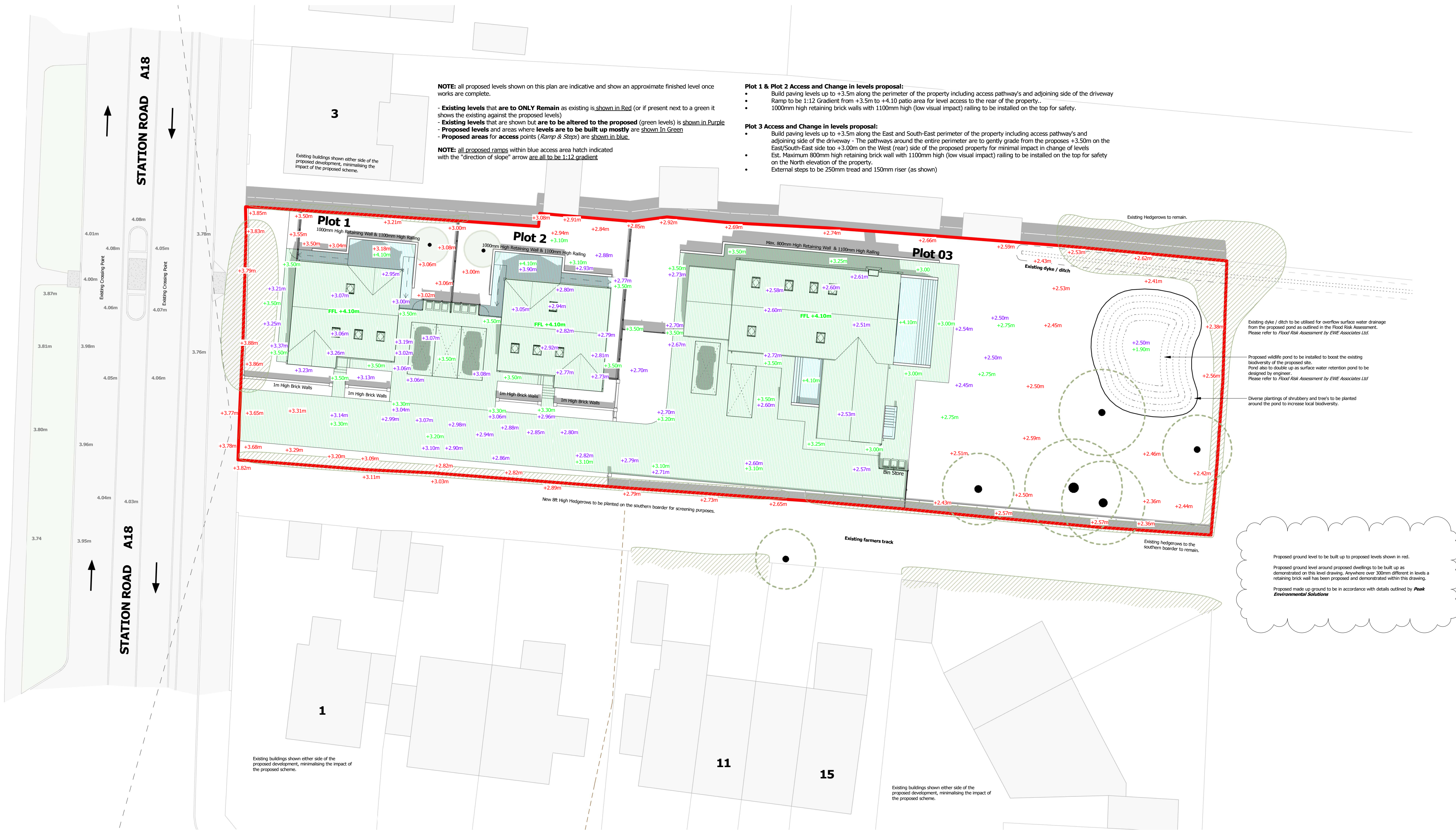


**Notes**

**Explanations:**  
 Unless otherwise stated -  
 • All dimensions are in millimeters  
 • Dimensions are shown from structure, NOT finishes

**Instructions:**  
 Responsibility is not accepted for values obtained in scaling from this drawing.  
 Construction information should be taken from written dimensions only.  
 Inconsistencies should be reported to the Author immediately.

