

DO NOT SCALE



NOTES

- THIS DRAWING IS BASED UPON REDROW HOMES SITE LAYOUT REFERENCE BW-16-02-03-5 - PROPOSED SITE LAYOUT, AND MET GEO-ENVIRONMENTAL TOPOGRAPHICAL SURVEY DRAWING REFERENCE P18-01196 DATED FEB 2019.
- ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS AND SPECIFICATIONS.
- BRICKWORK ON HIGH SIDE OF WALLS ADJACENT TO DRIVEWAYS SHOULD BE RASSED MORE THAN 1 COURSE ABOVE FINISHED GROUND LEVELS UNLESS NOTED OTHERWISE.
- SITING OF PEDESTRIAN GUARDING SHOULD BE INCLUDED WHERE IT IS REASONABLY NECESSARY TO PROTECT ANY LANDING TO WHICH PEOPLE HAVE ACCESS. EDGE RESTRAINT BARRIERS ARE TO BE PROVIDED WHERE THE FALL FROM A HEIGHT, INCLUDING THE HEADER COURSE, EXCEEDS 600mm.
- OVERBUILD DEMARCATION IS TO BE READ IN CONJUNCTION WITH THE EXTERNAL LEVELS AROUND THE PLOT. ANY CONFLICTS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY WHERE THE STANDARD 5 COURSE OF BRICKWORK IS NOT SUFFICIENT. A MINIMUM OF 2 COURSES OF ADDITIONAL BRICKWORK IS REQUIRED BELOW LOWEST EXTERNAL LEVEL.
- IDENTIFIED SECONDARY DPC LOCATIONS ARE INDICATIVE AND ARE NOT EXHAUSTIVE. EARLY DIALOGUE WITH THE BUILDINGS INSPECTOR IS ADVISED TO ESTABLISH FULL EXTENT.
- GENERAL PRINCIPLE ACCESS GUIDANCE:  
- LEVEL ACCESS - MAX GRADIENT 1:20  
- RAMPED APPROACH - 1:12 UP TO 3m WITH 0.9m/1.2m LEVEL LANDING (1:40)  
- BEAM AND BLOCK - LEVEL AND STANDARD THRESHOLDS AND DRAWING REFERENCE EG-W103 - ELEVATION DETAIL SHOWING LOCALLY RASSED GROUND LEVEL GROUNDWORKERS TO ENGAGE EARLY DIALOGUE WITH INHC INSPECTOR TO ESTABLISH PRINCIPLES. ANY DEVIATION FROM STANDARD DETAILS REFERENCED ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- STEP TO DWELLING NOTED \* IS TO BE A 75mm RISER.
- FOR ALL PLOTS WITH LEVEL THRESHOLD, REFER TO REDROW HOME STANDARD DETAILS DRAWING REFERENCE EG-W1200 - BEAM AND BLOCK - LEVEL AND STANDARD THRESHOLDS AND DRAWING REFERENCE EG-W103 - ELEVATION DETAIL SHOWING LOCALLY RASSED GROUND LEVEL GROUNDWORKERS TO ENGAGE EARLY DIALOGUE WITH INHC INSPECTOR TO ESTABLISH PRINCIPLES. ANY DEVIATION FROM STANDARD DETAILS REFERENCED ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY:

- 160.00 DEVELOPMENT BOUNDARY
- 160.00[EX] PROPOSED EXTERNAL WORKS LEVELS
- 161.15 EXISTING LEVEL (TAKEN FROM TOPOGRAPHICAL SURVEY)
- 161.15 PROPOSED FALL/GRADE
- 160.00 PRIVATE DRIVE PRIMARY CONTOURS
- 160.00 PRIVATE DRIVE SECONDARY CONTOURS (50mm)
- BATTERS
- RET740 RETAINING WALL (HEIGHT OF RETAINED GROUND) \* = DENOTES RAILINGS
- OB200 OVER BUILD (ADDITIONAL FACINGS BELOW STANDARD 150mm FACING BRICKWORK BELOW DPC)
- RAISED DPM SHOWN INDICATIVELY. REFER TO REDROW STANDARD DETAILS - DRAWING REFERENCE EG-W103 - BEAM AND BLOCK - PERMETER DETAIL - HIGH GROUND (SEE NOTE 9)
- FFL 160.00 PROPOSED FINISHED FLOOR LEVEL
- FFL 160.00[EX] PROPOSED FINISHED FLOOR LEVEL (NO LEVELS ACCESS)
- GARAGE 160.00 PROPOSED GARAGE FLOOR LEVEL
- CHANNEL DRAIN
- PRIVATE DRAINAGE GULLY



REV	DATE	BY	DESCRIPTION	APPROVED
A	02/28/2023	MM	Approved to start site	MM
B	02/28/2023	MM	Amended to submit (discuss) planning permission	MM
C	03/10/2023	ACMS	Updated to suit architectural revision	MM
A	17/02/2022	MM	Minor amendments by Tender Issue	MM

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PROJECT	BRADLEY VILLA FARM HUDDERSFIELD		
TITLE	PROPOSED EXTERNAL WORKS SHEET 4 OF 4		
SCALE	1:250	STATIONING	MML
DATE	DEC 21	APPROVED	MML
DRAWING NO.	4607	PROJECT NO.	4607-16-06-304
REV		REV	D

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