NOTE:
UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

EXTERNAL WORKS NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ADOPTABLE AND PRIVATE ROAD CONSTRUCTION DETAILS
2. FOR LAYING PATTERN, COLOUR & TYPE OF PAVING SLABS & BLOCK PAVIOURS, REFER TO LANDSCAPE ARCHITECTS SPECIFICATIONS AND DRAWINGS
3. ANY SOFT SPOTS WITH THE PROPOSED HIGHWAY SHALL BE DUG OUT AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL WITH SELECTED GRANULAR MATERIAL AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR
4. ALL FILL MATERIAL UP TO FORMATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR
5. CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY
6. BLOCK PAVING SPECIFICATION INCLUDING COLOUR AND LAYING PATTERN BY LANDSCAPE ARCHITECT.
7. STREET TYPES AND ASSOCIATED FINISHES AND KERB UPSTANDS BASED ON DEFINE'S PLANNING DRAWING "P12 & 13 LANDSCAPE MATSTERPLAN". INCONSISTENCIES IN FINISH TYPE, RAMPS AND STREET TYPE ARE NOTED AND ADJUSTED TO SUIT DESIGN, HOWEVER WE ASSUME DELINEATION OF SHARED SPACE TYPE, FOOTWAY LINKS AND FINISHES ARE AGREED WITH THE LOCAL PLANNING AUTHORITY AND HAVE DEVELOPED DESIGN BASED ON THESE TYPES.

LEVELS NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE STATUTORY UNDERTAKERS PRIOR TO THE COMMENCEMENT OF THE WORKS, TO ESTABLISH THE POSITION OF THEIR PLANT, WHICH SHALL BE CONFIRMED BY HAND DUG TRIAL PITS
2. APPROACHES TO ALL DWELLINGS & NON-DWELLINGS ARE TO COMPLY WITH THE REQUIREMENTS OF APPROVED DOCUMENT PART M
3. "UNDERBUILD" RELATES TO FACING BRICKWORK REQUIRED IN ADDITION TO THE STANDARD 2 COURSES (150mm) BELOW DPC, WHERE EXTERNAL LEVELS ARE LOWER.
4. "TANKING" IS PROVIDED WHERE EXTERNAL GROUND LEVELS EXCEED THE INTERNAL HOUSE LEVEL
5. FOR TANKING & UNDERBUILD DETAILS REFER TO BDC STRUCTURAL ENGINEERING DETAILS
6. GARDEN GRADIENT PARAMETERS AGREED WITH DANDARA: MAX 1:15
7. SPECIFIED BRICK BOUNDARY WALLS MAY RETAIN UP TO 225mm OF HEIGHT AS STANDARD. WHERE RETAINING WALLS (RWS) WITH A RETAINED HEIGHT OF LESS THAN 225mm ARE INDICATED ALIGNING WITH A BRICK BOUNDARY WALL, IT SHALL BE UNDERSTOOD THAT A SPECIFIC RETAINING WALL IS NOT REQUIRED IN THESE AREAS UNLESS THE RETAINING IS BEYOND 225mm.
8. SPINE ROADS DESIGNED BY CAMLAND CONSULTING. TIE IN LEVELS SHOWN BASED ON FOILLOWING DRAWING FILES:
   - *3d strings-Ashmere Secondary Southeast 04.03.2026.dwg* RECIEVED 09.03.2026
   - *3d strings-Ashmere Tertiary Parcel 13 Access 04.03.2026.dwg* RECIEVED 09.03.2026
   - *3D STRINGS-ASHMERE SOUTHERN JUNCTION 25.04.2025* RECEIVED 04.03.2026
   - *DE_229_MUPS_DETAILED CONTOURS* RECEIVED 12.03.2026
   - *X PROPOSED 3D ASHMERE PRIMARY SOUTH PH2 280825* RECEIVED 04.03.2026
   - *3D STRINGS-FASTRACK-12.01.26* RECEIVED 04.03.2026

   EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
9. HEDGEHOG HIGHWAYS AND ASSOCIATED DETAILS ARE BASED ON GREENSPACE ECOLOGICAL SOLUTIONS DRAWING *FIGURE 1 - BIODIVERSITY ENHANCEMENT PLAN (J25-000359_REV A - LN65 PARCELS 12 AND 13 AT ASHMERE)* AND HAVE BEEN FURTHER DEVELOPED BY BDC AS PER CLIENT INSTRUCTION.
   WHERE RETAINING STRUCTURES ARE PRESENT WITHIN BOUNDARY WALLS OR GRAVEL BOARDS, PLEASE USE AN ACO WILDLIFE TUNNEL SYSTEM OR AN EQUALLY APPROVED SYSTEM.



KEY PLAN
SCALE N.T.S.



