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STATION ROAD

Sub Station
Pump Station Kiosk
Allotment Communal Shed
LEAP
Allotments
School Parking
Loading Area
DROP OFF ZONE
Existing Access
Emergency Access
Extent of road adoption
Gates with height restriction
Lockable Gates
Lockable Gate
bollard
Bins

EXTERNAL WORKS LEGEND

1.8 cbf	Close boarded timber fence (height in metres).	Unilog	30 year Unilog retaining wall (0.6m height max.).
1.2 crf	Cleft rail fence (height in metres).	1.8 brw / cbf	Masonry retaining wall with close board timber fence above (total combined height in metres).
1.2 prf	Post and rail fence (height in metres).	tpf	Tree protection fencing.
1.2 pf	Picket fence (height in metres).		Close boarded timber gate (1.8m height).
1.8 bw	215mm wide brick wall (height in metres).	Bins	2No. 240L wheelly bin spaces (1 x refuse / 1 x recycling.
1.8 brw	Masonry retaining wall (height in metres).	wb	Rain water butt connected to downpipe.

	Rotary washing dryer.	RS	Rumble strip. 100x100mm sett paving.
CB	Composting bin.		Tarmacadam.
	Removable bollard (FB2 key to unlock).		Grasscrete.
BL	Bulkhead light on day / night sensor.		450 x 450mm buff concrete paving slabs.
FFL +31.565	Proposed house/garage finished floor level.		200 x 100mm concrete paviours (herringbone pattern). Marshalls Brindle.
+31.415	Proposed topographical level.		Gravel.
×31.260	Existing topographical level.		Strong wear resistant grass sward (containing perennial rye grass).

FOR PROPOSED TREE PROTECTION AND HARD AND SOFT LANDSCAPING DETAILS REFER TO ARBORICULTURAL CONSULTANTS AND LANDSCAPE ARCHITECTS DRAWINGS AND SPECIFICATIONS RESPECTIVELY (ENSURING LATEST REVISION).

TO BE READ IN CONJUNCTION WITH CONSULTANT ENGINEERS DRAWINGS AND SPECIFICATIONS.

CDM Regulations 2015 (Regulation 9)

None of the following is deemed to relieve any contractor of his obligations under all applicable HSE / health and safety legislation.

In preparing the design shown on this and related drawings Vision Architects has considered and, where reasonably practicable, avoided foreseeable risks. Significant risks which remain are listed below and identified thus ⚠ and should be given particular attention by all those carrying out works of construction or of future maintenance.

1. Refer to project specific Design Risk Assessment. ⚠

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5. DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE - **250003-A-P-G7-C_RIBA04**

DEVINE HOMES PLC
builders of fine homes

rev.	description	date	by	ch
P01	Planning Condition issue.	2026.01.21	AJC	dp

scale: 1:250 @ A0
date: 2026.01
drawn: AJC
checked: dp

client: Devine Homes Plc
project: Land South of Station Road, Cowfold. RH13 8QZ
drawing: Existing and Proposed Levels Plan
status: **RIBA Stage 03 - Planning Condition**

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