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. Rear garden patios and paths to fall towards linear drainage channels where provided.
4. Guarding should be provided where:
   - 4.1. structures are retaining land more than 600mm high to which people have access
   - 4.2. a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm
   - 4.3. a path is adjacent to a vertical difference in level of more than 600mm (including where ground adjacent to the path falls away at an angle of more than 30° from the horizontal).
5. Handrails should be provided where the total rise of a flight of external steps is more than 600mm and the going of individual steps is less than 600mm, outside of the part M approach.
6. 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 M1 or M2 where required;
   - 6.1. Requirements for gradients (M1 category):
     - 6.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
     - 6.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
     - 6.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
     - 6.1.4. Principal access to be front door unless indicated otherwise.
   - 6.2. Requirements for gradients (M2 category):
     - 6.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
     - 6.2.2. 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.
     - 6.2.3. 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.
     - 6.2.4. Principal access to be front door unless indicated otherwise.
7. For threshold detail to principal access, refer to architects drawings.

Private External Levels Legend

- Site boundary
- ×0.00 — Proposed level
- ◁1:XX — 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 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
  - ≥ 2 courses = water proofing

  Refer to architects / specialists details.
- Xm RW — Retaining wall annotated on layout with maximum retained height
- Xm LS — Log Sleeper Retaining wall annotated on layout with steps. All steps to be 150mm with a going of 280mmm
- Xm GB — Gravel board annotated on layout with maximum retained height
- Xm SoE — Slab on edge annotated on layout with maximum retained height
- Xm Step — Step in FFL level (min 0.3m)
- Root Protection Areas
- All steps to be 150mm high with a going of 280mm unless stated otherwise
- Proposed permeable block paving, refer to architects external works layout
- 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)
- 1500x1500mm level landing to the principal entrance, compliant with Part M Building Regulations
- 1200x1200mm level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations
- 900x900mm level landing
- Root Protection Area

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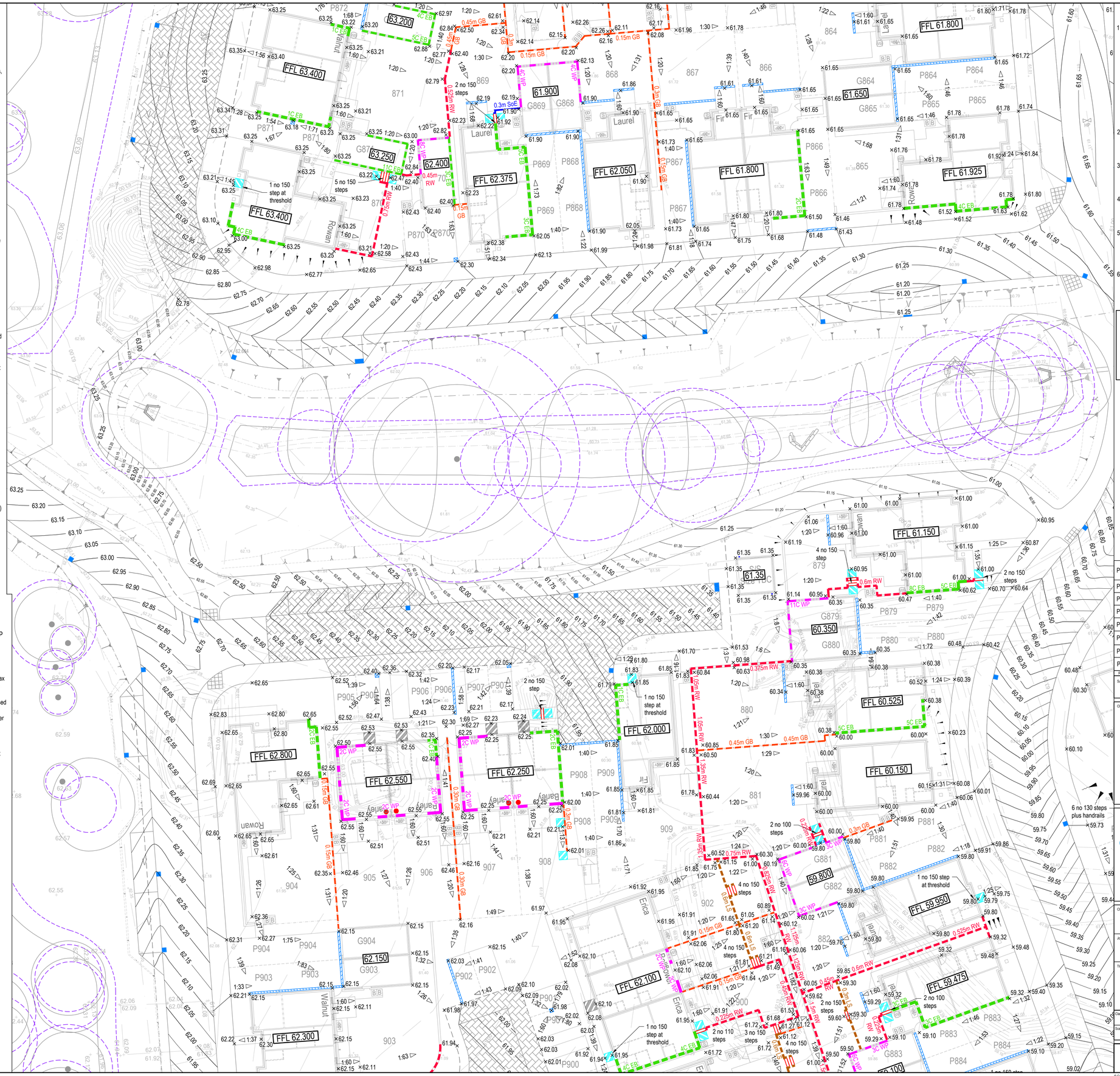

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Health & Safety Note

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.

Rev.	Date	Description	Drn / Chk'd / App'd
P08	07/08/2025	ASHP's and external tap locations updated for Walnut housetypes. Eastern POS footpath and swales updated to suit latest Landscaping layout.	CP/AK/KM
P07	30/05/2025	Amended to suit client and architect comments	JLN / KM / KM
P06	15/05/2025	Amended to remove RDPC where possible, see rev clouds.	JLN / KM / KM
P05	03/04/2025	Updated to include P5 changes	JLN/KM/KM
P04	26/02/2025	Updated to suit latest planning layout.	JLN/KM/KM
P03	16/01/2025	Topographical Survey from December 2023 added to drawing as requested by CALA Homes.	AK/KM/KM
P02	07/01/2025	Job Title Updated	JQ/CPR/KM
P01	24/12/2024	First issue.	JLN/CPR/KM

Suitability:

S4 - Suitable for Stage Approval

Client Logo:

CALA

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Client: Cala Homes Thames Ltd

Job: Finchwood Park - Phase 5

Title: Private External Levels Layout Sheet 3 of 8

Classification: FI_60_20

Scale @ A1: 1:200

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Revision: P08

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