LEGEND - GENERAL

- SITE BOUNDARY
- HIGHWAY RAMP
- PROPOSED TREE REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS
- BCP BIN COLLECTION POINT
- GARDEN SHED (6' x 8') (FOR 2 BED & 3 BED HOUSES)
- GARDEN SHED (8' x 10') (FOR 4 BED HOUSES)

  *REFER TO SHED SCHEDULE TO IDENTIFY WHICH SHED APPLIES TO EACH PLOT
- PRIVATE BIN STORAGE
- GULLIES (REFER DRAINAGE DRAWINGS FOR INFORMATION)
- SW DRAINAGE (CHANNELS DRAINS, LAND DRAINS AND SLOT DRAINS) (REFER DRAINAGE LAYOUTS AND DETAILS FOR INFORMATION)
- INDICATIVE PRIVATE STREET LIGHT (REFER TO STREET LIGHTING DRAWINGS FOR SETTING OUT AND TYPE)
- INDICATIVE ELECTRIC CAR CHARGE POINT LOCATIONS (REFER TO WHITECODE CONSULTING SERVICES DRAWINGS FOR DETAILS FOR SETTING OUT AND DETAILS)

LEGEND - LEVELS

- 94.86 EXISTING SPOT LEVEL (m)
- 15.50+ DESIGN SPOT LEVEL (m)
- 12.625 PROPOSED HIGHWAY / PRIVATE ROAD / DRIVEWAY / FOOTPATH CONTOURS
- 1:20 PROPOSED GRADIENT
- EMBANKMENT / GRADING
- FFL 90.750 FINISHED FLOOR LEVEL (m)
- M4(2) M4(3) BUILDING REGULATIONS PART M CLASSIFICATION
- RW525 RETAINING WALL & MAX RETAINED HEIGHT (mm)
- GB150 GRAVEL BOARD & MAX RETAINED HEIGHT(mm) (MAXIMUM RETAINED HEIGHT 450mm)
- TANKING, I.E. WHERE EXTERNAL LEVELS ARE HIGHER THAN THE FFL OF A BUILDING
- UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL OF ADJACENT BUILDING
- RAISED DPC, I.E. WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW THE FFL OF THE BUILDING, E.G. AT FLUSH THRESHOLD OF A LEVEL ACCESS ENTRANCE (REFER TO ARCHITECT'S DETAILS FOR RAISED DPC/FLUSH THRESHOLD DETAIL)
- (LA) LEVEL ACCESS
- (SA) STEPPED ACCESS
- (RA) RAMP ACCESS
- (2S) STEPS (AND No. OF) WITH LANDINGS (STEP HEIGHT 150mm UNLESS NOTED OTHERWISE)

LEGEND - EXTERNAL WORKS

PAVEMENTS

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR BLOCK TYPES AND COLOURS

- PRIVATE CARRIAGEWAY ASPHALT
- PRIVATE SHARED SURFACE BLOCK PAVED
- PRIVATE DRIVEWAY BLOCK PAVED
- PRIVATE PARKING BLOCK PAVED
- PRIVATE VEHICLE CROSSOVER BLOCK PAVED
- PRIVATE FOOTPATH BLOCK PAVED
- PRIVATE CONCRETE SET PAVING
- PRIVATE FEATURE FOOTPATH REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SURFACE FINISH DETAILS
- PRIVATE FEATURE FOOTPATH VEHICLE CROSSOVER
- GRASSCRETE
- SOFT LANDSCAPING REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LADSCAPING DETAILS
- 450 x 450 FLAG PAVERS
- TACTILE PAVERS
- FRONT ACCESS LANDING
- 1.8m x 1.8m GARDEN PATIO

KERBS

- HB2 KERB 125mm UPSTAND
- BN KERB 50mm UPSTAND
- DROPPED BN KERB 25mm UPSTAND
- DROPPED BN KERB 0-6mm (AT PEDESTRIAN CROSSINGS)
- TRANSITION KERB
- EF EDGING KERB
- BN KERB UPTURNED FLUSH/NO UPSTAND

BOUNDARY TREATMENTS

REFER TO STRUCTURAL ENGINEERING, ARCHITECT AND LANDSCAPE ARCHITECT DRAWINGS FOR ALL BOUNDARY TYPES & DETAILS

- 1.8m BRICK WALL BRICK WALL REFER LEVELS NOTE 7
- 1.2m DWARF WALL AND VERTICAL FLAT BAR RAILINGS REFER NOTE 7
- 1.8m CLOSE BOARD FENCE
- PEDESTRIAN ACCESS GATE WHERE SHOWN NO WALL OR FENCE TO BE BUILT ALONG GATE ACCESS
- B BOLLARD
- HEDGEHOG HIGHWAY **REFER LEVELS NOTE 9**
- INDICATIVE WILDLIFE TUNNEL **REFER LEVELS NOTE 9**

SIGNS

- SNP INDICATIVE STREET NAME PLATE LOCATION (REFER TO DETAIL SHEET "LN65-C-1123")

