



#### Legend

- Site boundary
- Proposed level
- Gradient
- XC EB
- XC WP
- Xm RW
- Xn GB
- Plot finished floor level DPC level, refer to architects details
- Proposed road contour levels (0.1m intervals)
- Tree Root Protection Areas
- Linear drainage channel
- Private yard gully

#### External Level Notes

- This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
- In accordance with NHBC standards and technical guidance, the requirements for Raised Damp Proof Course or Waterproofing is outlined below:
  - 2.1.1.  $\leq 2$  courses over less than or equal to 15% of building perimeter = raised damp proof course
  - 2.1.2.  $\leq 2$  courses over more than 15% of building perimeter = water proofing
  - 2.1.3.  $> 2$  courses = water proofingRefer to architect's / specialist's details for all RDPC / Waterproofing specifications.
- All low spots on driveways to have yard gullies.
- Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1
  - 4.1. Requirements for gradients (M1 category):
    - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
    - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
    - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
    - 4.1.4. Principal access to be front door unless indicated otherwise.
- For threshold detail to principal access, refer to architects drawings.

#### General Notes

- 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 'overlying', 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).
- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
- Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
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- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.



#### 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<br>(Construction/Retention/Removal/ Clearing/Excavation/Adaptation) | Hazard Description                       | Mitigation Measures/ Residual Risk                                |
|------------|---------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------|
| Y1         | Construction                                                                    | Works near live carriageway              | Appropriate traffic measures to be in place                       |
| Y2         | Construction                                                                    | Works near existing utilities            | Exact position of utilities to be confirmed prior to construction |
| Y3         | Construction / demolition                                                       | Contamination and excavation instability | Use safe excavation practices                                     |

|             |            |                                     |                            |
|-------------|------------|-------------------------------------|----------------------------|
|             |            |                                     |                            |
|             |            |                                     |                            |
|             |            |                                     |                            |
|             |            |                                     |                            |
|             |            |                                     |                            |
| P02         | 11/09/2025 | Updated to reduce retained heights. | SH / LC                    |
| P01         | 04/09/2025 | First Issue                         | AQ / SH                    |
| Rev.        | Date       | Description                         | Drawn / Checked / Approved |
| Suitability |            |                                     |                            |

S2 - Suitable for Information



|        |                              |
|--------|------------------------------|
| Client | Earlswood Homes              |
| Job    | College Lane, Hurstpierpoint |
| Title  | External Levels              |

|                                                                                    |                                 |             |       |
|------------------------------------------------------------------------------------|---------------------------------|-------------|-------|
| Classification                                                                     | FL 60_20                        | Scale @ A1: | 1:200 |
| Project - Originator - Volume/System - Level/Location - Type - Discipline - Number | S12809 - JNP-XX-XX- DR -C- 2002 |             |       |
| Reason                                                                             | P02                             |             |       |