EXTERNAL WORKS DESIGN PRINCIPLES
The design of this site is initially based on Part M of the building regulations and guidance from NHBC requirements.
Maximum drive gradients are set at 1:12 at the worst point. A level threshold is to be provided in front of the main access door.
Garden gradients are set at a maximum 1:10 this is in line with other developers Strata Homes and Taylor Wimpey, NHBC maximum is 1:6, a garden gradient used by Gleeson Homes.

Considering the carbon footprint of the muck shift including horizons from foundations and drainage excvations it is proposed to form a maximum 1:2.5 banking adjacent the Pennine Trail. This will aid the screening of the gardens as well as lifting garden levels. We have taken on board comments from the planning authority, such that the majority of back gardens are largely 1:12 or flatter

A. Plots 17–19 rear garden gradients revised 19–3–19

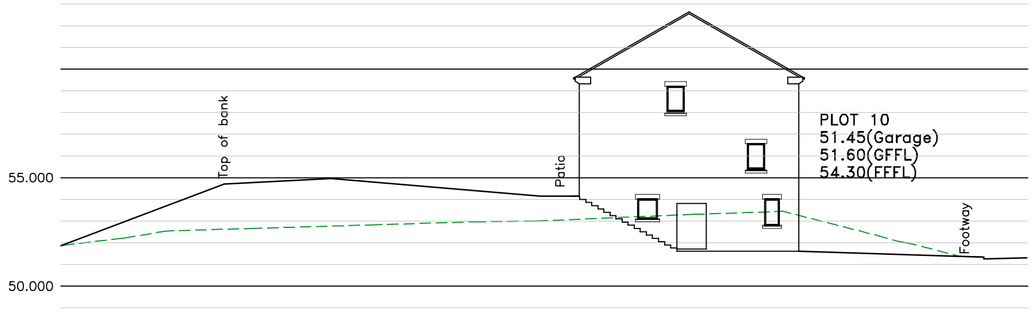
R.A.B. ENGINEERING DESIGN LTD
12 BERRY HOLME CLOSE
SHEFFIELD S35 1AB
TEL.(0114)2464871

Black Stone Developments

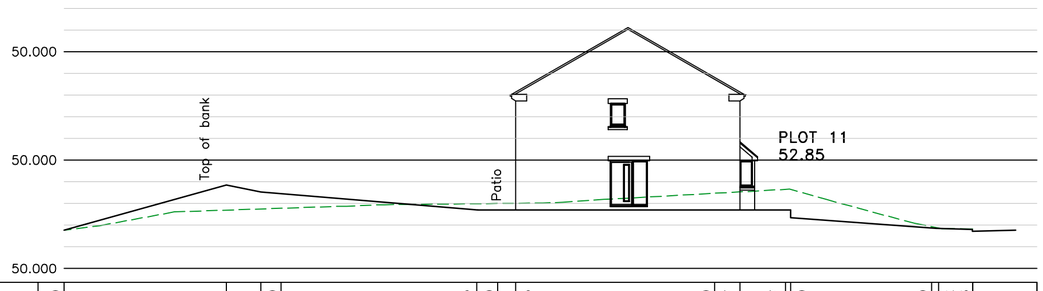
Sandygate Lane, Stairfoot
External Works

