



Private External Levels Legend

- Site boundary
- × 0.00 Proposed level
- × 0.00 Existing level
- 1:20 Gradient
- XC EB Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- XC WP Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level in accordance with NHCB 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.
- Xm GB Gravel board annotated on layout with maximum retained height
- External threshold Step, to be 150mm high
- 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
- X.XX Proposed road contour levels (0.1m intervals)
- Category C Tree RPA

External Level Notes

1. 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.
2. All low spots on driveways to have yard gullies.
3. 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 Visible Dwellings Category M2 & M3;
 - 3.1. Requirements for gradients (M2 category):
 - 3.1.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 3.1.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for lengths 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.
 - 3.1.3. 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.
 - 3.1.4. Principal access to be front door unless indicated otherwise.
4. For threshold detail to principal access, refer to architects drawings.
5. For site wide levels refer to drawings ref. C86840-XX-XX-DR-C-2000-2004 External Levels

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 Consbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco, Report ref 2147 R02: Issue 3

Kerbing Legend

- Site boundary
- Proposed 125x225mm PCC Half Battered Kerb Type HB2, 125mm Upstand
- Proposed Dropped Kerb to Vehicle Crossover, 125mm x 150mm PCC Bullnosed Kerb Type BN, 25mm Upstand
- Proposed Dropped Kerb to Pedestrian Crossing, 125mm x 150mm PCC Bullnosed Kerb Type BN, 0-6mm Upstand
- Proposed 50x200mm PCC Edging Kerb Type EF, Laid Flush
- Proposed 125x150mm PCC Channel Kerb Type CS, Laid Flush

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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 fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/ Residual Risk

Rev	Date	Description	Drawn/Checked/Approved
P03	03/06/2026	Plot 51 location Amended	AIRSHRSH
P02	28/04/2026	Levels amended to suit revised BCP location and plot 49 shift	AIRSHRSH
P01	01/12/2025	First issue	AICPRRSH

Stability:

S3 - Suitable for Review & Comment



Client: Bellway Homes

Site: Hares Leap, Henham, Essex

Title: Private External Levels (Additional 6 Plots)

Classification: Fl 60_20
 Scale @ A1: 1:200

Project: Originator - Volume/System - Level/Location - Type - Discipline - Number
 C86840-JNP-XX-XX-DR-C-2038

Revision: P03

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