



Private External Levels Legend

- Site boundary
- Proposed level
- Existing level
- Gradient
- Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level in accordance with NHBC standards and technical guidance:
 - 2 courses over less than 15% of building perimeter = raised damp proof course
 - 2 courses over more than 15% of building perimeter = water proofingRefer to architects / specialists details.
- Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level in accordance with NHBC standards and technical guidance:
 - 2 courses = water proofingRefer to architects / specialists details.
- Retaining wall annotated on layout with maximum retained height
- Red = Masonry
- Cyan = Tobemore
- Orange = Rootlook
- Gravel board annotated on layout with maximum retained height

- Xm SoE
- Xm Step
- Land drain, Levels from the back of patio to fall towards land drain at 1:100.
- Linear drainage channel
- Road gully
- Private yard gully
- FFL XX.XXX
- Garage finished floor level DPC level, refer to architects details
- XX.XX
- Proposed road contour levels (0.1m intervals)
- Proposed banking in soft landscaped areas (max 1:3)
- 1.5m x 1.5m Level landing in compliant with Part M Building Regulations. Level is defined as a gradient not exceeding 1:60.
- 1.2m x 1.2m Level landing in compliant with Part M Building Regulations. Level is defined as a gradient not exceeding 1:60.
- Category C Tree RPA

General Notes

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Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfill their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk

Drawing References

- Site Layout by Manor House Architecture, Drawing ref 24403-1000
- Topographical Survey by Survey Solutions, Drawing ref 45403PLS-01-04
- Tree protection plan by SJA Trees, Drawing ref SJA TPP 23332-041
- S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco. Report ref 2147 R02 Issue 3

Rev	Date	Description	Drawn/Checked/Approved
C01	20/02/2025	Issued for construction	AJ/CP/RSH
P05	28/01/2025	All perpendicular paths removed apart from plot 6 & 8. Site Layout updated to reflect dwarf walls to plots.	CP/RSH/HRS
P04	10/12/2024	Updates to FFLs and levels, as clouded.	JQ/CP/RSH
P03	16/10/2024	Updates to plot 9 to suit site layout. Plot 26 access updated. Mounding to P05 areas have been added.	AJ/CP/RSH
P02	14/08/2024	New line type added for WP courses more than 150mm. RW type added. amendments to plots 7, 10, 13 & 33 garden levels.	AJ/CP/RSH
P01	15/07/2024	First issue	15/07/2024

Subsidiary: A4 - Approved/Stage Complete

Client Logo: Bellway

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Client: Bellway Homes

Job: Hares Leap, Henham, Essex

Title: External Levels (Sheet 2 of 5)

Credentiation: FL 60_20

Scale @ A1: 1:200

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number: C86840-JNP-XX-XX-DR-C-2001

Reason: C01

Document/Drawing Number

External Level Notes

- 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.
- All low spots on driveways to have yard gullies.
- 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 M2 & M3:
 - Requirements for gradients (M2 category):
 - Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
 - Requirements for gradients (M3 category):
 - Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 1200mm.
 - Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m and 1 in 15 for lengths up to 5m, path has a width not less than 1200mm with 1200mm long level landings at top and bottom of ramps.
 - Stepped approach (additional route only, not allowed for approach routes) - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, 150-170mm riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
- For threshold detail to principal access, refer to architects drawings.