



- NOTES:
- All Works are to be constructed in accordance with Oxfordshire Council and the Highways Agency's Specification for Highway Works (SHW) March 1998 as amended published by The Stationary Office
 - All levels relate to the survey which is to Ordnance datum. Dimensions shall be scaled.
 - Street lighting, illuminated traffic signs, bollards and associated works shall comply with Oxfordshire Council 'Specification for Street Lighting'.
 - Use of this drawing does not absolve the client from his responsibilities under the Health and Safety, The Construction Design and Management Regulations 2015. The Principal Designer is required to contact Hydrock Consultants prior to permitting this drawing to be used in connection with any construction works.
 - This drawing is based on the latest Architects design layout received.
 - All works shown have been designed in accordance with Building Regs Part M.
 - All underbuild, and retaining wall heights shown are the anticipated maximum finished height required.
 - All steps shown are to have 150mm rising and 280mm going dimensions up to a maximum of 12 steps per flight.
 - All levels immediately adjacent to the rear access are assumed to be 150mm below finished floor level.
 - All works shown are designed to minimize works required adjacent to existing Trees.
 - Where external ground levels are higher than the DPC tanking will be required.
 - Any FFLs provided at planning are subject to change, following detailed design of access pathways at a later stage.
 - Any and all construction undertaken prior to technical approval is done so at risk.

LEGEND

	HEIGHT & LOCATION OF RETAINING WALL (Represents maximum height difference between the top and bottom of finished ground levels)
	GRAVEL BOARD (Represents maximum height difference between the top and bottom of finished ground levels)
	HEIGHT & LOCATION OF UNDERBUILD (Represents maximum height of underbuild beneath normal anticipated outside ground level of 150mm below FFL)
	HEIGHT AND LOCATION OF TANKING (TK - represents maximum height of tanking from normal DPC level)
	PROPOSED NUMBER OF STEPS (Considered below than 100 units)
	PROPOSED LEVEL (Considered below than 100 units)
	EXISTING GROUND LEVEL RETAINED (Considered below than 100 units)
	DIRECTION AND GRADIENT OF FALL (In accordance with Building Regulations Part M)
	LEVEL THRESHOLD LOCATION (In accordance with Building Regulations Part M)
	STEPPED THRESHOLD LOCATION (In accordance with Building Regulations Part M)
	EMBANKMENT (Maximum Slope 1:2)

Note designs are subject to S104 and S38 technical approval. Any construction undertaken prior to approvals are at the sole risk of the client.

REVISIONS

Rev	Date	Description	By	Ckd	App
C04	26/09/25	Plot 54 access updated.	OD	OD	OD
C03	04/03/25	Margin removed.	DN	OD	OD
C02	07/02/25	Edge of carriageway levels updated outside plots 26-29. Refer to re-void.	DN	OD	OD
C01	20/12/24	Updated to latest layout.	SM	OD	OD
P03	13/09/24	Plots 1-20, roads and sewers issued for construction.	JH	OD	OD
P02	09/07/24	Updated to latest layout.	DN	OD	OD
P01	08/03/24	First issue.	BT	JAC	JC

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CALA HOMES COTSWOLDS LTD

PROJECT
HIMLEY VILLAGE, BICESTER

TITLE
PHASE 2A ENGINEERING LAYOUT
SHEET 2 OF 3

HYDROCK PROJECT NO. C-27141-C	SCALE @ A1 1 : 250	STATUS FOR CONSTRUCTION	A1
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) 27141-HYD-2A-XX-DR-C-0501		REVISION C04	