



Notes
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- EXTERNAL LEVELS NOTES:**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
 - ALL LOW SPOTS ON DRIVEWAYS TO HAVE YARD GULLIES.
 - WHERE DWELLINGS REQUIRE COMPLIANCE WITH LIFETIME HOMES OR CODE FOR SUSTAINABLE HOMES, A LEVEL ACCESS SHALL BE PROVIDED TO ALL DWELLING ENTRANCES WITH PRINCIPAL PATH GRADIENTS NO STEEPER THAN 1:60 WITH 1:40 CROSSFALL WHERE THIS CANNOT BE ACHIEVED DUE TO TOPOGRAPHY. THE FOLLOWING SHALL APPLY TO MEET THE MINIMUM REQUIREMENTS OF BUILDING REGULATIONS PART M FOR VISITABLE DWELLINGS CATEGORY M1
 - REQUIREMENTS FOR GRADIENTS (M1 CATEGORY):
 - LEVEL APPROACH-GRADIENT OF APPROACH DOES NOT EXCEED 1 IN 20 AND HAS A WIDTH NOT LESS THAN 900mm.
 - RAMPED APPROACH-GRADIENT OF APPROACH NOT EXCEED 1 IN 15 FOR LENGTH UP TO 10M AND 1 IN 12 FOR LENGTHS UP TO 5M AND HAS A WIDTH NOT LESS THAN 900mm WITH LEVEL LANDINGS AT TOP AND BOTTOM OF RAMPS.
 - STEPPED APPROACH-RISE OF FLIGHT BETWEEN LANDINGS DOES NOT EXCEED 1.8m. LANDING LENGTHS NOT LESS THAN 900mm, MINIMUM 280mm GOING, MAXIMUM 150mm RISER. HANDRAILS TO BE PROVIDED WHERE 3 OR MORE RISERS ARE INDICATED.
 - PRINCIPLE ACCESS TO BE FRONT DOOR UNLESS INDICATED OTHERWISE.
 - FOR THRESHOLD DETAIL TO PRINCIPLE ACCESS, REFER TO ARCHITECTS DRAWINGS.

IMPORTANT:
DRAWING PROVIDED FOR INFORMATION ONLY AND IS SUBJECT TO THE FOLLOWING STATUTORY APPROVALS:

- PLANNING APPROVAL
- BUILDING CONTROL
- UNITED UTILITIES APPROVAL
- HIGHWAYS APPROVAL

ALL CONSTRUCTION WORKS PRIOR TO APPROVALS ABOVE WILL BE UNDERTAKEN AT CLIENTS/CONTRACTORS RISK

- LEGEND:**
- 150 EB EXPOSED FACING BRICKWORK (mm) INDICATING MINIMUM REQUIRED, EXCLUDING 150mm (2 COURSES) BELOW FINISHED FLOOR LEVEL. EXTENT SHOWN ON THIS DRAWING IS INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT REQUIREMENT.
 - 2S STEPS (INDICATING NUMBER REQUIRED). IF MORE THAN 3 STEPS IS REQUIRED, RAILINGS ARE TO BE PROVIDED.
 - BANKING
 - 450 RW MASONRY STRUCTURAL RETAINING WALL - TO BE DESIGNED BY STRUCTURAL ENGINEER
 - 65.575 INDICATIVE PROPOSED SPOT LEVEL
 - 65.360 EXISTING SPOT LEVEL
 - 1:80 GRADIENT
 - FFL INDICATIVE FINISHED FLOOR LEVEL
 - PROPOSED ADOPTABLE HIGHWAY GULLY

NOTE:
ALL ACCESS STEPS FRONTING ONTO ROCDALE ROAD HAVE 250mm WIDTH AND 170mm RISE. ALL OTHER STEPS ARE 300mm WIDTH AND 150mm RISE.

P02	Updated levels to suit revised road 1 layout and parking area layout for plots 19-24. Updated front access levels for plots 1-18.	ZS 19/03/23	LF 19/03/23	LF 19/03/23
P01	Initial Issue.	LF 04/07/23	ZS 04/07/23	BD 04/07/23
Rev	Details	Author & Date	Checked & Date	Approved & Date
White Rose House, Northallerton Business Park, Thurston Road, Northallerton DL6 2NA				
Client Mosscares St Vincents				
Project Name Parkmount Road, Manchester				
Drawing Title External Levels Plan				
Purpose Planning				
Scale	Drawn	Checked	Approved	
1:250	LF	ZS	BD	
Original Size	Date	Date	Date	
A1	20/07/23	26/07/23	26/07/23	
Drawing Number	Rev.			
PV2310-APP-90-XX-DR-C-2400	P02			