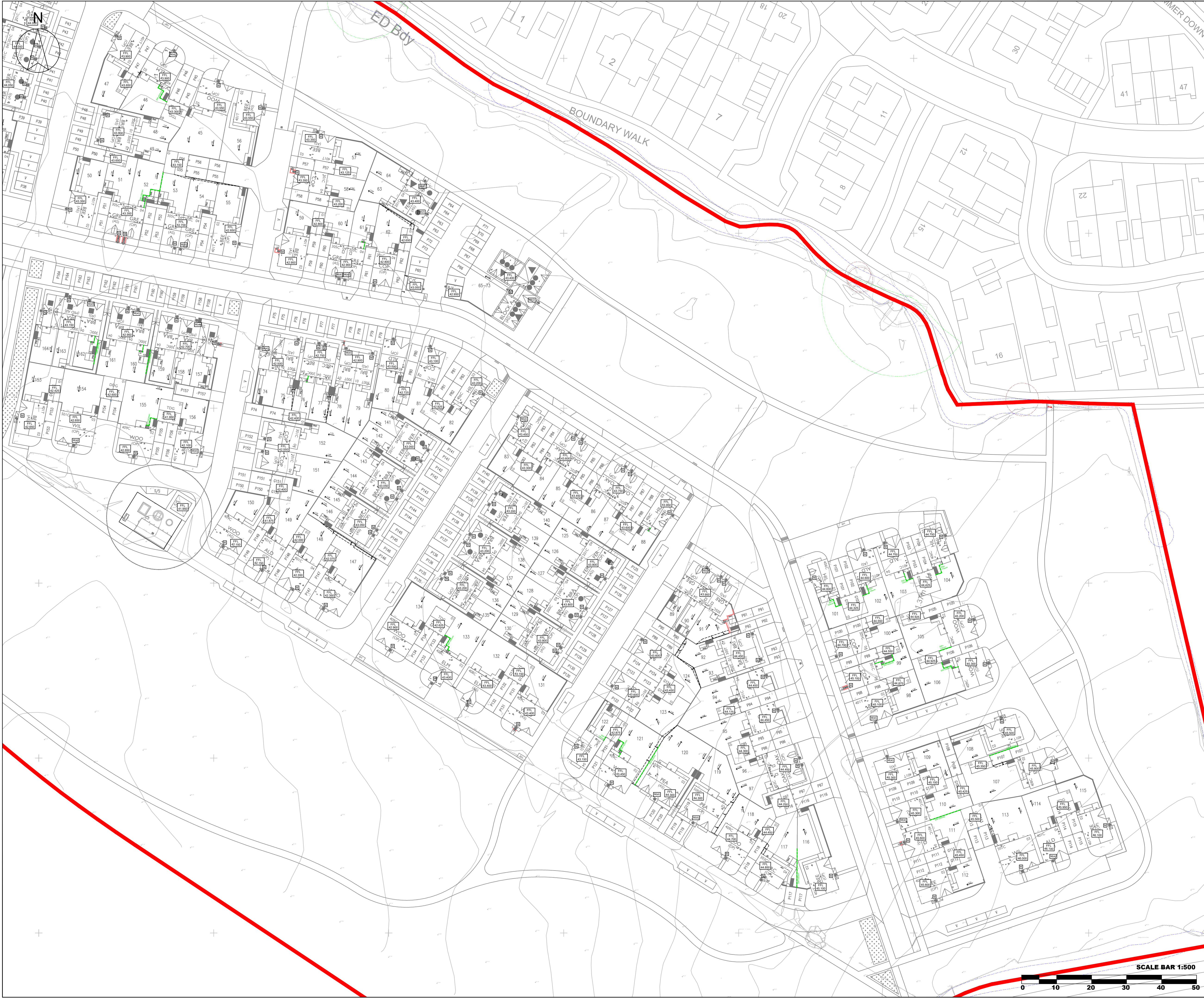




THIS DRAWING IS COPYRIGHT OF CLFA DESIGN

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE.

