FERRAND LANE

ROAD 1

ROAD 2

ROAD 3

ROAD 4

Space for access

Residual hazard/risk to be managed by the principal contractor

Where reasonably practicable risks have been minimised as part of the design process. However, the contractor must undertake their own detailed risk assessment prior to works commencing.

N O T E S

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

DO NOT SCALE | ORIGINAL DRAWING SIZE A1

K E Y

???.???	Finished Floor Level
45.20	Proposed External Level
1:???	Proposed Gradient
RW: Max 0.45m	Retaining Wall (HWRW denotes highway retaining)
EF: Max 0.45m	Extra Facing Brickwork (Underbuild)
TNK: Max 0.45m	Tanking
88.79[0]	Approximate Existing Level
	1:12 Ramp (Arrow denotes low side)
CD	Max 1 in 3 Batter (Unless noted otherwise)
Step 2.Steps	Steps (150mm rise, 280mm tread unless noted otherwise)
	Channel Drain (Min cover grade B125 unless noted otherwise)
G	Private Gully
YG	Private Yard Gully
ExG	Existing Gully
	Proposed Contours

- Levels/Gradients/Heights may vary to suit working conditions
- Gully/channel positions shown are subject to adjustment on site to ensure full drainage and the absence of ponding
- All steps to Client / Architects specification
- Principle access with 3 or more steps to be provided with a hand rail to Client / Architects specification
- Where external ground levels are less than 0.15m to FFL additional/double DPC requirements will be required in accordance with Client / Architects specification

N

0m 5m 10m 15m 20m 25m

Rev	By	Date	Description	Chk
A	RB	11.09.26	Updated based on Keepmoat comments.	RB
/	RB	11.05.26	Issued for approval.	WW

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Client KEEPMOAT HOMES WEST YORKSHIRE

Project GOMERSAL

Title EXTERNAL WORKS LAYOUT SHEET 3 OF 4

Scale	Drawn	Checked	Date
1:250	RB	WW	MAY.26

Drawing Status APPROVAL

Job No.	Drawing No.	Revision
104.019	08.03	A