

Note:

A double DPC is to be provided on all plots as per Vistry standard details. Water proofing is therefore not indicated unless surrounding ground elevation is higher than FFL.

Service information shown is derived from statutory undertakers' records and other available information and is provided for guidance only. All service locations should be verified on site prior to the commencement of works.

Utilities Legend

	EHV cable (from records)		BT Cable (from records)		Foul sewer (from survey)
	EHV cable (from survey)		BT Cable (from survey)		Foul sewer to be abandoned (from records)
	HV cable (from records)		Gas main (from records)		Unknown utility (from survey)
	HV cable to be abandoned (from records)		Gas main (from survey)		15m Offset from Foul Sewerage Pumping Station
	HV cable proposed diversion		Gas main to be abandoned (from records)		Existing foul pumping station
	LV cable (from records)		Foul sewer (from records)		Water from records

External Level Notes

- This drawing to be read in conjunction with drawings suffixed L4860.
- This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
- In accordance with NHBC standards and technical guidance, the requirements for Raised Damp Proof Course or Waterproofing is outlined below:
 - ≤2 courses over less than or equal to 15% of building perimeter = raised damp proof course
 - ≤2 courses over more than 15% of building perimeter = water proofing
 - >2 courses = water proofingRefer to architect's / specialist's details for all RDPC / Waterproofing specifications.
- All low spots on driveways to have yard gullies.
- Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1.
 - Requirements for gradients (M1 category):
 - Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
 - Requirements for gradients (M2 category):
 - Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
 - Requirements for gradients (M3 category):
 - Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 1200mm.
 - Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m and 1 in 15 for lengths up to 5m; path has a width not less than 1200mm with 1200mm long level landings at top and bottom of ramps.
 - Stepped approach (additional route only, not allowed for approach routes) - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, 150-170mm riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
 - For threshold detail to principal access, refer to architects drawings.

Private External Levels Legend

	Site boundary
	Proposed level
	Gradient
	Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
	Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level, refer to External Levels note 3.
	Retaining wall annotated on layout with maximum retained height
	Retaining wall that requires fall protection
	Gravel board annotated on layout with maximum retained height
	Slab on edge annotated on layout with maximum retained height
	Proposed permeable block paving
	Linear drainage channel
	Road gully
	Private yard gully
	Land drains
	Threshold drains
	Plot finished floor level DPC level, refer to architects details
	Garage finished floor level DPC level, refer to architects details
	Proposed road contour levels (0.1m intervals)
	Proposed banking in soft landscaped areas (max 1:3)
	Level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
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- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.



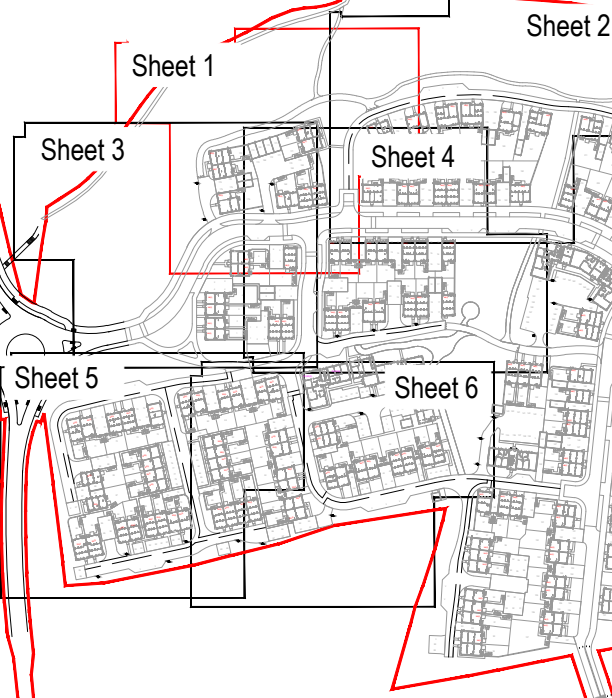
Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX

This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk
	Construction	Risk of electrocution when excavating in proximity to High Voltage (HV) or Extra High Voltage (EHV) cables.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.
	Construction	Working near a medium pressure gas pipe, with risk of gas release, fire, explosion or injury.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.



Rev.	Date	Description	Dim / CHK / Appd
P04	12/02/2026	POS Levels added	JW / SH
P03	04/02/2026	Updated to suit ASHP locations and revised garage lengths	JW / SH
P02	26/01/2026	Updated FFLs and surround to suit carports	JW / SH
P01	13/01/2026	First issue	JW / SH
Sub.			

S2 - Suitable for Information



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Client	Vistry South East
Job	Glebe Farm, Steyning
Title	External Levels - Phase 1 (Sheet 1 of 6)
Classification	FL_60_20
Scale @ A1:	1:200
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	L4860 - JNP-XX-Z1-DR-C-2100
Revision	P04