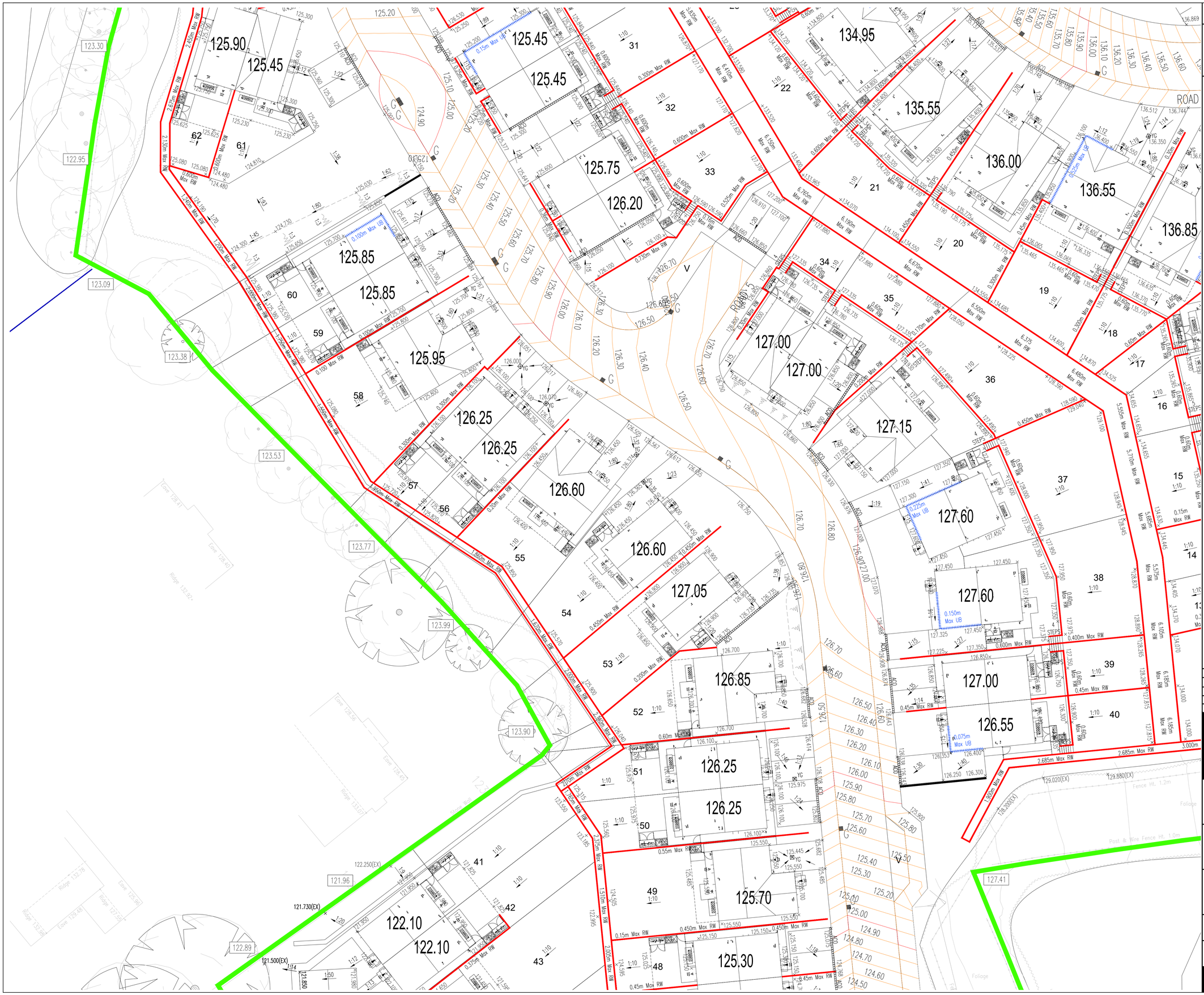

N O T E S

ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 AND THE DUTIES AND RESPONSIBILITIES CONTAINED THEREIN

K E Y

4.45	Finished floor level
×4.25m	Proposed ground level
FOE	Flag on edge
RW	Retaining wall
UB	Extra facing brickwork – underbuild
×4.25	Approx existing boundary level
Tanking	Tanking
3.Steps	Proposed steps
	Max 1 in 3 batter (unless noted otherwise)
ACO	Channel Drain (min B125 grade cover) (D400 grade cover for shared driveways)
YG	Yard gully

- Levels/Gradients/Heights may vary to suit working conditions
- Where levels to doors are not provided, a level threshold should be provided.
- DDPC to be provided where external levels exceed 150mm step to finished floor levels. DDPC to wrap around Part M access thresholds where applicable.
- As per NHBC – Drive, Paths & Landscaping – 10.2.5 Guarding and Steps – The guarding should be a minimum of 1100mm high.

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

Rev	By	Date	Revision	Apvd
C	PJW	05.06.26	Updated to suit road and FFL updates.	MI
B	IC	14.04.26	Updated to suit client comments.	MI
A	IC	26.02.26	Updated to suit planning layout 1187–EA–A–C301D	MI
/	IC	24.10.25	Issued for approval	MI

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TITLE
EXTERNAL WORKS LAYOUT
SHEET 3 OF 7

PROJECT
COCKLEY HILL,
KIRKHEATON

CLIENT
GLEESON HOMES

DRAWING STATUS
PRELIMINARY

Scale	Date	Drawn
1:200 @ A1	OCT 25	IC
		Chk. MI

Drg. No. 2298/03/8.03 Rev C