



General Notes

- Do not scale from this drawing.
- All dimensions in metres and levels in metres above ordnance datum Newlyn (mAOD) unless stated otherwise.
- This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
- The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but is not limited to, ground conditions (geotechnical and environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection, and topography.
- The Engineer shall be notified immediately, in writing, should any errors or discrepancies be found prior to the commencement or continuation of any works.
- Drawing is based on topographical survey conducted by Geopoint Ltd (ref. Geo22-132_T dated October 2022).
- Details of existing sewers are based on drainage survey undertaken by Solum Surveying Ltd (ref. 12676-R0 dated 21/06/2024).
- Site layout is based on RDT Architects drawing (ref. 1377T-RDT-ZZ-XX-DR-A-1101 Rev P1 dated July 2024) provided by Aspire LPP on 01/08/2024.
- Building drainage points based on RDT Architects Proposed Drainage Sketch dated 31/07/2024 provided by Aspire LPP on 01/08/2024.
- Levels at site entrance based on tie-in to RGP S278 site access junction proposals (ref. 6804-RGP-ZZ-00-DR-C-0111 Rev P01 dated July 2024) provided by Aspire LPP on 25/07/2024.
- Where shown, root protection areas are based on those included within RDT Architects site layout (ref. 1377T-RDT-ZZ-XX-DR-A-1100 Rev P2 dated July 2024) provided by Aspire LPP on 01/08/2024.
- All work is to be carried out in accordance with current British Standards, Building Regulations, and Sewerage Sector Guidance as appropriate.
- It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974 and the CDM Regulations 2015. The Contractor will be deemed to have allowed for full compliance within their rates.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the engineer immediately.
- The Contractor shall undertake appropriate on-site investigations to confirm the presence of underground utilities prior to any excavation.

Levels Notes

- All levels to comply with Building Regulations Part M Category 3 (Wheelchair Accessible Dwellings).
- The approach route to any dwelling should be level, gently sloping or, where necessary ramped.
- A step-free approach route should be provided to all private entrances. Where a communal ramped approach route is provided and has an overall rise of 300mm or more, an additional stepped route should be provided.
- The approach route should be a minimum 1200mm wide and have a maximum crossfall of 1:40.
- A level space (max gradient 1:60) with minimum width and depth of 1500mm for passing or turning should be provided at each end of the approach route and at maximum intervals of 10m.
- A ramped approach is acceptable with the following criteria

a. Individual flights are in accordance with the table below:

Ramp gradient	Max. length of ramp flight (m)	Rise (mm)
1:20	10	500
1:19	9	474
1:18	8	444
1:17	7	412
1:16	6	375
1:15	5	333

- Every flight has a minimum clear width of 1200mm.
 - Every flight has a top and bottom landing.
 - An intermediate flight is provided between individual flights and any change in direction.
 - Every landing is level (max gradient 1:60) and a minimum 1200mm clear of any door or gate swing.
7. For external steps forming part of an additional route, the following criteria apply:
- Steps are uniform with a rise of 150-170mm and a going of 280-425mm.
 - Steps have suitable tread nosings.
 - No individual flight has a rise of more than 1800mm between landings.
 - Every flight has a minimum clear width of 900mm.
 - Top, bottom and, where necessary, intermediate landings are provided and every landing is a minimum of 900mm long.
 - Every flight with three or more risers has a suitable handrail to one side (or both sides where the flight is wider than 1000mm).
 - Single steps are avoided.
8. Outside the principal communal entrance there should be a level landing area (max gradient 1:60) with a minimum width and depth of 1500mm.
9. External doors should have suitable accessible thresholds.
10. Parking spaces and drop-off points should have a maximum gradient of 1:60.
11. Where a dropped kerb is provided, it should have a minimum width of 1000mm, be reasonably flush with the adjoining ground, and have a maximum gradient of 1:15.
12. Should any departure from the proposed slab or external levels be considered, agreement shall be sought from the Engineer immediately and prior to the commencement or continuation of any works.
13. Threshold drainage is required where levels fall towards a flush entrance. Architect to confirm if not required.
14. Where tanking or double DPC is proposed, this should be suitably detailed and designed by the structural engineer as part of the foundations.
15. Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
16. New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer.

CDM Note

These drawings have been produced with reference to the CDM Regulations 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 9.

Key

- Site Boundary
- RPA Category B
- RPA Category C
- RPA Category U

Levels Key

- Existing Spot Level (mAOD)
- Proposed Spot Level (mAOD)
- Finished Floor Level (mAOD)
- Slab Level (mAOD)
- Gradient

Rev	Date	Revision Note	Drw	Chk	App
P2	06/09/2024	UPDATED TO SUIT REVISED LAYOUT	JG	DS	DMCC
P1	28/08/2024	UPDATED TO CLIENT COMMENTS	JG	DF	DMCC
P0	16/08/2024	FIRST ISSUE	JG	DS	

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Client
Aspire LPP

Project
382 Longleaze Lane, Melksham

Title

External Levels

Drawing Issue Status
For Planning

PJA Ref 07040 Scale @ A1 1:250 Date 29.05.24

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