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Road 11

Road 11A

FFL 9.300

FFL 9.000

FFL 8.750

FFL 8.500

FFL 8.450

FFL 9.700

FFL 9.800

FFL 8.600

FFL 9.950

FFL 8.850

9.550

8.400

M4(2)

2C EB

6C EB

0.450m GB

2 Steps

Plots 113 / 114 alternative step free access to the rear. Part M4(2) compliant entrance to be provided with canopy.

Plots 108 - 111 alternative step free access to the rear. Part M4(2) compliance entrance to be provided with canopy.

Please Note
Unable to survey boundary due to Dense Undergrowth

MH10
01.12.20
Unable to locate in this area

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.

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.

Utilities Legend

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

For external level notes refer to dwg:
L4860-JNP-XX-Z2-DR-C-2201 (Sheet 1 of 5)

Private External Levels Legend

- Site boundary
- × 0.00 — Proposed level
- ⊲1:XX — Gradient
- XC EB — Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- XC WP — Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level, refer to External Levels note 3.
- Xm RW — Retaining wall annotated on layout with maximum retained height
- Xm RW — Retaining wall that requires fall protection
- Xm GB — Gravel board annotated on layout with maximum retained height
- Xm SoE — 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
- FFL XX.XXX — Plot finished floor level DPC level, refer to architects details
- XX.XX — Garage finished floor level DPC level, refer to architects details
- XX.XX — Proposed road contour levels (0.1m intervals)
- Proposed banking in soft landscaped areas (max 1:3)
- M — Level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations

General Notes

1. 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).
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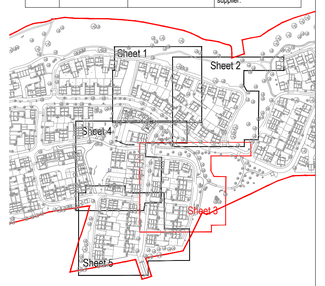
Health & Safety Note

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 (Construction/Maintenance/ Cleaning/Demolition/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk
1	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 relevant utility supplier.
2	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.



Context Plan

Rev	Date	Description	Drn / Chk'd / App'd
P01	16/03/2026	First Issue	JW / SH

Suitability:
S2 - Suitable for Information

JNP GROUP
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Client:
Vistry South East

Job:
Glebe Farm, Steyning

Title:
External Levels - Phase 2
(Sheet 3 of 5)

Classification: FI_60_20
Scale @ A1: 1:500

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number
L4860 - JNP - XX - Z2 - DR - C - 2203
Document/Drawing Number

Revision: P01

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JNP Group Internal Project Number: S12942