



1. All principle access points to the house shall be provided with a level access in accordance with Part M of the Building Regulations and current best practice standards.
2. Surface, 900mm minimum width, with a maximum cross-fall of 1:50.
3. Where a driveway forms all or part of the approach route, there are additional allowances of 900mm wide shall be provided for the wheels of a car to turn.
4. External ramped approach shall either:
  - a. Not greater than 1:12 for no more than 10m.
  - b. Or Not greater than 1:12 for no more than 5m, where the approach will have a maximum bottom landing of 1200mm length and be clear of the swing of a door or gate.
  - c. Intermediate landing is to be provided between individual flights, with a change of direction.
5. Where it is not possible to provide a level or ramped access to the entrance, the approach shall be a stepped approach where indicated such on this drawing, then an external ramped approach must be provided to the house by the inspector and purchaser. In this scenario:
  - a. Steps are to be uniform and have a rise of 150mm
  - b. Minimum width of 900mm
  - c. Maximum of 12 steps
  - d. Maximum of 1200mm between the bottom and top steps measured at a point 270mm from the 'inside' (narrow) side of the steps.
6. Steps to have suitable treads nosings.
7. No individual flight has a rise of more than 1800mm
8. Maximum of 12 steps
9. Top and bottom where necessary, intermediate landings, nosings, 900mm.
10. No flight with three or more risers to have a suitable hand-rail to one side. This grippable hand-rail is to be 850-1000mm above the pitch line of the flight and extends the full length of the flight and bottom landing.
11. Maximum gradient gradient 1 IN 10 unless stated otherwise. The maximum height of the hand-rail shall be 1000mm or greater, then a suitable restraint shall be provided to the user.
12. Where a hand-rail is provided, a hand-rail post must be founded in its own footing and may not be off the retaining structure (unless details are provided showing otherwise).
13. For details of retaining walls refer to the detailed drawings:
  - P545-BM-PM-DWCP-IPW-CBF-01
  - P545-BM-PM-DWCP-IPW-CBF-02
  - P545-BM-PM-DRG-001
  - P545-BM-PM-DRG-002
  - P545-BM-PM-DRG-01
  - P547-BM-PM-DRG-002-0A
  - P547-BM-PM-DRG-002-0B
14. Where a retaining wall is shown, then a special site specific retaining wall design is required.
15. Batters shown to be a maximum gradient of 1 in 3
16. Batters to be 'engineered' laid and compacted in layers of suitable cohesive material.
17. Where a batter is shown, then a total number of courses from stoned fill, to adjacent external ground level.
18. Points of failure to be shown, and the batter to be tied to the highway. Provide additional drainage where necessary.
19. Additional channel drains and, or gullies shall be provided where necessary.

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

[illegible]

|             |                                                                                                                                                       |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20.00       | Proposed Finished Floor Level                                                                                                                         |
| 20.00       | Proposed Finished Floor Level                                                                                                                         |
| 0.375m Ret. | Proposed Retainer (0.375m Ret.-1.65m, constructed in line with note 14 listed on the external level notes) & Max height to be retained.               |
| 0.30m       | Proposed Non-structural Retaining (0.30m & Less).                                                                                                     |
| 1.725m Ret. | Proposed Retainer of 1.725m & above, thus higher than the aforementioned typical sloping wall details. Specialist retaining wall design required.     |
| 0.6m UB     | Proposed Underburlt to dwelling                                                                                                                       |
| ②           | Proposed numbers of courses from FFL to external level. Typically 2m courses thus 150mm from Dwellling FFL to external level 0 courses (from garage). |
| 5 Steps     | Proposed Non-adaptable steps                                                                                                                          |
| 1.20        | Proposed FFL to Finished Externals. (Arrow points down-slope) i.e. '1.20' indicates a 1 metre fall in height over a 20 metre distance                 |
| ---         | Indication of edge of 3m level area to rear of block wall (To assist future extended patio area etc.)                                                 |

|     |                                                                                                                                                                                                              |          |       |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| J   | Updated the external levels within the gardens of plots 167-174 so they lie in with the existing boundary Retaining Wall.                                                                                    | 05.04.24 | LB    |
| H   | Updated the external levels within Mill Lane due to existing service constraints.                                                                                                                            | 12.03.24 | LB    |
| G   | The land agreement with Anwyll Homes did not go through, so we reverted back to the original external level design, including the external level design changes made due to boundary and offset constraints. | 18.12.23 | LB    |
| F   | Superseded version of the reservoir profile removed from back-ground.                                                                                                                                        | 23.06.23 | RB    |
| E   | Plots 147-189's external levels were modified to match the partially amended road and sewer design.                                                                                                          | 24.11.22 | LB    |
| D   | Plots 57-61's gardens revised                                                                                                                                                                                | 04.11.22 | CD    |
| C   | Adjusted plots 206's garden to stop a false low point at the bottom of the garden.                                                                                                                           | 21.06.22 | LB    |
| B   | Partially amended road & sewer design added to suit latest planning layout provided by Anwyll Homes. All external levels updated.                                                                            | 07.02.22 | LB    |
| A   | Batter and Wall detail shown outside plot 01.                                                                                                                                                                | 20.05.21 | LB    |
| REV |                                                                                                                                                                                                              | DATE     | DRAWN |



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|                                     |                     |                             |          |
|-------------------------------------|---------------------|-----------------------------|----------|
| Job<br>Tetrosyl<br>Bury             |                     |                             |          |
| Title<br>External Levels<br>Sheet 1 |                     |                             |          |
| Design By<br>FB/LB                  | Date<br>24.02.20    | Drawing Number<br>456/ED/23 | Rev<br>J |
| C.A.D By<br>FB/LB                   | Scale @ A0<br>1:250 |                             |          |