

DO NOT SCALE



NOTES

- THIS DRAWING IS BASED UPON REDROW HOMES SITE LAYOUT REFERENCE BW-16-02-03-S - 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 NOT BE BASED 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 800mm.
- 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 LEVELWORK 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 1:50
 - RAMPED APPROACH - 1:15 UP TO 15m WITH 0.9m/1.2m LEVEL LANDING (1:40)
 - 1 STEP/RISER IS REQUIRED. THIS IS TO BE LOCATED AT THE DOOR.
 - 2 STEPS/RISERS OR LESS - HAND RAILING NOT REQUIRED
 - 3 STEPS/RISERS OR MORE - HAND RAILING REQUIRED
- STEP TO DWELLING NOTED * IS TO BE A 75mm RISER.
- FOR ALL PLOTTING WITH LEVEL THRESHOLD, REFER TO REDROW HOME STANDARD DETAILS DRAWING REFERENCE EG-W1200 - BEAM AND BLOCK - LEVEL AND STANDARD THRESHOLDS AND DRAWING REFERENCE EG-W1503 - ELEVATION DETAIL SHOWING LOCALLY BASED GROUND LEVEL. GROUNDWORKERS TO ENGAGE EARLY DIALOGUE WITH NHBC INSPECTOR TO ESTABLISH PRINCIPLES. ANY DEVIATION FROM STANDARD DETAILS REFERENCED ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY:

- DEVELOPMENT BOUNDARY
- 160.00 PROPOSED EXTERNAL WORKS LEVELS
- 160.00[EX] EXISTING LEVEL (TAKEN FROM TOPOGRAPHICAL SURVEY)
- 1in15 PROPOSED FALL/GRADE
- 160.00 PRIVATE DRIVE PRIMARY CONTOURS (200mm)
- 160.00 PRIVATE DRIVE SECONDARY CONTOURS (50mm)
- BATTERS
- RET740 RETAINING WALL (HEIGHT OF RETAINED GROUND) * = DENOTES RAILINGS
- OE0300 OVER BUILD (ADDITIONAL FACINGS BELOW STANDARD 150mm FACING BRICKWORK BELOW DPC)
- RAISED DPM SHOWN INDICATIVELY. REFER TO REDROW CHANGING DETAIL - DRAWING REFERENCE EG-W1052 - BEAM AND BLOCK - PERIMETER DETAIL - HIGH GROUND (SEE NOTE 9)
- FFL 160.00 PROPOSED FINISHED FLOOR LEVEL
- FFL 160.00 PROPOSED FINISHED FLOOR LEVEL (NO LEVELS ACCESS)
- GARAGE 160.00 PROPOSED GARAGE FLOOR LEVEL
- CHANNEL DRAIN
- PRIVATE DRAINAGE GULLY



REV	DATE	BY	DESCRIPTION	APPROVED
D	22.08.2023	MM	Amended to CP track logs	MM
C	02.08.2023	MM	Amended to future assumed planning permission	MM
B	03.10.2022	ADMS	Updated to final architectural revision	MM
A	17.02.2022	MM	Minor amendments to Tender issue	MM

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PROJECT:	BRADLEY VILLA FARM HUDDERSFIELD		
FILE:	PROPOSED EXTERNAL WORKS SHEET 3 OF 4		
SCALE @:	1:250	REVISIONS:	MM
DATE:	DEC 21	APPROVED:	MM
PROJECT NO.:	4607	DRAWING NO.:	4607-16-06-303
DATE:		BY:	D

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