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Legend

- Site boundary
- Existing Level
- Proposed level
- Gradient
- XC EB
- XC WP
- Xm RW
- Xm 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 courses over less than or equal to 15% of building perimeter = raised damp proof course
 - ≤2 courses over more than 15% of building perimeter = water proofing
 - >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 Suitable Dwellings Category M1:
 - Requirements for gradients (M1 category):
 - Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 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.
 - 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.
 - 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.
- Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
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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 (Construction/Retention/ Clearing/Demolition/Relocation)	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Works near live carriageway	Appropriate traffic measures to be in place
2	Construction	Works near existing utilities	Exact position of utilities to be confirmed prior to construction
3	Construction / demolition	Confirmation and excavation instability	Use safe excavation practices

Rev	Date	Description	Drawn / Checked / Approved
P06	02/03/2025	Existing levels now red, proposed levels now green.	SH
P05	21/10/2025	Plot 1 patio updated.	SH / JTH
P04	20/10/2025	Site layout updated to suit revised block plans. Plot 5 & 6 handed. ASHPs relocated, retaining adjusted to suit. Retaining added to plot 7 patio.	SH
P03	22/09/2025	Plot 2 and 3 handed. Plot 2 lowered 300mm. Patios now flush to plot FFL. Levels and retaining updated to suit.	SH
P02	11/09/2025	Updated to reduce retained heights.	SH / LC
P01	04/09/2025	First issue	AQ / JTH

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-C-2002	Document/Drawing Number	JNP Group Internal Project Number: S12809

Revision: P06