GENERAL NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ONLY USE FIGURED DIMENSIONS. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS
3. AS-BUILT CONTOURS AND TOPOGRAPHY BY CAMLAND CONSULTING PROVIDED IN DWG FILES *"X EXPORT CONTOURS FFL 2025"* FOR PARCEL 13 DATED *03.02.2026* AND *"X 250716 FINAL TRIM PARCEL 12"* FOR PARCEL 12 DATED *03.02.2026*.
4. ORDNANCE SURVEY INFORMATION WAS PROVIDED BY OTHERS AND IS INDICATIVE ONLY.
   THIS INFORMATION IS SUBJECT TO CROWN COPYRIGHT AND DATABASE RIGHTS [2026] AND IS REPRODUCED WITH THE PERMISSION OF HM LAND REGISTRY.
5. SITE LAYOUT BASED ON THE FOLLOWING DRAWING FILES:
   - *ASP-BPTW-S01-00-M2-A-0110-C02-A3 - SITE LAYOUT - GROUND FLOOR.dwg* RECEIVED 26.05.2026 FROM DANDARA
   - *260610-CHBC SUBS SITE LAYOUT REV G* RECEIVED *10.06.2026* FROM CHBC.

   INFORMATION HAS BEEN FURTHER DEVELOPED BY BUILDING DESIGN CONSULTANTS (BDC).
6. STREETLIGHTING TAKEN FROM M.K.L.DRAWING *LN65-C~1* REV R2 RECEIVED 23.07.2026.
7. COMBINED SERVICES & EVCP'S TAKEN FROM WHITECODE'S DETAILED DESIGN DRAWING FILE "12932-WCL-XX-XX-DR-ME-00010", RECEIVED 21.07.2026 AND IS BASED ON GTC LAYOUTS:
   - *GTC FIBRE PARCELS 12 _13 LAYOUT (REV T1)*
   - *GTC WATER PARCELS 12 _13 LAYOUT (REV T2)*
   - *LV PARCELS 12 13 ELECTIRCAL LAYOUT (REV T1)*

   RECEIVED 23.07.26

SHEDS SCHEDULE

	6' x 8' SHED FOR 2 BED & 3 BED HOUSES	8' x 10' SHED FOR 4 BED HOUSES
PARCEL 12 PLOTS	6-11, 51-55, 57, 59-66, 68-83	1-5, 22-37
PARCEL 13 PLOTS	84-105, 107-109 123-126, 136-141	127-135, 142, 143
TOTAL	**71 HOUSES** (36 IN PARCEL 12 & 35 IN PARCEL 13)	**32 HOUSES** (21 IN PARCEL 12 & 11 IN PARCEL 13)

NOTES:
1. SHED SCHEDULE BASED ON ACCOMMODATION SCHEDULE, REVISION A, DATED 15.05.2026, RECEIVED FROM DANDARA ON 03.06.2026.
2. REFER TO DRAWING LN65-C-1122 FOR DETAILS ON BOTH SHED SIZES, CYCLE STANDS & ANCHORING.

Revision Details	By	Check	Date	Suffix
PLOT 58 FFL UPDATED TO SUIT CLIENTS REQUEST	EF	DW	26.10.26	C04
SHED SIZES UPDATED –FLAG PAVING, BINS, DRAINAGE & HEDGEHOG HIGHWAYS REVISED TO SUIT	EF	DW	12.10.26	C03
HEDGHOG HIGHWAYS REFINED TO AVOID RETAINING WHERE POSSIBLE. ACO WILDLIFE TUNNELS ADDED	SH	DW	06.08.26	C02
CONSTRUCTION ISSUE FENCES AMMENDED AT RETAINING WALLS. HEDGEHOG HIGHWAYS ADDED	SH	PDS	24.07.26	C01

Drawing Status: CONSTRUCTION

Client: dandara

Project Name: ASHMERE PARCELS 12 & 13

Drawing Title: ENGINEERING LAYOUT SHEET 3

Scale at A1: 1:250	Client Project Number: LN65
Drawn: SH	BDC Project Number: 25191
Approved: PD	Date: APRIL 2026

This document has been prepared in accordance with the scope of Building Design Consultants' appointment with its client and is subject to the terms of that appointment. Building Design Consultants accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. Only written dimensions shall be used. © Building Design Consultants Ltd 2018

bdc
Lake View House, Unit 5B - First Floor, Lake Meadows Business Park, Woodbrook Crescent, Billericay, Essex, CM12 0EQ
Telephone 01277 314 455
www.bdcgroup.co.uk

Drawing Number: LN65-C-0103
Rev: C04

P:\2025\25191 Ashmere Ph12 & 13\2.0 Drawings\2.2 BDC C:\Drawings\2.2.1 Cad\LN65-C-0100-ENGINEERING LAYOUT.dwg