



General Notes

Architectural Site Plan
Acanthus WSM
4035.20.105.P16 - Site Layout

Existing Topographical Survey
Blue Hill topo survey 3D

1. All Coordinates relate to Topographical survey coordination
2. All Dimension in mm unless notified otherwise
3. 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	Steepest	Flattest
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

Do Not Scale

DESIGN REVIEW

Design review by:	**	Checked by:	**
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Residual hazards:

Health, Safety & Environmental Notes

NOTES

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 Contiguous Piled Wall
- Retention Potential Contiguous Wall, Should Phase 2 not be constructed at the same time as Phase 1
- 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 Major Extents
- Proposed Spot Elevations
- Existing Spot Elevations
- Gabion Wall

27.03.24	Banking gradient to existing levels changed to 1 in 3	OCB	TT	P12
12.12.23	Gravel Boards removed from gabion baskets, Gabion Basket extents extended down plot 41's gable end and note updated to Plot 70 contig wall	OCB	TT	P11
15.06.22	See previous drawing revisions for previous revision notes			
Date	Description	By	Chk	Rev

ADEPT

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Project
Blue Hills Farm,
Birkenshaw

Title
External Levels
Phase 1, Sheet 2 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	Role	Drp. No.	Rev.
09.21011-ACE-00-ZZ-DR-C-3201							P12

