



**NOTES:**

FFLs are preliminary and subject to approval/revision as part of the Section 38 Agreement Technical Audit by Oxfordshire County Council, where changes to road levels and back of footpath/shared surfaces will impact upon FFLs.  
Design levels, gradients and resultant retaining requirement to be further detailed as part of the Detailed Design phase.

**KEY:**

- Extent of development covered by current planning application.
- Adjacent Development Phase
- Retaining (subject to detailed design review)
  - Masonry (unless otherwise specified)
  - Concrete Gravel Board (300mm Maximum)
- ▲ Fall Arrows
- xxxxxx Proposed Levels
- ▼ Primary Access
- ▽ Secondary Access
- FFL** Proposed finished floor levels
  - Stepped Cavity Tray / Raised DPC
  - - - - - Tanking to garages
  - Exposed Brickwork

**SECTION 104 - NOT APPROVED**  
**SECTION 38 - NOT APPROVED**

**CONSTRUCTION**

REV. No.	DATE	DESCRIPTION	INITIALS
C1	02.11.18	Revised in accordance with current planning layout (phase 2 only).	A.W
H	10.08.18	Roof-overs added to reduce retaining wall heights. Additional detail added.	A.W
S	20.07.18	Revised in accordance with current planning layout (site-wide).	A.W
F	18.07.18	Revised in accordance with current planning layout (site-wide).	A.W
D	14.05.18	Revised in accordance with current planning layout Rev. V.	A.W
C	24.04.18	Revised in accordance with current planning layout.	A.W
B	03.04.18	Revised in accordance with current planning layout.	A.W
A	23.01.18	Revised in accordance with current planning layout (extents and layout).	A.W

Client <b>CREST NICHOLSON</b>		 MJA CONSULTING CIVIL AND STRUCTURAL ENGINEERS Monarch House, Barton Lane, Abingdon, Oxon, OX14 3NB Tel: 01235 555173 Fax: 01235 523226	
Project Bodicote, Banbury			
Title Proposed Levels Plan (Phase 1)	Scale 1:250	Date Oct'17	Drawing No. 5692:01
Checked KTG	Drawn AJW	Rev C1	