



NOTES

	Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.
	Indicates a fence and gravel board retainer. Retained height as indicated. Max retained 300mm.
	Indicates a masonry retaining wall. Retained height as indicated.
	Indicates an embankment. Max gradient 1 in 2 but typically 1 in 3.
	Indicates a flag on edge retainer. Max retained 600mm
	Indicates a log retainer. Max retained 600mm.

NOTE: Heights indicated to retaining walls are the retained height not the total construction height.

DPC Indicates a higher DPC to architects standard construction details. Note this is required where ever the difference in FFL and external ground level is below 150mm. Note additional higher DPC's may be required from what is indicated on this drawing.

Indicates steps. Steps assumed to have a 150mm riser and 300mm going in accordance with Part M requirements. Where flights of steps have three or more steps a suitable handrail is to be provided. Stairs must have a clear width of 900mm minimum. No flight to exceed 1800mm. Landings to have a minimum length of 900mm.

NOTE: The main approach route to each dwelling to have a minimum width of 900mm and a maximum cross fall of 1 in 40 in accordance with Part M.

 Indicates minimum 1200mm long level landing adjacent principle access to property in accordance with Part M requirements. Maximum gradient 1 in 60.

NOTE: Ramped approaches to dwellings to comply with the following in accordance with Part M:

- For gradients up to 1:15 - not more than 10m long
- For gradients up to 1:12 - not more than 5m long
- Minimum clear width of 900mm
- Every ramp has a top and bottom landing
- Intermediate landings to be provided between ramps and at changes of direction
- Every landing to be a minimum of 1200mm long

 Indicates a 100mm kerb face to parking bays.

● Indicates the principle access to the property.

L Indicates a level access (1:60 or slacker)

G Indicates a gently sloping access (1:20 - 1:59)

R Indicates a ramped access (1:12 - 1:19)

S Indicates a stepped access

REV	DESCRIPTION	SIG	CHK	DATE
CRONROY BROOK DEVELOPMENTS LTD				
THE FOUNTAIN WELLTHORNE LANE, INGBIRTHWORTH				
EXTERNAL WORKS				
Eastwood & Partners CONSULTING ENGINEERS St. Andrew's House 23 Kingfield Road Sheffield S11 9AS Tel 0114 255 4554 Fax 0114 255 4330  mail@eastwoodandpartners.com www.eastwoodandpartners.com				
SCALE WHEN PLOTTED AT A1		DRAWING STATUS		
1:250		PRELIMINARY		
DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
BJM	CH	18.05.21	44371/006	A