16 - Site Layout

Existing Topographical Survey  
 Blue Hill topo survey 3D

- All Coordinates relate to Topographical survey coordination
- All Dimension in mm unless notified otherwise
- All Levels in mAOD in relation to Topographical survey coordination unless notified otherwise

**Residential External Works**

We believe the proposed gradients meet the guidance set out in Building Regulations Part M. If the client's or DDA Consultant's requirements are more onerous Adept should be informed so alterations can be made to comply with their requirements.

Typical Gradients used:-

Paths/Patios	Ideal 1/21-1/60	Steepest 1/12	Flattest 1/80
Car Parking/Driveways	1/21-1/60	1/12	1/80
Gardens/Landscaping	>1/21	1/10	N/A

All levels around dwellings have been designed with level access to all elevations unless noted with overbuild which is measured from FFL to proposed external levels. Facing brick work will need to be extended down in overbuild areas to ensure engineering bricks or blocks are not visible.

Levels fall away from the dwellings

Retaining Wall Types:  
 FOE = Flag on Edge (0-600mm)  
 GB = Gravel Board (0-600mm)  
 GAB = Gabion Wall (>600mm\*)  
 RW = Brick Retaining Wall (450-1500mm\*)  
 RC = Reinforced Concrete Wall (>1000mm\*)

\* heights shown are typical and certain wall types may not be suitable due to location, loading and ground conditions & Boundary Treatment type

**Key:**

- Land Ownership Boundary
- Retention < 600mm - Flag on Edge Type 2a & 2b (FOE)  
Note: Not to be used within Vehicle influence zone
- Retention < 600mm - Flag on Edge Type 2c & 2d (FOE)  
Note: Can be used within Vehicle influence zone
- Retention < 600mm - Gravel Board Type 1a, 1b & 1c(GB)  
Note: Not to be used within Vehicle influence zone
- Retention < 1500mm - Cavity Filled Wall Type 3E/4E/5E Retention  
Note: Not to be used within Vehicle influence zone
- Retention < 1500mm - Cavity Filled Wall Type 3F/4F/5F Retention  
Note: Can be used within Vehicle influence zone
- Retention > 1500mm - Retaining Wall Type 4a & 4b
- Retention > 1820mm - Retaining Wall Type 5g & 5h
- Retention Contiguous Piled Wall
- Retention Redi-Rock Wall or similar wall type to Highways approval
- Retention Maximum Extent of Potential Retainment, Structure type TBC
- Underbuild
- Overbuild
- Banking
- Contours, Minor (0.1m)
- Contours, Major (0.5m)
- Phase 2 Banking Extents
- Attenuation Tank Extents
- Proposed Spot Elevations
- Existing Spot Elevations
- Gabion Wall

Date	Description	By	Chk	Rev
27.03.24	Banking gradient to existing levels changed to 1 in 3. Wall type around pump station, between plot 24/25 changed & between plot 28/29 changed and Gabion basket changed to gravel board at plot 32	OCB	TT	P16
06.12.23	Levels added to drawing above attenuation tank. Gravel Boards removed from gabion baskets and Gabion Basket extents extended down plot 14's gable	OCB	TT	P15
27.10.23	Drawing updated following comments from client	OCB	AL	P14
29.09.23	Levels updated due to plots 1-12 moving	OCB	AL	P13
05.09.23	Wall type along plot 1-12 updated. Redi-Rock wall extent amended	OCB	RP	P12
01.09.23	Drawing updated to suit new Redi-Rock design	OCB	AL	P11
16.08.23	Redi-Rock wall levels updated	OCB	JZG	P10
29.06.23	Plot 24 FFL updated	OCB	JS	P9
20.06.23	Drawing updated to reduce overbuild from tank. For previous revision notes see previous drawing revisions	OCB	JS	P8

**ADEPT**  
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Project  
**Blue Hills Farm,  
 Birkenshaw**

Title  
**External Levels  
 Phase 1, Sheet 1 of 2**

Client  
**Vistry  
 Partnerships**

Scale @ A1	Initial author	Initial checker	Approver	Initial Date
1:250	RLP	JS	RP	Jun 22
Status	Purpose	Adopt Ref		
S2	Preliminary	09.21011		
Project Number	Originator	Volume	Level	Type
09.21011-ACE-00-ZZ-DR-C-3200	P16			