**References:**  
 To be read in conjunction with:



**NOTE:** all proposed levels shown on this plan are indicative and show an approximate finished level once works are complete.

- Existing levels that are to **ONLY Remain** as existing is shown in **Red** (or if present next to a green it shows the existing against the proposed levels)
- Existing levels that are shown but are to be **altered to the proposed** (green levels) is shown in **Purple**
- Proposed levels and areas where levels are to be built up mostly are shown in **Green**
- Proposed areas for access points (Ramp & Steps) are shown in **Blue**

**NOTE:** all proposed ramps within blue access area hatch indicated with the "direction of slope" arrow are all to be 1:12 gradient

**Plot 1 & Plot 2 Access and Change in levels proposal:**

- Build paving levels up to +3.5m along the perimeter of the property including access pathways and adjoining side of the driveway
- Ramp to be 1:12 Gradient from +3.5m to +4.10 patio area for level access to the rear of the property.
- 1000mm high retaining brick walls with 1100mm high (low visual impact) railing to be installed on the top for safety.

**Plot 3 Access and Change in levels proposal:**

- Build paving levels up to +3.5m along the East and South-East perimeter of the property including access pathways and adjoining side of the driveway - The pathways around the entire perimeter are to gently grade from the proposed +3.50m on the East/South-East side too +3.00m on the West (rear) side of the proposed property for minimal impact in change of levels
- Est. Maximum 800mm high retaining brick wall with 1100mm high (low visual impact) railing to be installed on the top for safety on the North elevation of the property.
- External steps to be 250mm tread and 150mm riser (as shown)

Existing dyke / ditch to be utilised for overflow surface water drainage from the proposed pond as outlined in the Flood Risk Assessment. Please refer to Flood Risk Assessment by ENE Associates Ltd.

Proposed wildlife pond to be installed to boost the existing biodiversity of the proposed site. Pond also to double up as surface water retention pond to be designed by engineer. Please refer to Flood Risk Assessment by ENE Associates Ltd.

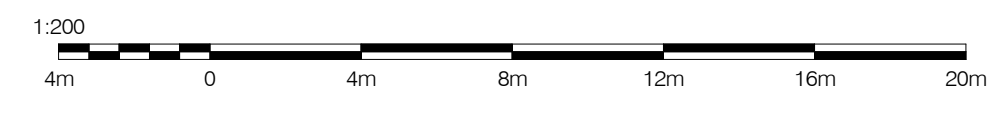
Diverse plantings of shrubbery and trees to be planted around the pond to increase local biodiversity.

Proposed ground level to be built up to proposed levels shown in red.

Proposed ground level around proposed dwellings to be built up as demonstrated on this level drawing. Anywhere over 300mm different in levels a retaining brick wall has been proposed and demonstrated within this drawing.

Proposed made up ground to be in accordance with details outlined by Peak Environmental Solutions

**Proposed Site Plan**  
 1 : 200



B	Proposed Site Amended for Updated Proposed Ground Levels	18/03/25	Planning
A	Drawing Amended	27/06/24	Client
Rev	Details	Date	Signed
Project Name			
Residential Development			
Client			
Mr J. Chapman			
Project Address			
1 Station Road Gunness, DN15 8SU			
Drawing Title			
Site Layout - Existing and Proposed Ground Levels			
Drawing Stage		Purpose	
03. Planning		Issued	
Project Number	Drawing Number	Revision	
23_001	00-00_054	B	
Date	Scale	Drawn By	Checked By
18/06/2025	1 : 200	C.G	J.C
		Approved By	Size
			A1