

© This drawing and the building works depicted are the copyright of Banners Gate Ltd and may not be reproduced or amended without the written permission. No liability will be accepted for amendments made by other persons.

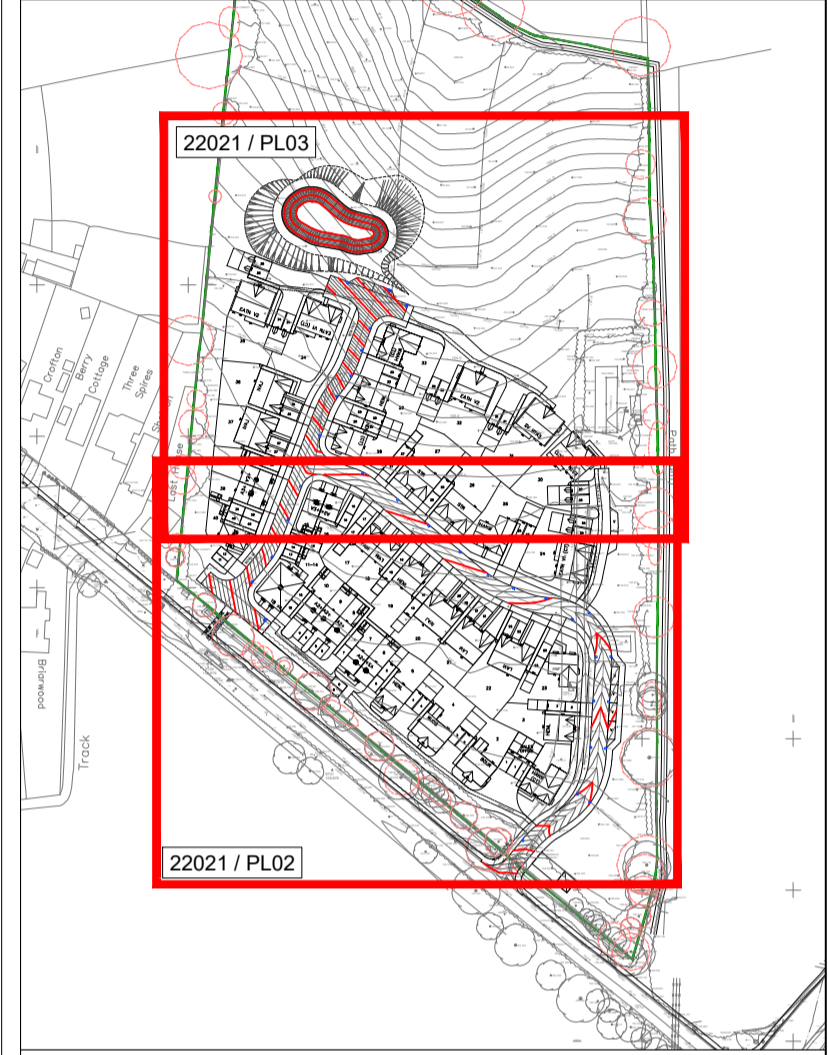
GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 6 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.
- Proposed finished floor levels subject to change by 300mm.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Extents of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC's are shown as indicative only and may vary due to site conditions.
- Retained heights shown are indicative and may vary along the length of feature.
- All 'fall' path or drive gradients shown must provide suitable cross-fall (1:4) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by our client, any plots that fail to meet the necessary requirements should be reported to the engineer immediately, prior to construction.
- Any additional Part M requirements (i.e. Category 2 or Category 3) must be confirmed to the engineer in writing prior to commencement of any construction works.
- All proposed shed levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed banks do not have any effect on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct dimensions. Any retaining features that breach the required dimensions must be reported to the engineer immediately.

SHEET LAYOUT
SCALE = 1:200



External Works Legend:

Levels	External Works
Proposed Finished Floor Level	Proposed Exposed Brickwork
Proposed Garage Level	Proposed Tanking
Proposed Spot Level	Proposed Retaining Wall
Proposed Fall Direction	Proposed Bank / Slope
Part M Level Access Indicator	Proposed Steps
Drainage	General
Adoptable Highway Gully	Site Boundary

Rev.	Description	Date	By
A	Updated to suit site re-plan.	26/08/2022	OB
B	Proposed levels updated to suit revised planning layout. Minor amendments to rear garden & driveway levels. Proposed basin and swale design updated.	21/03/2022	OB
-	First Issue	21/02/2022	OB

Drawing Status **PLANNING**

Please note while these drawings may be used for tender purposes, drawings are subject to detailed design and planning approval as part of ongoing consultations and design checks. Amendments may therefore be requested.

Client **HAYFIELD**

Project **Berry Hill Road, Adderbury Oxfordshire**

Title **Proposed Levels Strategy Plan Sheet 2 of 2**

BANNERS GATE

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES

10-11 Birmingham Street, Hinckley, West Midlands, B63 3JH
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale A1 @ 1:250
Date February 2022
File 22021 / dwgs / civils / current / planning

Checked OB
Drawing 22021-BGC-D / PL03 B