



- NOTES**
- DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY WORK FROM FIGURED DIMENSIONS ONLY.
 - No deviation from the details shown on this drawing is allowed without the prior permission in writing.
 - Read this drawing with all Architects, Services Engineers and local relevant details and drawings. No scaling of dimensions is permitted. The Architect's drawings are the reference.
 - All work is to be in accordance with the relevant specifications issued by the British Standards Codes of Practice, statutory requirements and the Contract Documents.
 - DRAWING STATUS**
P - PRELIMINARY - Evolving drawings for approvals, tenders, bills, etc.
C - CONSTRUCTION - Fully developed drawings issued under instruction for construction.
- ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION**
- SUITABILITY CODE**
WORK IN PROGRESS
S9 - Work in progress
SHARED (NON-CONTRACTUAL)
S1 - For construction, S2 - For information, S3 - For internal review and comment, S4 - For construction reference
DOCUMENTATION (FOR CONTRACTOR PURPOSES)
D1 - For existing, D2 - For tender, D3 - For contractor design, D4 - For final design / procurement
CONSTRUCTION
A - For construction, B - For construction but with comments (i.e. areas in abeyance), C - Comprehensive revisions required.
- Topographical Survey Information**
- All control stations and dimensions shall be checked and verified prior to commencement and any discrepancies shall be reported to the engineer.
 - We accept no responsibility for the accuracy of the data which is shown for information only.
 - Existing sewer routes have been reproduced from service records or as built provided by Crest and should be checked and verified on site prior to the commencement of works.
 - Refer to services consultant details for existing / proposed services details.
 - All intermediate levels have been interpolated from the existing levels. The engineers should be made aware of any discrepancies prior to the commencement of site works.
 - All additional areas of survey requested, should be completed prior to the commencement of site works and fed back to the engineers for review.
- General Earthworks**
- The reuse of the material will depend upon being chemically / geotechnically suitable for its proposed use. This is likely to require some additional site work to obtain samples for chemical analysis / assessment to demonstrate that the soils are suitable for use. The works will probably need to be controlled through a Groundworks Specification and regulatory controls will need to be satisfied e.g. proportion of Materials Management Plan (MMP) or Environmental Permitting.
 - All earthworks to be constructed in accordance with 'Manual of contract documents for highway works volume 1' specification for highway works Series 6007.
 - Additional testing / assessment will be required should the soils display evidence of contamination in accordance with environmental engineer recommendations.
 - It is assumed that any remediation works will be completed and approved / verified prior to the works shown on these layouts.
 - Volume calculated within cut and fill summary do not provide any allowance for banking factor. Volume is a desk based study for the site design and does not take account of any planting or M&P as described in note 14.
 - Suitability of proposed TBC on site. Suitable storage by contractor to BS 3882:2007.
 - Proposed batter at 1:4 max cut and fill.
 - Type and height of retaining walls shown. Appearance and final design in accordance with landscape architect design.
 - Temporary and permanent bank drainage requirements in accordance with rules on drainage works.
 - Final design and requirement of all pedestrian / vehicle restraints TBC.
 - Any works within tree root protection areas TBC by Arboriculturalist.

Key

External levels to be 150mm lower than FFL. Where this is not the case, denoted by either 1, 2 or 3:

- 1 - Indicates where external levels are more than 150mm below the proposed FFL and underdrains is required.
- 2 - Indicates where external levels are between 150mm - 0mm less than FFL.
- 3 - Indicates where external levels are more than 0mm above FFL and height.

For all dpc and tanking details, or adjusted air brick locations refer to specialist details in conjunction with Architect, Structural Engineer and Taylor Wimpey Standard details. Ground floor slab step details by others.

