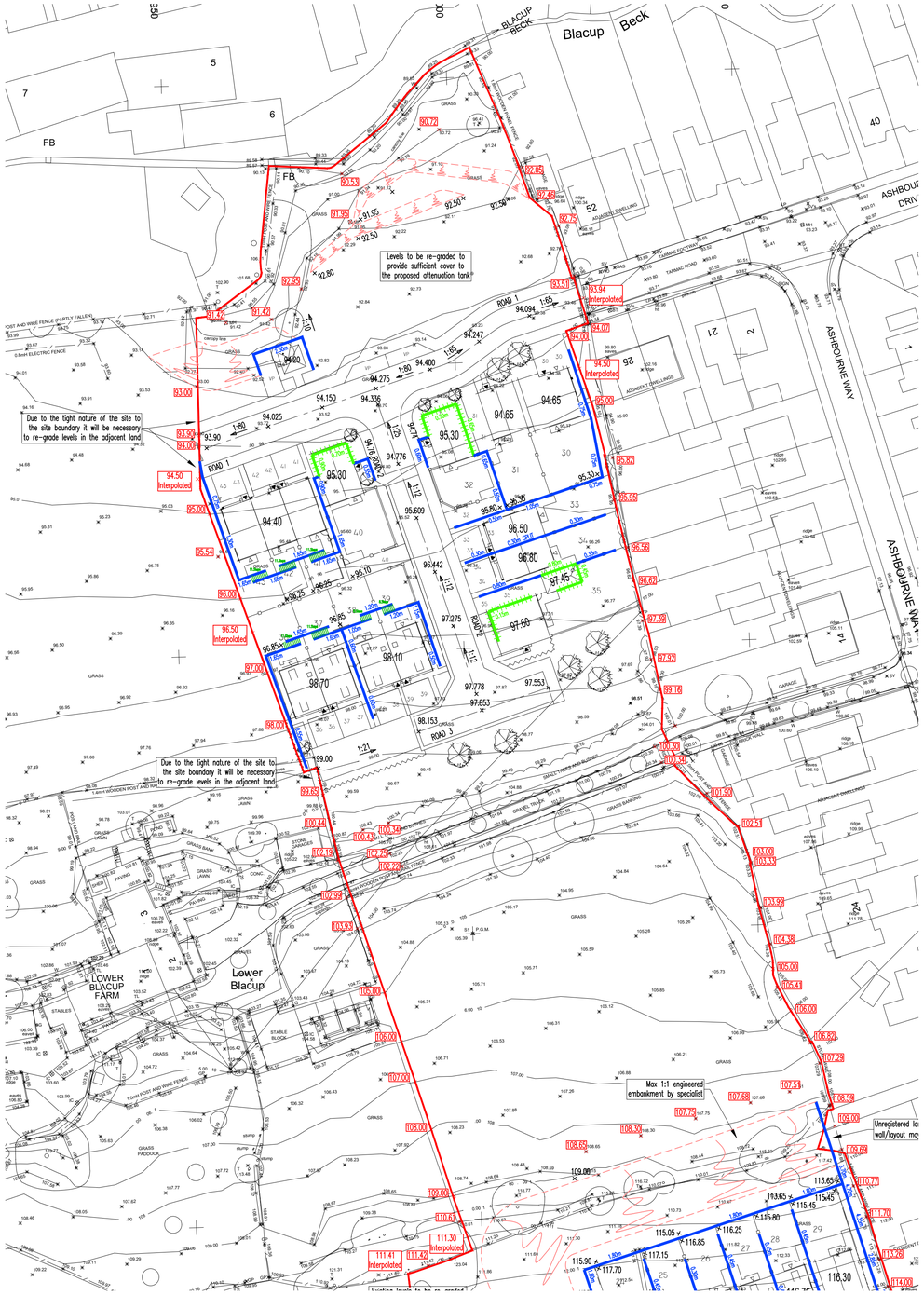
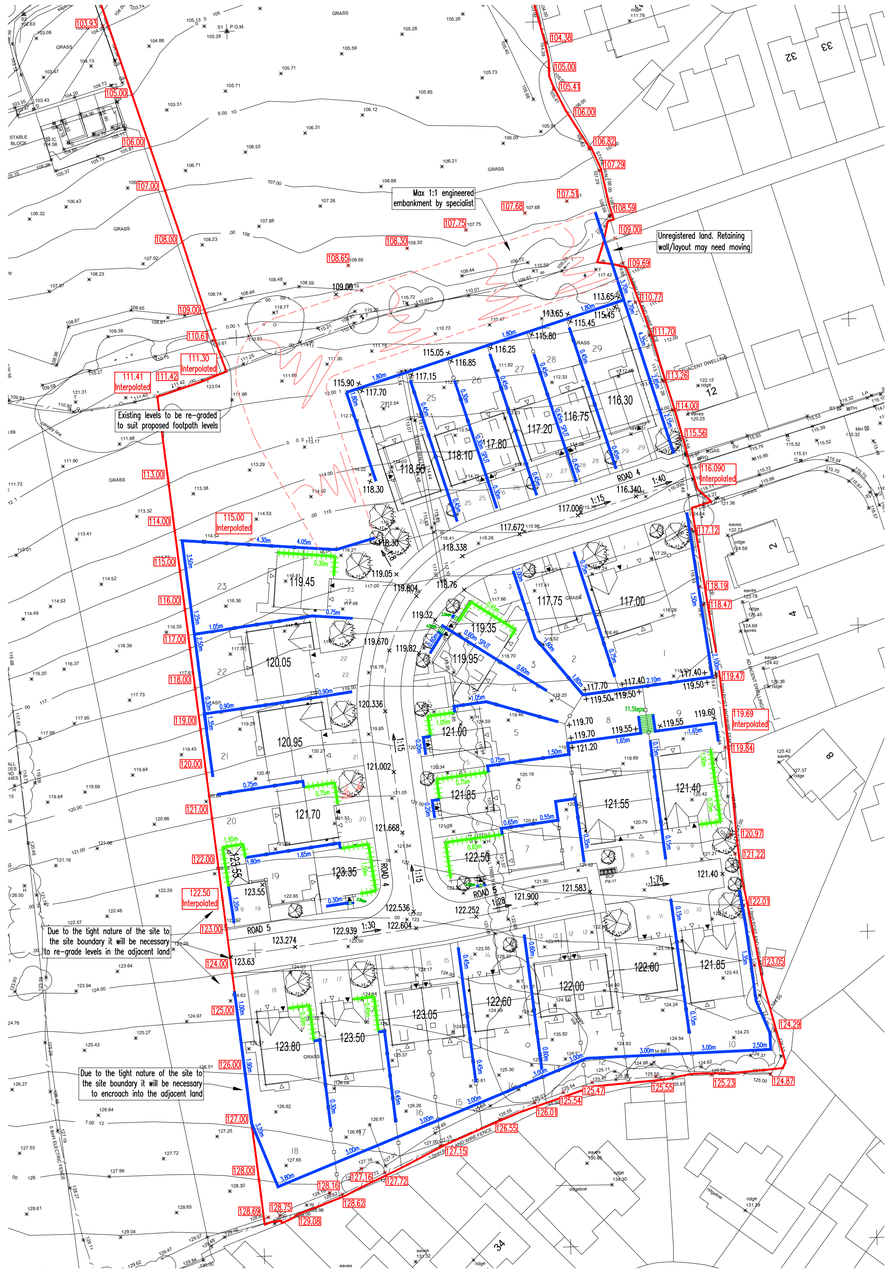