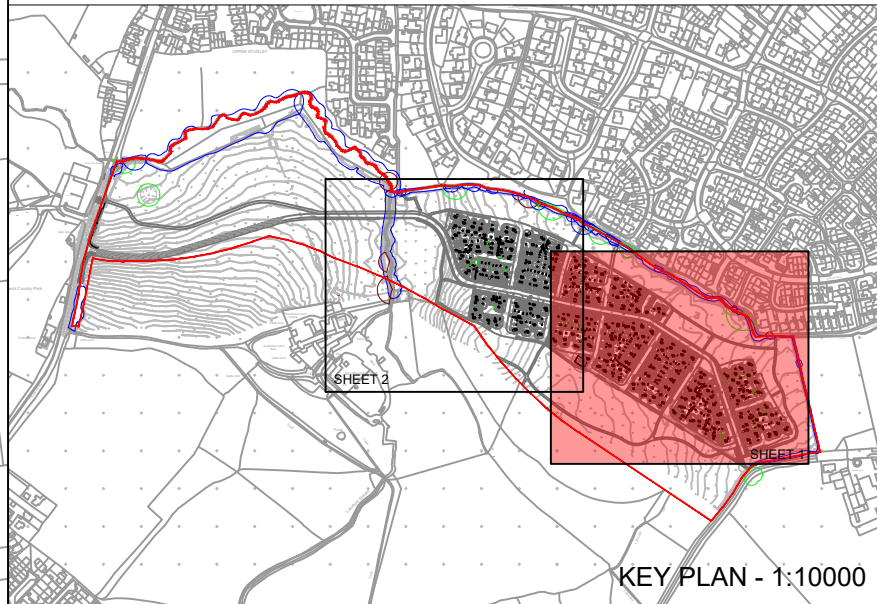
THE CONTRACTORS MUST REFER TO THE EXISTING SERVICES INFORMATION, DESIGNER'S RISK ASSESSMENT AND RESIDUAL RISKS IN THE CONTRACT DOCUMENTATION.



THIS SYMBOL IS USED TO HIGHLIGHT INSTANCES OF RISK WITHIN THE CONSTRUCTION PROCESS.

THE INFORMATION SHOWN ON THIS DRAWING HAS BEEN BASED UPON THE SITE LAYOUT:

RECEIVED ON:



KEY PLAN - 1:10000

GENERAL NOTES:

- Do not scale this drawing.
- All levels are shown in metres above Ordnance Datum (m AOD).
- Contractor to verify dimensions on site.
- This drawing is to be read in conjunction with the relevant Architect's, Engineer's and specialist manufacture's drawings, reports and specifications.
- The use of this drawing does not absolve the client from his responsibilities under the Health and Safety, The Construction Design and Management Regulations 2015. The Principal Designer is required to contact CLFA Design prior to permitting this drawing to be used in connection with any construction works.

BUILDING REGULATIONS PART M:

- When a ramped approach is used:
 - The gradient is between 1:20 and 1:12.
 - The length of each flight is in accordance with Clause 2.10 of Building Regulations Part M.
 - Front patios to be built with a maximum gradient of 1:40.
- When external steps are used, this will be uniform with a rise of 75-150mm and a minimum going of 280mm.
- Retaining walls higher than 600mm must include a handrail.
- All retaining wall heights shown are the anticipated maximum finished height required.

HIGHWAYS WORKS:

- All Highways works for adoption to be in accordance with Wiltshire County Council requirements

EXTERNAL LEVELS LEGEND:

RV=600mm HEIGHT & LOCATION OF RETAINING WALL
(Represents maximum height difference between the top and bottom of finished ground levels)

SW=600mm HEIGHT & LOCATION OF SLEEPERS WALL
(Represents maximum height difference between the top and bottom of finished ground levels)

FFL 81.300 PLOT OR GARAGE FINISHED FLOOR LEVEL

PROPOSED NUMBER OF STEPS (MAIN ONLY)
(Rs represents number of risers @ Max 0.15m. All goings 0.28m min)

PROPOSED LEVEL

PART M ACCESS - Flush Access w/ or w/o external steps. M4(1) Compliant.

PART M ACCESS - Stepped threshold

PART M ACCESS - M4(2) Compliant

DIRECTION AND GRADIENT OF FALL
(Gradients flatter than 1:150 shown as 'flat')

EMBANKMENT (Maximum Slope 1:3)

EXISTING TREE RPA (CAT A)

EXISTING TREE RPA (CAT B)

EXISTING TREE RPA (CAT U)

P03	MINOR SITE LAYOUT UPDATES	MR	FA	12/05/26
P02	SITE LAYOUT UPDATED	MR	FA	27/04/26
P01	FIRST ISSUE	MR	FA	10/11/25
REV	DESCRIPTION	BY	APP	DATE

CLFA DESIGN

71-75 Shelton Street, Covent Garden
London, WC2H 9JQ

CLIENT:

Wain HOMES

PROJECT:
SOUTHWICK COURT FARM
TROWBRIDGE

DRAWING:
FFLs FOR PLANNING
SHEET 1

PROJECT NUMBER: CLFA142	DRAWING NUMBER: CLFA142-CLFA-00-XX-DR-C-0511.1	REV: P03
STATUS: S2	SCALE @ A1 1:500	