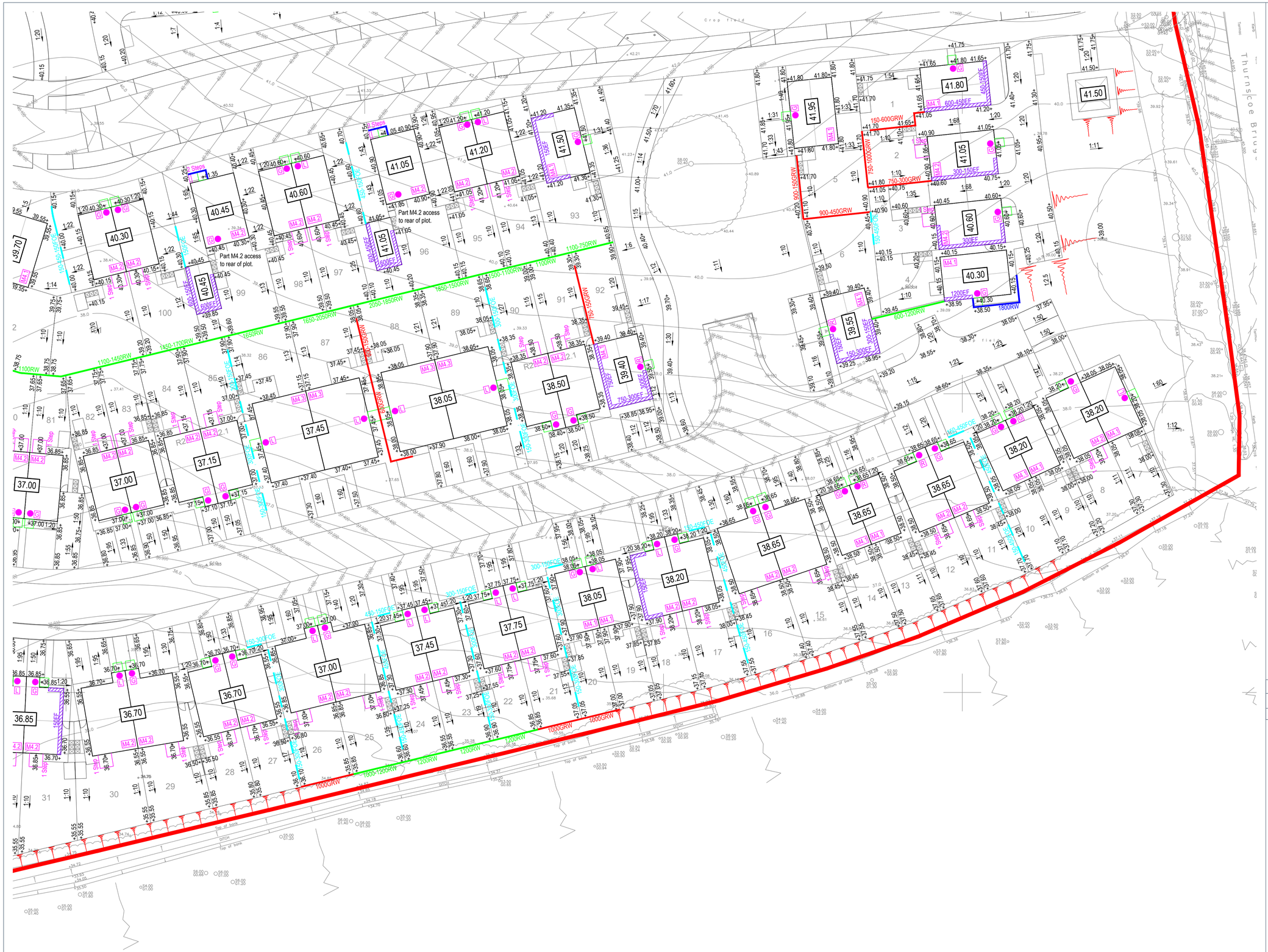


Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.

Indicates a Geowall retaining wall.

Indicates an embankment. Max gradient 1 in 3 where abutting prospectively adoptable highway.

Indicates a flag on edge retaining wall. Max retained 450mm

Indicates a masonry retaining wall with railings. Retaining height as stated. Generally provided to plot frontages and terraced rear gardens.

Indicates a retaining wall over 1m. Retained height as stated. Type to be agreed with client.

NOTE: Where retained height exceeds 600mm guardrails are to be provided to retaining wall. Guardrails to be minimum for 1100mm high from finished ground level.

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

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 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

M4.1 Indicates an M4.1 compliant plot

M4.2 Indicates an M4.2 compliant plot

M4.3 Indicates and M4.3 compliant plot

REV	DESCRIPTION	SIG	CHK	DATE
P02	Revised to suit latest site layout.	RJ	GH	28.11.2025
P01	First issue.	RJ	CH	22.08.2025

AVANT HOMES

THURNSCOE BRIDGE LANE,
THURNSCOE

EXTERNAL WORKS SHEET 1

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ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
48926	1:250	S0	Initial

DRAWING NUMBER REV

48926 - ECE - XX - XX - DR - C - 0070 P02

Project Originator Zone Level Type Role Number