## N O T E S

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

DO NOT SCALE | ORIGINAL DRAWING SIZE A1

## K E Y

| | |
|---|---|
| ???.??? | Proposed Finished Floor Level (FFL) |
| × 00.00 | Approximate Existing Level |
| × 00.00 | Proposed External Level |
| 1:??? | Proposed Gradient |
| | Retaining Wall (HWRW denotes highway retaining) |
| | Extra Facing Brickwork (Underbuild) |
| | Tanking |
| | Max 1 in 3 Batter (Unless noted otherwise) |

Notes

- This drawing is to be read in colour
- The levels shown on this drawing are approximate and are subject to change at detailed design stage +/- 0.5m.
- It will be necessary to provide steps to some dwellings, however, these have not been shown during feasibility stage
- All highway gradients are subject to the Highway Authority's Approval. (max gradient used 1:10 due to the topography of the site)
- Highway Retaining Walls are subject to an AIP from the Highway Authority.
- A hand rail will be required to the principal access where there are more than 3No. Steps

Retaining walls retaining land above the highway may still need to be reviewed/checked by the Highways Authority but may not necessarily be subject to the same commuted sums

| Rev | By | Date | Description | Chk |
|---|---|---|---|---|
| K | NM | 21.07.26 | Revised to suit new site layout | WW |
| J | WW | 09.07.26 | Road names added and adjusted to match feasibility longsections | WW |
| H | WW | 01.07.26 | Revised to suit updated layout | WW |
| G | WW | 11.06.26 | Revised to suit STEN layout rev A | WW |
| F | WW | 01.05.26 | Revised to suit new layout | WW |
| E | LS | 30.10.25 | Contours updated. Road Names added | WW |
| D | WW | 23.05.25 | Plot 12 car parking changed from extra facing to retaining wall | WW |
| C | WW | 22.05.25 | Highway contours added. Minor alterations | WW |
| B | WW | 14.05.25 | Revised to suit new site layout | WW |
| A | WW | 27.02.25 | Revised to suit new site layout | WW |
| / | WW | 03.01.25 | Issued for approval | WW |


CONSULTING ENGINEERS LTD
Clarke Hall Farm • Aberford Road • Wakefield • WF1 4AL
T: 01924 792312 • E: info@oecconsult.co.uk • W: www.oecconsult.co.uk


**Client** NEWETT HOMES

**Project** LOWER BLACCUP FARM, CLECKHEATON

**Title** LEVELS FEASIBILITY LAYOUT

| Scale | Drawn | Checked | Date |
|---|---|---|---|
| 1:500 | CG | WW | JAN.25 |

**Drawing Status** APPROVAL

| Job No. | Drawing No. | Revision |
|---|---|---|
| 159.004 | SK01 | K |