

Private External Levels Legend

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

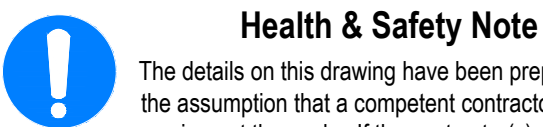
Note:

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.

General Notes

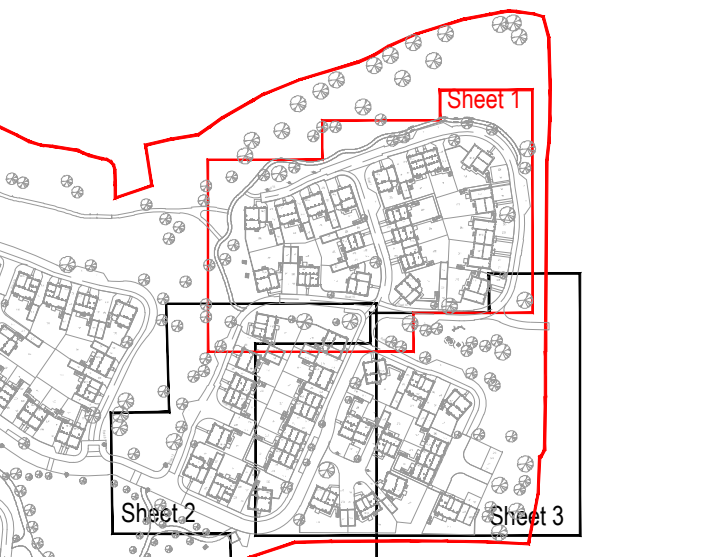
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Health & Safety Note

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	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 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 relevant utility supplier.



Context Plan

Rev	Date	First Issue	Description	Dim / Chk / App'd
P01	18/03/2026	First Issue		JW / SH
Subsidiary				

S2 - Suitable for Information



Client		Vistry South East	
Job		Glebe Farm, Steyning	
Title		External Levels - Phase 3 (Sheet 1 of 3)	
Classification	FL_60_20	Scale @ A1:	1:200
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	L4860 - JNP-XX-Z3-DR-C-2301		
Revision	P01		

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