



- ### Levels Legend
- boundary
 - osed level
 - ing level
 - ient
 - sed brickwork expressed as max number of courses below
 - al ground level (typically 150mm below DPC/FFL). Refer to
 - ects detail
- XC WP** 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 proofing
 - Refer to architects / specialists details.
- XC WP** 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 proofing
 - Refer to architects / specialists details.
- Xm RW** Retaining wall annotated on layout with maximum retained height
- Xm GB** Gravel board annotated on layout with maximum retained height
- Red = Masonry
Cyan = Tobemore
Orange = Rootlock

- Xm SoE** Slab on edge annotated on layout with maximum retained height
- Xm Step** Building 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** Plot finished floor level DPC level, refer to architects details
- XX.XX** 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

- ### 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.

- ### General Notes
- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
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 - This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

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 fulfil 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 45403PR-S-01 - 04
- Tree protection plan by SJA Trees, Drawing ref SJA TPP 23332-041
- S278 Design by Cornisbee, 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
C04	29/05/2023	Road narrowing added to layout and path & levels amended to suit as per rev cloud	AUC/PRSH
C03	15/09/2023	Updates to plot 1 & garden boundary, RW & Levels amended to suit. Basin RW updated to suit Tobemore design	AUC/PRSH
C02	02/04/2023	RW types amended as per rev cloud	AUC/PRSH
C01	20/02/2023	Issued for construction	AUC/PRSH
P06	28/01/2023	Updates to RW around Basin as per rev cloud. Additional WP added to plot 2 & 3 as per rev cloud. All perpendicular paths removed apart from plot 6 & 8. Site Layout updated to reflect clear walls to posts.	CPR/SHRSH
P05	09/01/2023	Update to plot 1 positions and updates to levels around basin to suit road junction update, as per rev clouds.	CPR/SHRSH
P04	10/12/2024	Updates to FFLs (Levels and change to retaining wall around basin, as clouded).	JQC/PRSH
P03	16/10/2024	Updates to plot 2 & 4 & 9 to suit site layout. Mounding to POS areas have been added.	AUC/PRSH
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.	AUC/PRSH

A4 - Approved/Stage Complete

Client Logo:

Bellway

JNP GROUP

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Client: Bellway Homes

Job: Hares Leap, Henham, Essex

Title: External Levels (Sheet 1 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-2000

Reason: C04

Document/Revision Number

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