



- 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 30.05.25.
 - 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 Contours Layouts (CIV-4231 to 4235), External Works Layouts (CIV-4251 to 4255), and Domestic Drainage Layouts (CIV-4311 to 4355).
 - 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.

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" Root Protection Areas, 20-40mm No Fines Stone to BS EN 12620 Fill Material to be used).	
Adoptable Bitmac Ramp Construction (Refer to West Sussex Council drawing no. S278/38/18 Street Furniture - Ramp Feature)	
PCC H&B Kerb (125mm Upstand)	
PCC BN Kerb 60mm Upstand (Extent of Transition Kerb to be included within HB lineups)	
Marshall's Speedcheck (or similar approved)	
PCC BN Dropped Kerb (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	
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	

**SUBJECT TO PLANNING
APPROVAL**

CDM NOTES

- 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
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TENDER ISSUE

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

Project: Crawley Down Road, Felbridge

Title: External Levels Layout Sheet 6

Rev Date Drawn Checked Authorised

Client: BARRATT HOMES

Date: JUNE 2025 Drawn by: AD
Checked by: JC Authorised by: TRS
Drg No: CIV-4405 Rev:

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