



- Legend:**
- Site Boundary
 - XX.XXX Finished floor level/DPC Level refer to architects details
 - $\times 188.272$ Proposed Level
 - $1:52 \rightarrow$ Drive / Garden / Path Gradient
 - Proposed banking in soft non-pedestrianised areas. Max banking 1:3.
 - 1200mm wide access landing to principal entrance in accordance with Part M requirements. Max 1 in 60.
 - Principle access
 - Level access (1:60 or flatter)
 - Gently sloping access (1:20 - 1:59)
 - ▭ Ramped access (1:12 - 1:19)
 - ▭ Stepped access
 - 300 EF 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). Specialist tanking required where DPC exceeds 2 courses.
 - 1 Step Stepped access to part M building regulations. Steps indicate 150mm riser and 300mm going (unless stated otherwise). Where flights of steps have three or more steps a suitable handrail is to be provided.
 - 300 RW New retaining wall expressed as maximum height
 - Tree protection zone extents. Hand dig construction where in close proximity to roots. Additional root protection may be required.

42mm galvanised Keyclamp (to British Standard) handrail. Upright posts at 1.5m centres to be a minimum 1.5m in height, measured from ground level. All posts to be set into ground 500-600mm in ST4 concrete.

Note: Loading increased behind existing wall due to banking and retaining wall. Structural assessment required to confirm condition and suitability of existing wall

Limited topographic survey in this area due to restricted access. Site levels to be reviewed. Additional retaining structure may be required.

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Works within or in close proximity to root protection area. Hand dig only construction advised. Additional protection measures may be required. To be confirmed by the arboriculturist.

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 Visitable 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 4.
 - 3.1.2. Ramped Approach-Gradient of approach not exceed 1 in 15 for length 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, the 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.

- 20 and has a width not less than 900mm.

RIVA HOMES

CROFT ST, BIRKENSHAW, BRADFORD, BD11 2HT

LEVELS PLAN

REV	DESCRIPTION	SIG	CHK	DATE
P06	Pedestrian link amended. Handrail added.	RJ	GH	19/01/2026
P05	Pedestrian link amended.	RJ	GH	07/01/2026
P04	Plot 10 external retaining reduced to omit works at abutting existing wall.	MA	-	18/06/2025
P03	Levels revised at Shared Drive 2 to accommodate new tank dimensions.	MA	-	02/05/2025
P02	Site extents updated to suit client comments.	MA	CH	25/02/2025
P01	First issue.	MA	GH	21/02/2025

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ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
48785	1:250	S3	Comment

DRAWING NUMBER: 48785 - ECE - XX - XX - DR - C - 0025
REV: P06

Project Originator Zone Level Type Role Number