DRAWN BY rab
SCALE 1:200
DATE Nov 18
DRAWING No 1073-11-2
REV A

PRELIMINARY ONLY
Based on Site Plan Issued 26–11–18

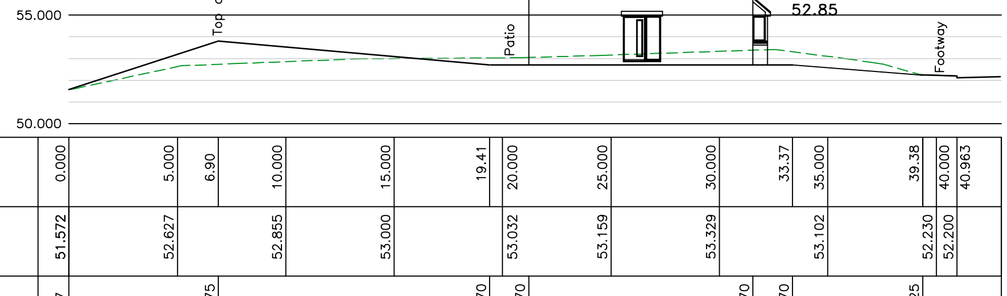


CHAINAGE	0.000	5.000	7.52	10.000	12.15	15.000	20.000	22.15	25.000	30.000	34.03	35.000	40.000	40.93	42.557	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.868	52.548		52.691		52.842	52.974		53.129	53.335	53.012		51.747		51.336	
PROPOSED LEVEL	51.87	54.73		54.98		54.15	54.15		51.45		51.40					
PROPOSED DESIGN		BANKING 1:2.6		GARDEN 1:18		GARDEN 10m @ 1:12	PATIO				DRIVE 1:100					



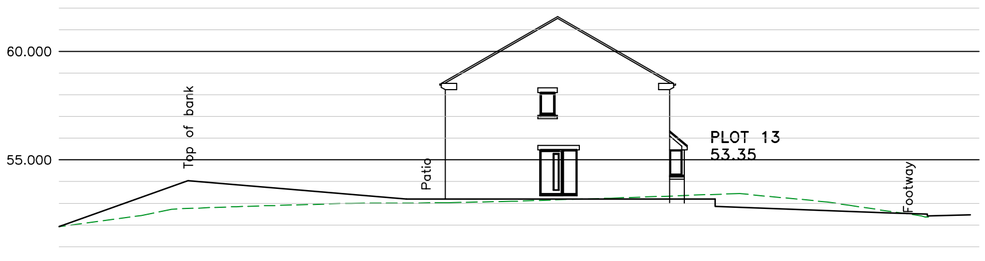
PLOT 11

CHAINAGE	0.000	7.48	9.05	10.000	19.05	20.000	20.85	30.000	31.17	33.27	33.50	40.000	40.12	41.908	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.762			52.774		52.998		53.467				51.931		51.824	
PROPOSED LEVEL	51.76	53.84		53.53		52.70	52.70		52.70	52.70	52.35		51.85		
PROPOSED DESIGN		BANKING 1:3.5		GARDEN 1:5		GARDEN 10m @ 1:12	PATIO		PATH			DRIVE 1:13			



PLOT 12

CHAINAGE	0.000	5.000	6.90	10.000	15.000	19.41	20.000	25.000	30.000	33.37	35.000	39.38	40.000	40.963
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.572	52.627		52.855	53.000		53.032	53.159	53.329		53.102	52.230	52.200	
PROPOSED LEVEL	51.57	53.75			52.70	52.70	52.70			52.70	52.70	52.25		
PROPOSED DESIGN		BANKING 1:3		GARDEN 1:12		PATIO	PATH				DRIVE 1:13			



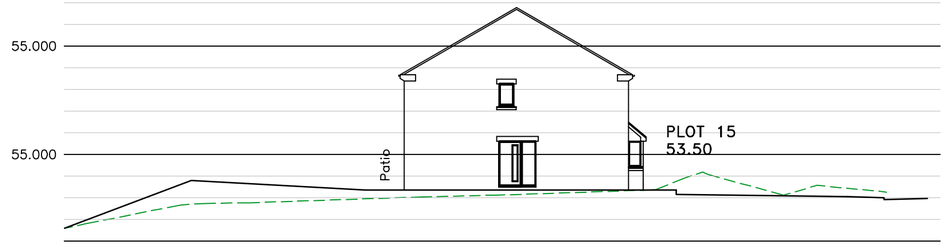
PLOT 13

CHAINAGE	0.000	5.93	10.000	16.01	17.81	20.000	30.000	30.23	38.09	40.094	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.652		52.900		53.069		53.399			52.373	
PROPOSED LEVEL	51.65	54.03		53.20	53.20		53.20	53.20	52.85	52.55	
PROPOSED DESIGN		BANKING 1:2.5		GARDEN 10m @ 1:12	PATIO		PATH		DRIVE 1:26		



PLOT 14

CHAINAGE	0.000	5.000	5.70	10.000	15.000	16.90	20.000	25.000	29.05	30.000	30.25	35.000	37.38	39.004	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.763	52.635		52.856	53.013		53.128	53.274	53.668		53.028		52.694		
PROPOSED LEVEL	51.76	54.03			53.20	53.20			53.20	53.20		52.85			
PROPOSED DESIGN		BANKING 1:2.5		GARDEN 1:13		PATIO	PATH				DRIVE 1:20				



