



Sheet 1

Sheet 2

KEYPLAN

DONOT SCALE OFF THIS DRAWING

GENERAL NOTES:

- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

CDM 2015 RESIDUAL RISKS

- All areas of live traffic and pedestrian movements shall be subject to appropriate traffic management barriers and signs.
- Access points onto live public highway.
- Unauthorised access to the site must be prevented at all times.
- Existing road drainage to be maintained.
- Be aware of possible live drainage flows and foul effluent during construction. The Contractor shall assess and implement a safe working system and equipment (PPE) as necessary.

The above residual risks are for non-standard hazards. It is assumed that a competent contractor familiar with the construction of this type of work will be appointed who will be aware of the standard hazards.

LEVELS KEY

- Site Boundary
- Existing Topographical Survey Level
- Proposed Spot Level
- Proposed Gradient & direction of fall
- Finished Floor Level
- Contours at 50mm Intervals
- Max 300mm Gravel Board
- Proposed Brick Screen Wall with Retaining
- Step in FFL (between Semi or Terrace plots)
- Extra Facing Brickwork to building
- Raised DPC to building
- Tanking to Building
- Tree Root Protection Area
- Ancient Woodland Boundary
- Number of Brick Courses
- Single 150mm Step

- Part M Level Access - Indicates the gradient is less than or equal to 1:20
- Part M Ramped Access - Indicates the gradient is between 1:20 & 1:12. Ramp length of 2m at a gradient of 1:12, increasing linearly to a maximum of 10m at 1:20
- Part M Stepped Access - Indicates steps required

Front Entrances

- All Plots, except M4(3) have been provided with a 1.2m x 1.2m level access landing (not exceeding 1:60) as per Part M requirements.
- All M4(3) Plots have been provided with a 1.5m x 1.5m level access landing (not exceeding 1:60) as per Part M requirements.

Rear Entrances

- All Plots, except M4(3) have been provided with a 150mm step down to the patio
- All M4(3) Plots have been provided with a level threshold
- All rear patios to fall 1:60 away from property.

PROPOSED FFLs ARE SUBJECT TO DETAILED DESIGN. AN ALLOWANCE OF +/- 30MM SHOULD BE CONSIDERED

A01	FOR APPROVAL	MH	MH	SB	01/06/2026
A02	MINOR UPDATES TO BACKGROUND INFORMATION	MH	MH	SB	15/06/2026
Rev	Comment	By	Chkd	Appr	Date
Revision History					

APPROVAL

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Project
WANDLEYS LANE
FONTWELL

Drawing Title
LEVELS STRATEGY
SHEET 1 OF 2

RWCL Internal Register reference: 5988-005 Scales @ A1

5988-005-5301 - A02

Scale 1:500 @ A1 - 1:1000 @ A3
10m 0 10m 20m 30m 40m 50m