



EXISTING TREES
Where permeable Pavement is to be constructed in the vicinity of existing trees all works to be undertaken in accordance with:- BS 5837 - Trees in relation to Construction. The contractor will be responsible for gaining approval to his own Protection Method Statement for the works with the local authority Arborist.

Levels Key

- +139.92 Existing survey levels
- +141.00 Proposed site levels
- Proposed Road Contours
- Proposed Parking Area Contours
- Proposed Gradient
- SDPC Denotes Stepped DPC to architects details where external levels are less than 150mm below DPC
- U/B Denotes underbuild where external ground levels are more than 150mm below DPC
- Denotes level platform at door threshold 1200x1200, Gradient 1:60 sloping away.
- Indicative sculpted bank @ 1:3, UNO.
- GB-300 Gravel Boards to retain minor level differences between gardens.
- (GS-300) Indicative Garden Slope
- 215mm Brickwork retaining wall, Refer to detail.

NOTE:
Where level threshold access occurs, a stepped DPC to architects detail is to be constructed where the adjacent levels are above the normal DPC detail.

FILL SPECIFICATION
Fill under adoptable carriageway and other vehicularised areas to be to Department of Transport 'Specification for Highway Works Part 1' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4. Subject to the final approval of the adopting Authority.

Fill under gardens and other landscaped areas to be as raised from site excavations and compaction shall be sufficient to remove large voids and to produce a coherent mass whilst preventing overcompaction and any build up of excess pore pressures.

NOTE:
Surface finishes & External paving to be confirmed pending receipt of detailed External Works layout from the Architect.

Notes:

- 1.1 Do not scale from this drawing.
- 1.2 All dimensions are in m unless otherwise specified.
- 1.3 In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral decisions by the contractor will not be accepted.
- 1.4 This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
- 1.5 The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancies or omissions reported directly to Aventus Design.
- 1.6 This drawing is based upon the survey by CD Surveys Ltd, reference AG/1710036/1, 2 & 3 REV B, dated March 2018 provided in digital format.
- 1.7 Levels are based on an OS GNSS Datum OSGB36.
- 1.8 The grid co-ordinates are based on an OS GNSS System.
- 1.9 The Contractor must check the levels of all existing drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to Aventus Design.
- 1.10 Sulphates have been determined as class 1 (DS-1) for design purposes in accordance with BRE Special Digest 1 (2001). Buried Concrete to be in accordance with ACEC Site Class AC-1.
- 1.11 All external building dimensions are to be checked against the Architects drawings prior to any construction commencing.
- 1.12 All adoptable highway works to be in accordance with the Local Authorities Specifications.
- 1.13 All adoptable drainage works to be in accordance with the Water Authorities standard guidelines for connections etc.
- 1.14 Formation to road/hardstanding to be proof rolled and any soft spots in subgrade of road/Hardstanding areas are to be excavated and replaced with well compacted sub-base or free draining granular material to Department of Transport Specification for Highway Works Part 2' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

CDM REGULATIONS 2015

Aventus Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this and related drawings. Significant risks which remain and associated control measures are identified in the Risk Register and should be given particular attention by the main contractor on site.

RISKS RELATING TO THIS DRAWING:

RISK NUMBERS ? & ? on Risk Register

NOTE: The Risk Register records only those elements considered unusual, difficult to manage or outside the anticipated expertise of a competent contractor.

Drawing Status **PRELIMINARY ISSUE**

A	12.06.26	Finishes and kerb call up removed, garden levels and slopes added.	CU	SU
REV.	DATE	DESCRIPTION	CHK	APP

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Client: **Antler Homes**

Site: **Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB**

Title: **Site Layout & Levels 2 of 2**

Drawing no. **H1545 - 402**

Issue:	Scale: 1:200 @ A1	Checked: PP	Date: Dec '25
A	Dwn: C.U.	Date: Oct '25	Approve: SU Date: Dec '25

ORIGINAL SIZE - A1