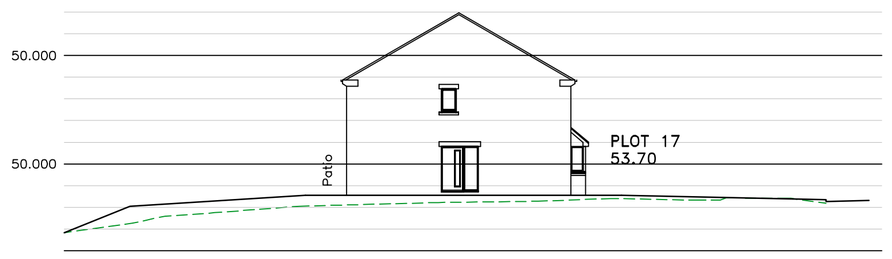
PLOT 15

CHAINAGE	0.000	5.39	10.000	13.89	15.69	20.000	26.03	28.21	30.000	36.12	37.921	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.585	52.817				53.123			53.986		53.260	
PROPOSED LEVEL	51.58	53.74		53.35	53.35		53.35	53.35	53.15	53.05		
PROPOSED DESIGN		BANKING 1:2.5		GARDEN 1:21	PATIO		PATH			DRIVE 1:65		



PLOT 16

CHAINAGE	0.000	4.39	5.000	10.000	14.39	15.000	20.000	25.000	26.53	28.03	30.000	34.77	35.000	36.355
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.606	52.660		52.984	53.058		53.153	53.343			53.550		53.295	53.179
PROPOSED LEVEL	51.60	53.35		53.35		53.35	53.35		53.35	53.35		53.25		
PROPOSED DESIGN		BANKING 1:2.5		GARDEN 1:100		PATIO	PATH				DRIVE 1:33			



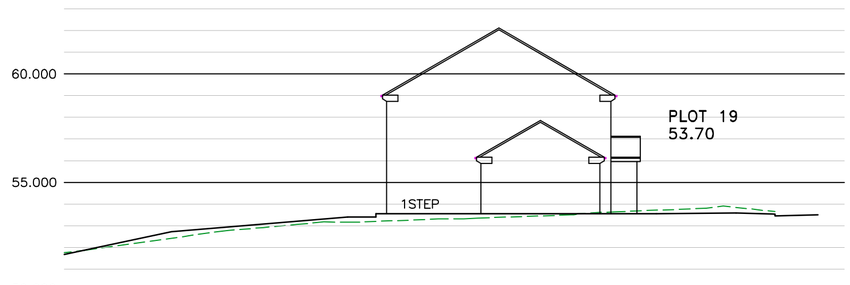
PLOT 17

CHAINAGE	0.000	2.95	10.000	11.23	13.03	20.000	23.37	25.71	30.000	33.41	35.144	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.751	52.985			53.255			53.332		53.187		
PROPOSED LEVEL	51.75	52.90	53.55	53.55		53.55	53.55		53.39			
PROPOSED DESIGN		BANKING 1:2.5	GARDEN 1:12		PATIO	PATH			DRIVE 1:48			



PLOT 18

CHAINAGE	0.000	2.50	5.000	10.000	12.15	13.95	15.000	20.000	25.000	25.79	30.000	32.00	33.725	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.763		52.593	52.967		53.165		53.311	53.841		53.459		53.323	
PROPOSED LEVEL	51.75	52.75	53.55		53.55		53.55		53.55	53.55		53.53		
PROPOSED DESIGN		BANKING 1:2.5	GARDEN 1:12		PATIO	PATH			DRIVE LEVEL					



PLOT 19

CHAINAGE	0.000	4.95	9.15	10.000	13.15	14.95	20.000	25.22	27.32	30.000	30.99	32.784	
ORIGINAL GROUND LEVEL PGM 3–11–16 SURVEY	51.704			52.988			53.384			53.853	53.653		
PROPOSED LEVEL	51.70	52.70	53.05	53.40	53.40		53.55	53.55	53.57				
PROPOSED DESIGN		GARDEN 1:5	GARDEN 1:12		PATIO	PATH			GARDEN LEVEL				