

Legend:

- Indicative Site Boundary
- Indicative Ownership Boundary
- XXXX

Finished floor level/DPC Level. Refer to architects details
- 188.333

Existing Level
- 188.272

Proposed Level
- Drive / Garden / Path Gradient
- Proposed banking in soft non-pedestrianised areas.
- 300 EB

Additional exposed brickwork expressed as maximum number of courses below typical ground level. (Typically 150mm below DPC/FFL). Refer to Architect detail.
- 300 RDPC

Raised DPC level expressed as maximum number of courses above standard DPC level (see Architect's drawings for standard DPC and tanking detail. Advice to be sought from DPC supplier for full tanking details required where DPC exceeds 2 courses.
- 300 Tanking

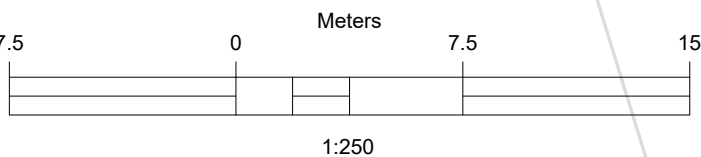
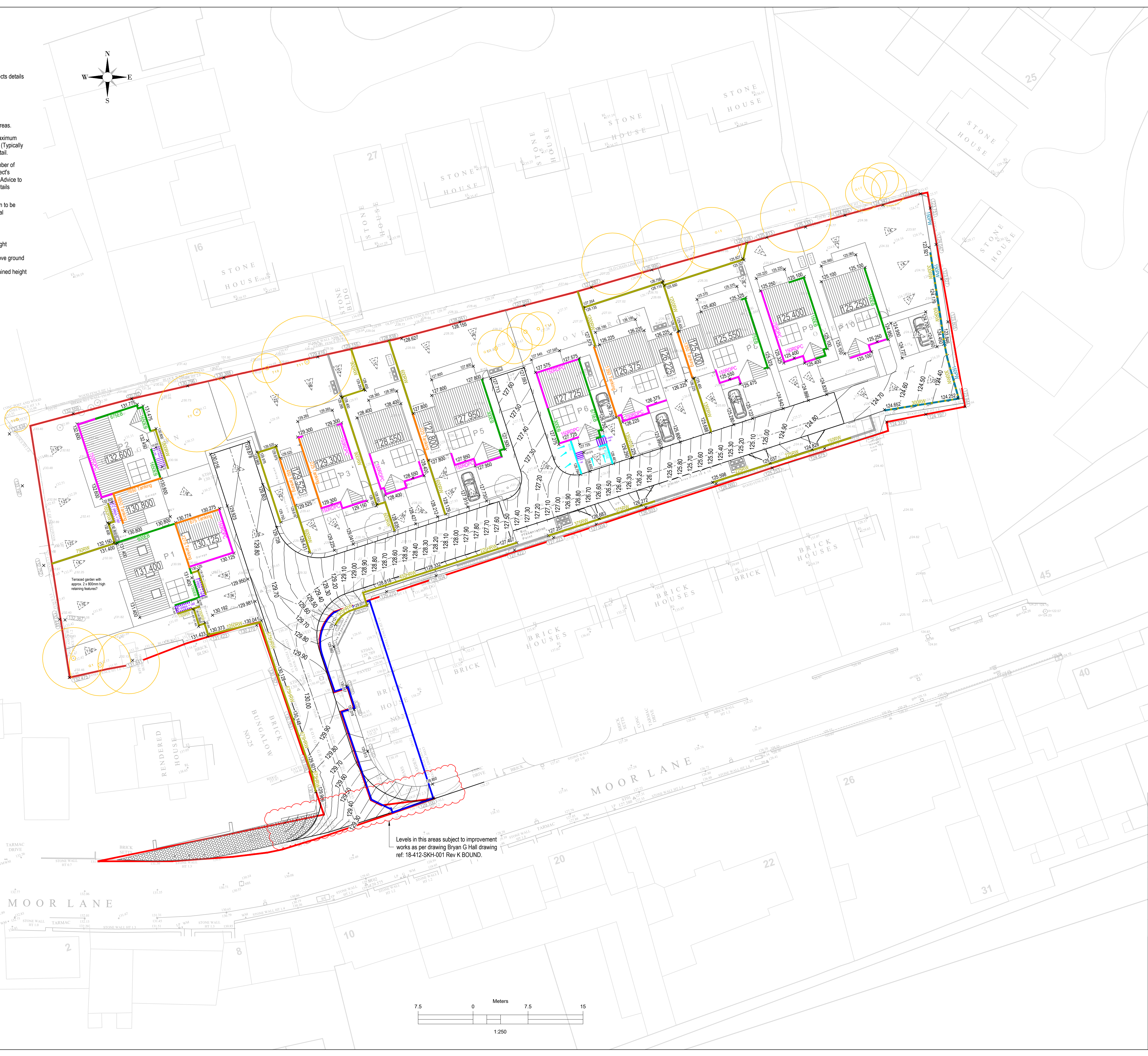
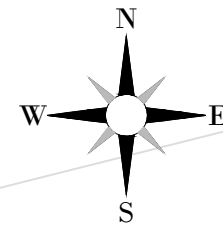
Tanking expressed as maximum height. Design to be carried out by Certificated Surveyor in Structural Waterproofing (CSSW).
- 1 Step