- Indicates the requirement for at least one gravel board under fence, i.e. retains greater than 150mm up to a maximum of 450mm on one side.
- Indicates the requirement of a retaining wall with screen wall over, height as shown. Type shown taken from structural engineers details. Refer to BCD's drawing 2506-BDO-S-V-SU-051.
- Indicates the requirement of a retaining wall with fence over, height as shown. Refer to structural engineers details for type.
- Indicates approximate garden gradient. In general assume a 3m offset from rear of property where falls away from house at a grade of 1:50. All paths to fall away from house or garage by 1:50 towards landscaping.
- Indicates number of steps. Steps in 150mm increments UNO.
- Indicates part m level threshold achieved. Where external path / patio level is 40mm higher externally than the internal FFL.
- Finished garage level. In general external levels are to be the same as FFL. Refer to Architects DPC / tanking details. (Finished floor level FOGS Undercroft parking to be 150mm lower than FFL UNO).
- Finished floor level (including floor finishes). For floor finishes, structural slab level (SSL), foundation levels refer to Architect and Structural engineers details.
- Highway major contour.
- Highway minor contour.
- Private handstanding contour (50mm c/c's).
- Additional proposed external spot levels.
- Proposed level to tie into existing.
- Existing levels from topographical survey.
- Denotes banking of levels max 1:4 UNO.
- Denotes plots designed for M4(2) compliance.

Engineers level to be read in conjunction with the Architects details and elevations.

If in doubt, or there are any discrepancies with the information provided, ask the engineer prior to the commencement of works.

Any earthworks in tree root protection areas TBC by Arboriculturalist. In in doubt, contact specialist consultant.

P4	UPDATED TO SUIT PLANNING AMENDMENTS	04.06.26	MH
P3	ISSUED FOR APPROVAL	30.09.25	KW
P2	THRESHOLDS UPDATED TO SHOW +40mm. FFLS IS UPDATED TO PLOTS 38, 39, 107, 108, 109 & 110. ADDITIONAL LEVELS ADDED TO POS	22.09.25	KW
P1	ISSUED FOR APPROVAL	08.09.25	KW
Status/	Description	Date	By

IESISCIVILS

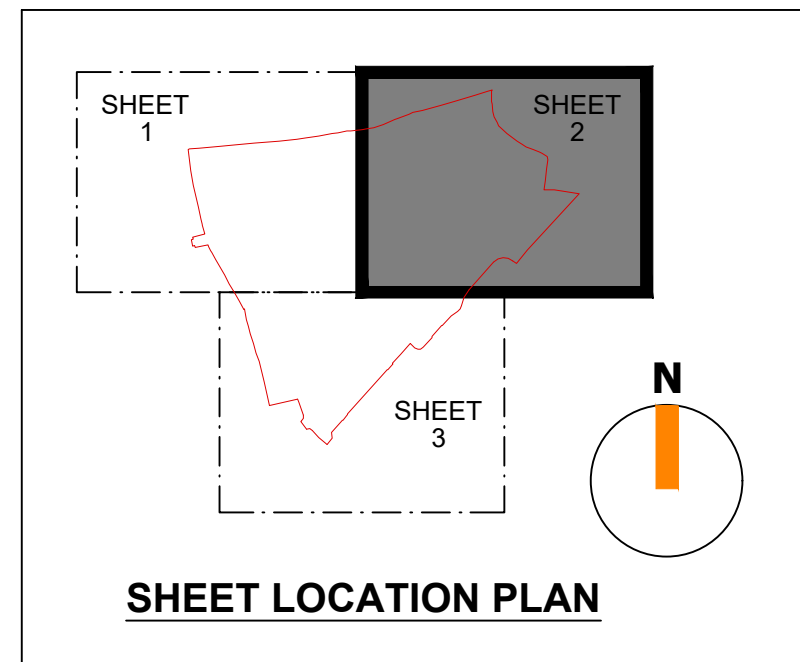
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Job Title:
LAND AT WINNERSH FARM - PHASE 1
Client:
TAYLOR WIMPEY WEST LONDON

**PROPOSED LEVELS LAYOUT
SHEET 2**

Drawn	date	scale @ A0	C1 checked	WMA Project No.
KW	SEPT25	1:250	-	SE2325

Orig No.	Stability	Status/Revision
22586-09-02	D2	P4



SCALE - 1:250

5m 0 5m 10m 15m 20m