

DO NOT SCALE



NOTES

1. THIS DRAWING IS BASED UPON REDROW HOMES SITE LAYOUT REFERENCE BVF-16-02-03-S - PROPOSED SITE LAYOUT, AND MET GEO-ENVIRONMENTAL TOPOGRAPHICAL SURVEY DRAWING REFERENCE P16-0116 DATED FEB 2016.
2. 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.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS AND SPECIFICATIONS.
4. BROCKWORK ON HIGH SIDE OF WALLS ADJACENT TO DRIVEWAYS SHOULD NOT BE RAISED MORE THAN 1 COURSE ABOVE FINISHED GROUND LEVELS UNLESS NOTED OTHERWISE.
5. 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.
6. 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 BROCKWORK IS NOT SUFFICIENT. A MINIMUM OF 2 COURSES OF ADDITIONAL BROCKWORK IS REQUIRED BELOW LOWEST EXTERNAL LEVEL.
7. IDENTIFIED SECONDARY DPC LOCATIONS ARE INDICATIVE AND ARE NOT EXHAUSTIVE. EARLY DIALOGUE WITH THE BUILDING INSPECTOR IS ADVISED TO ESTABLISH FULL EXTENT.
8. GENERAL PRINCIPLE ACCESS GUIDANCE:
  - LEVEL ACCESS - MAX GRADIENT 1:20
  - RAMPED APPROACH - 1:12 UP TO 2.00 WITH 0.8m/7.2m LEVEL LANDING (1:40)
  - RAMPED APPROACH - 1:15 UP TO 1.50 WITH 0.8m/7.2m LEVEL LANDING (1:40)
  - 1:1 STEPS/RIERS OR LESS - HAND RAILING NOT REQUIRED
  - 2 STEPS/RIERS OR LESS - HAND RAILING NOT REQUIRED
  - 3 STEPS/RIERS OR MORE - HAND RAILING REQUIRED
9. STEP TO DWELLING NOTED \* IS TO BE A 75mm RISER.
10. FOR ALL PLOTS WITH LEVEL THRESHOLD, REFER TO REDROW HOME STANDARD DETAILS DRAWING REFERENCE EG-M1200 - BEAM AND BLOCK - LEVEL AND STANDARD THRESHOLD AND DRAWING REFERENCE EG-M1503 - ELEVATION DETAIL SHOWING LOCALLY RAISED GROUND LEVEL. GROUNDWORKER TO ENGAGE EARLY DIALOGUE WITH NHC INSPECTOR TO ESTABLISH PRINCIPLES. ANY DEVIATION FROM STANDARD DETAILS REFERENCED ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY:

- DEVELOPMENT BOUNDARY
- 160.00[EX] PROPOSED EXTERNAL WORKS LEVELS
- 160.00[EX] 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
- RET240 RETAINING WALL (HEIGHT OF RETAINED GROUND) \* = DENOTES RISER
- OB300 OVER BUILD (ADDITIONAL FACIES BELOW STANDARD 150mm FACING BROCKWORK BELOW DPC)
- RAISED DPM SHOWN INDICATIVELY (200mm)
- REF ELEVATION EG-M1503 - BEAM AND BLOCK - FORMER 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
E	21.06.2023	MM	Revised to CP mark up	MM
C	20.06.2023	MM	Revised to CP mark up	MM
C	02.06.2023	MM	Revised to future assumed planning permission	MM
B	03.10.2022	ADMS	Updated to suit architectural revision	MM
A	17.02.2022	MM	Minor amendments to Tender Issue	MM



PROJECT: BRADLEY VILLA FARM HUDDERSFIELD

TITLE: PROPOSED EXTERNAL WORKS SHEET 2 OF 4

SCALE	DATE	DESIGNER	APPROVED	DATE
1:250	MM	MM	MM	DEC 21

PROJECT NO: 4607 DRAWING NO: 4607-16-06-302 REV: E

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