Stepped access to part M building regulations
- 300 RW

New retaining wall expressed as maximum height
- 300PW

New parapet wall wall expressed as height above ground
- 300 SE

New slab on edge expressed as maximum retained height
- Tree protection zone extents. Hand dig only construction where in close proximity to roots. Additional protection barriers may be required.



Drawing Notes

This drawing is based on the following sources of information, and must be checked and reviewed against all project information.

- Site layout by AHJ Architects ref: 2539-D-20-002 Rev C
- OS tiles contained within the site layout
- Tree Root Protection Zones contained with the site layout.
- Topographic survey by LMS Geomatics Engineering Ltd ref: LMS0221_PPJ_TS_01A
- Site entrance drawing by Bryan G Hall ref: 18-412-SKH-001 Rev K BOUND

Shared path between plots 3 and 4 to be reviewed.

Levels Notes

- This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
- All low spots on driveways to have yard gullies.
- Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visible Dwellings Category M1, M2 or M3 (refer to planning conditions);
 - Requirements for gradients (M1 category):
 - Level Approach-Gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - Ramped Approach-Gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with level landings at top and bottom of ramps. Intermediate landing at change of direction.
 - Stepped Approach-Rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, maximum 150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - Principle Access to be front door unless indicated otherwise.
 - For threshold detail to principle access, refer to architects drawings.

P05	Updated to reflect site layout received on 22.06.26.	MA	22/06/26	LF	22/06/26	LF	22/06/26
P04	Updated to reflect site layout received on 11.05.26.	MA	19/05/26	LF	19/05/26	LF	19/05/26
P03	Plot 10 and surrounding external levels adjusted for flood exceedance routing.	MA	19/05/26	LF	19/05/26	LF	19/05/26
P02	Topographic survey shown, plot 1 drive gradient adjusted and formatting tweaks to key.	MA	13/11/25	ZS	12/11/25	ZS	12/11/25
P01	First issue	MA	26/09/25	ZS	26/09/25	ZS	26/09/25
Rev	Details	Author	Checked & Date	Approved	Checked & Date	Approved	Checked & Date



Client	PPJ Developments
Project Name	Land rear of 23-43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF
Drawing Title	Levels Plan
Purpose	S3 - For Comment
Scale	1:250
Original Size	A1
Drawing Number	PV2511-APP-94-XX-DR-C-2400
Rev.	P05