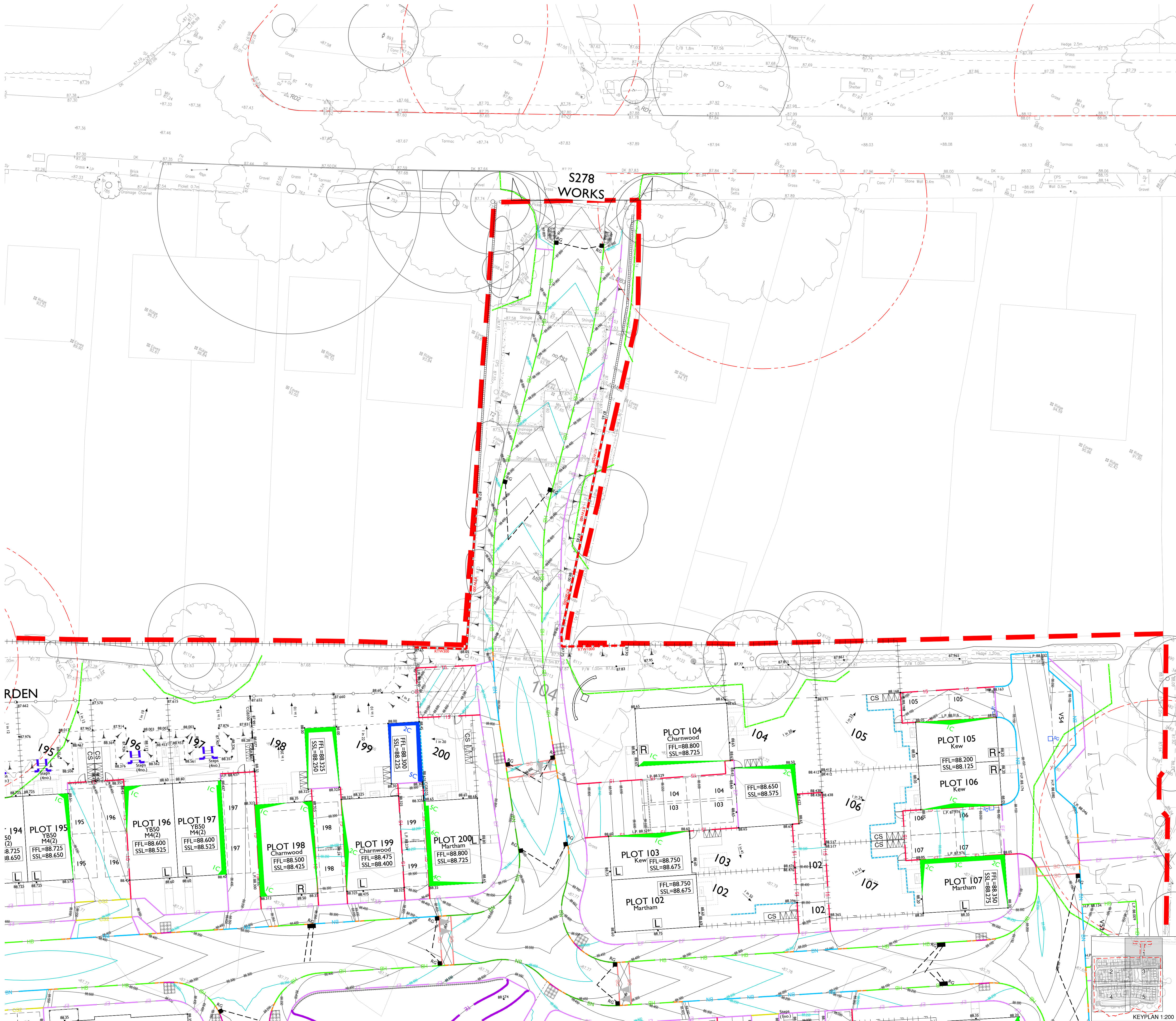




- NOTES**
- All dimensions are in metres unless stated otherwise.
  - Do not scale from this drawing. Only written dimensions are to be used.
  - This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
  - Site layout and ancillary drawings received in DWG format from Barratt Southern Counties on 02.05.25.
  - Sub-structure plans have been provided by WADP architects, reference: DP970, date received 11.06.25.
  - House floor construction makeup is 450mm depth consisting of 375mm insulated precast concrete beams and 75mm screed with 150mm min void as confirmed by Barratt Southern Counties via email dated 02.05.25.
  - Garage floor construction makeup is 450mm consisting of 375mm PCU beams and 75mm screed as confirmed by Barratt Southern Counties via email dated 02.05.25.
  - Level Threshold access with raised DPC to main entrances. Stepped access to rear of houses unless otherwise indicated.
  - This drawing should be read in conjunction with other External Levels Layouts, Adoptable 38 Highways Construction Details (CIV-4218 and 4219), Private Highways Construction Details (CIV-4220), Highways Construction Layouts (CIV-4231 to 4235), External Works Layouts (CIV-4251 to 4255), and Domestic Drainage Layouts (CIV-4331 to 4335).
  - EF Edging to be installed around entire driveway even next to property walls, as per BDW specifications.
  - ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO IEP BEFORE WORK BEGINS.

