



DO NOT SCALE FROM THIS DRAWING

Dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or error to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with Finishing specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.

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- All levels relate to Ordnance Datum.
 - For external works refer to drawing 141.
 - For drainage refer to drawing series 142.
 - For construction details to private areas refer to drawings 151 to 156.
- Primary Access
- Paths indicated as the Primary Access are to have level access thresholds and approach paths, ramped or stepped in accordance with Part 'M' of the Building Regulations.

Where:

Ⓜ₁ Is a Part M4(2) Compliant Door.

Ⓜ₁ Is a Part M4(3) Compliant Door.

Retaining Walls

- All retaining walls shall be constructed in accordance with drawing 153 unless site specific details are provided.
- All walls of a height of 600mm or greater shall include 1.1m high railings as indicated on drawing 141.
- Communal paths and paths from parking areas / highway to front door.
- Communal paths and paths to the front door shall be constructed from 600 x 600mm concrete paving slabs. A 1200mm wide x 1200mm long landing is to be provided adjacent all front doors (unless shown otherwise). The minimum path width is to be 900mm or 1200mm as indicated on drawing 141.
- Where ramps are indicated on the drawings these shall have a maximum gradient of 1 in 12 for ramps up to 5m long and 1 in 15 for ramps up to 10m long for M4(1) Compliant Dwellings. Intermediate Landing shall be a minimum length of 1.2m. Refer to Housetype Reference for further information as to what category of Approved Document M Should be adhered to.
- All flights of two or more steps to the primary level access, are, to be provided with metal hand railings.
- Private footpaths to side and rear of plots.

1. Refer to drawing 141 - External Works Layout for path types.

2. Paths formed from paving slabs are to be 600 x 600mm precast concrete slabs. Minimum path width to be 600mm.
3. Gravel paths serving more than one property are to be a minimum of 900mm wide. Accesses to individual properties are to be 600mm wide. Gravel paths are to be constructed from a decorative gravel with timber edgings.

Adoptable External Items

Adaptable British Standard Kerb Types	
HB2	255mm x 125mm Half Battered Kerb
EF	150mm x 50mm Marshall's square top edging (*denotes taper to back of footway dropper)
EBN	150mm x 50mm Marshall's bull-nosed edging.
TR2	Double drop kerb
TR	Single drop kerb
CS	125x265 Square channel laid on edge flush with surface.
BN	150x150 Bull-nosed kerb laid with 25mm upstand at vehicular crossovers
(6)	Indicates 0mm-6mm upstand on kerb.
(25)	Indicates 25mm upstand on kerb.
(60)	Indicates 60mm upstand on kerb.

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Amended viewport and added private drainage.	30.06.26	AJH
First Issue	16.01.26	AJH
EV	DATE	INITIAL



Stones Farm, Cricklade Phase 2

Finished Levels Layout Sheet 2

Scale	1:250 @ A1	16/01/2026
		First issue
247 - 143 - 2		A
Drawing No.		Revision