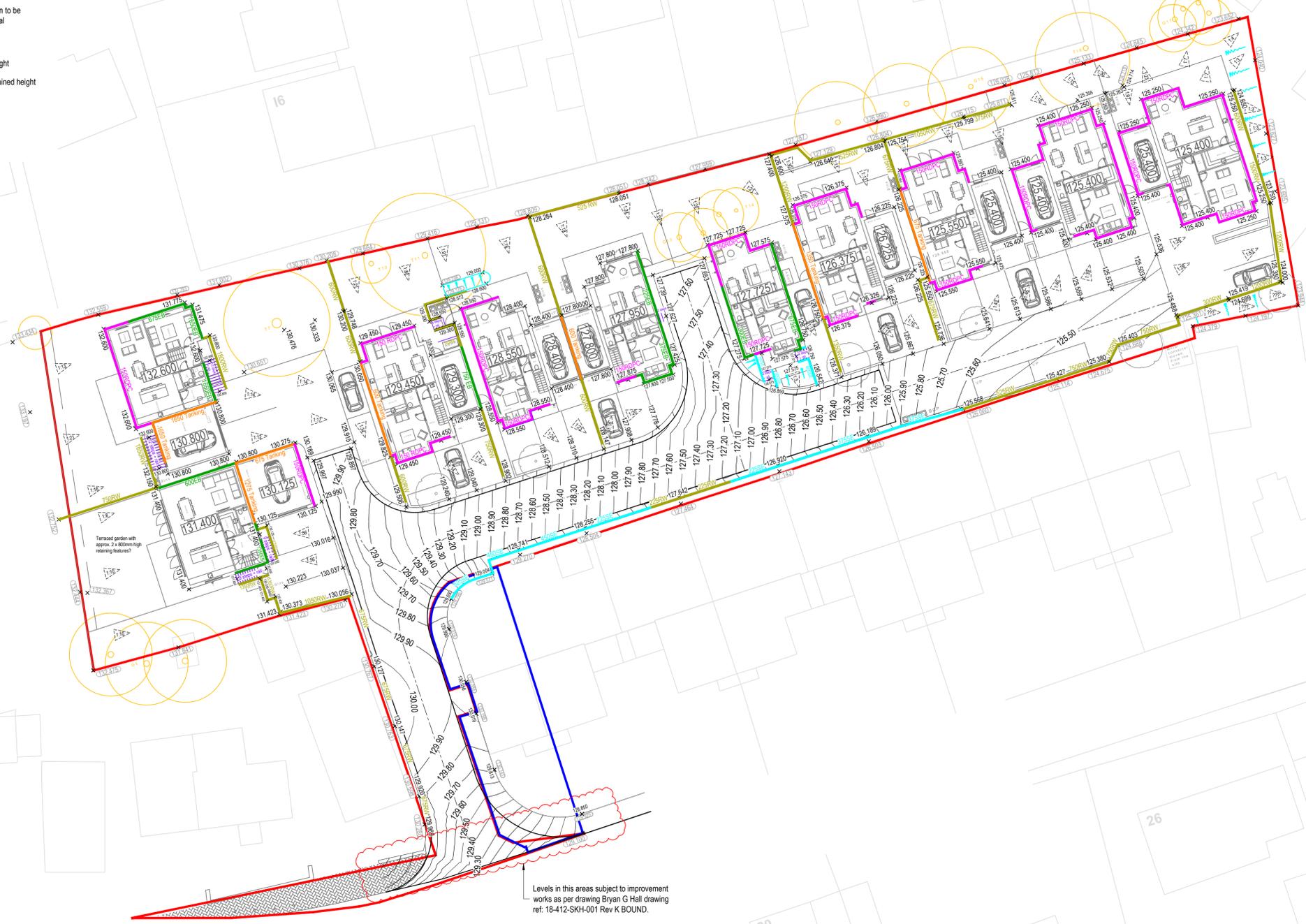
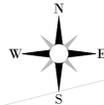
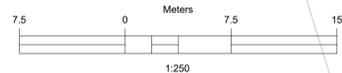


Legend:

- Indicative Site Boundary
- Indicative Ownership Boundary
- XX.XXX Finished floor level/DPC Level. Refer to architects details
- x188.272 Existing Level
- 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
- 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.



Levels in this areas subject to improvement works as per drawing Bryan G Hall drawing ref: 18-412-SKH-001 Rev K BOUND.



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 within 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

1. 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.
2. All low spots on driveways to have yard gullies.
3. 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);
 - 3.1. Requirements for gradients (M1 category):
 - 3.1.1. Level Approach-Gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 3.1.2. 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.
 - 3.1.3. 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.
 - 3.1.4. Principle Access to be front door unless indicated otherwise.
4. For threshold detail to principle access, refer to architects drawings.

P01	FIRST ISSUE	MA	ZS	ZS
Rev	Details	Author & Date	Checked & Date	Approved & 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	Drawn	Checked	Approved
1:250	MA	ZS	ZS
Original Size	Date	Date	Date
A1	25/09/2025	26/09/2025	26/09/2025
Drawing Number	Rev.		
PV2511-APP-94-XX-DR-C-2400	P01		