**KEY**

Site Boundary

Section 278 Works (under separate Design Pack)

FFL = Plot/Garage Finished Floor Level  
SSL = Plot/Garage Structural Slab Level

Existing Ground Level

Proposed Ground Level

Indication of Falls

Primary Road Contour

Secondary Road Contour

Primary Driveway / Parking Bay Contour

Secondary Driveway / Parking Bay & Footpath Contour

Level / Gently Sloping Access with Level Threshold  
(In Accordance With Building Regulations Part M)

Ramped Access with Level Threshold  
(In Accordance With Building Regulations Part M)

Stepped Access with Level Threshold  
(In Accordance With Building Regulations Part M)

Extra depth exposed brickwork below DPC

Raised DPC/Tanking to Architects specific Details

Brickwork Retaining Walls (Maximum retained height indicated)  
(Design by Structural Engineer) (Architect to provide detail for railings to be installed where retained height is greater than 600mm)

150, 300 or 450 Concrete Gravel Board  
Use of 450mm Concrete Gravel Board subject to confirmation of detail from Structural Engineer

Geo-Wall Retaining Walls (Maximum 500mm retained height indicated)  
(Design by Structural Engineer)

Indicative earthworks, actual amount to be determined on site  
*Where located with 'No Dig' Road Protection Areas, 20-40mm No Fines Stone to BS EN 12424 Fill Material (to be used).*

Adoptable Bitmac Ramp Construction  
(Refer to West Sussex Council drawing no. S278/38/18 Street Furniture - Ramp Feature)

PCC HB2 Kerb (125mm Upstand)

PCC BN Kerb 60mm Upstand (Excess of Transition Kerb to be included within HB lineups)

Marshall's Speedcheck (or similar approved)

PCC BN Dropped Kerbs (25mm Upstand) at vehicular crossings, 0-6mm Upstand at pedestrian crossings)

PCC EF Edging Laid Flush

PCC EF Edging (15mm Upstand)

Timber Edging (75mm Upstand in Shared Driveway, 25mm Upstand at M4(2) parking bays, laid flush at back of footways)

Square Channel Edging Laid Flush

Transition Kerb

PCC CS1 Kerb 25mm Up-stand

Tactile Paving

Areas of 'No Dig' Road / Parking Bay / Footpath & Footway Construction

Timber VRS with Pedestrian Rail

600mm High Knee Railing at Attenuation Basins

Life Rings & Deep Water Signs at Attenuation Basins

'Aco' Channel or similar

Yard Gully

Concrete Dish Channel

Road Gully

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall.

Root Protection Area

Tree Protection Fencing

**CDM NOTES**

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

*Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.*

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| Rev | Note                                                   |
|-----|--------------------------------------------------------|
| C01 | Garden levels for plots 192-199 updated.               |
| C02 | Retaining arrangement updated.                         |
| C03 | Updated as per 538 comments from WSSC.                 |
| C04 | Updated to construction issue.                         |
| C05 | Plans updated in-line with client Site Execution Plan. |

**CONSTRUCTION ISSUE**  
SUBJECT TO ADOPTING AUTHORITY APPROVAL

Scale @ A1:  
0 5 10 15 20 25m  
Scale 1:500

Project: Crawley Down Road, Felbridge

Title: External Levels Layout Sheet 1

Client: BARRATT HOMES

Rev Date Drawn Checked Authorised

|     |          |    |     |     |
|-----|----------|----|-----|-----|
| C01 | 04.07.25 | JC | TRS | TRS |
| C02 | 14.07.25 | JC | TRS | TRS |
| C03 | 18.09.25 | JC | TRS | TRS |
| C04 | 22.09.25 | JC | TRS | TRS |
| C05 | 25.09.25 | JC | TRS | TRS |

Date: JUNE 2025 Drawn by: AD

Checked by: JC Authorised by: TRS

Drw No: CIV-4401 Rev: C05

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