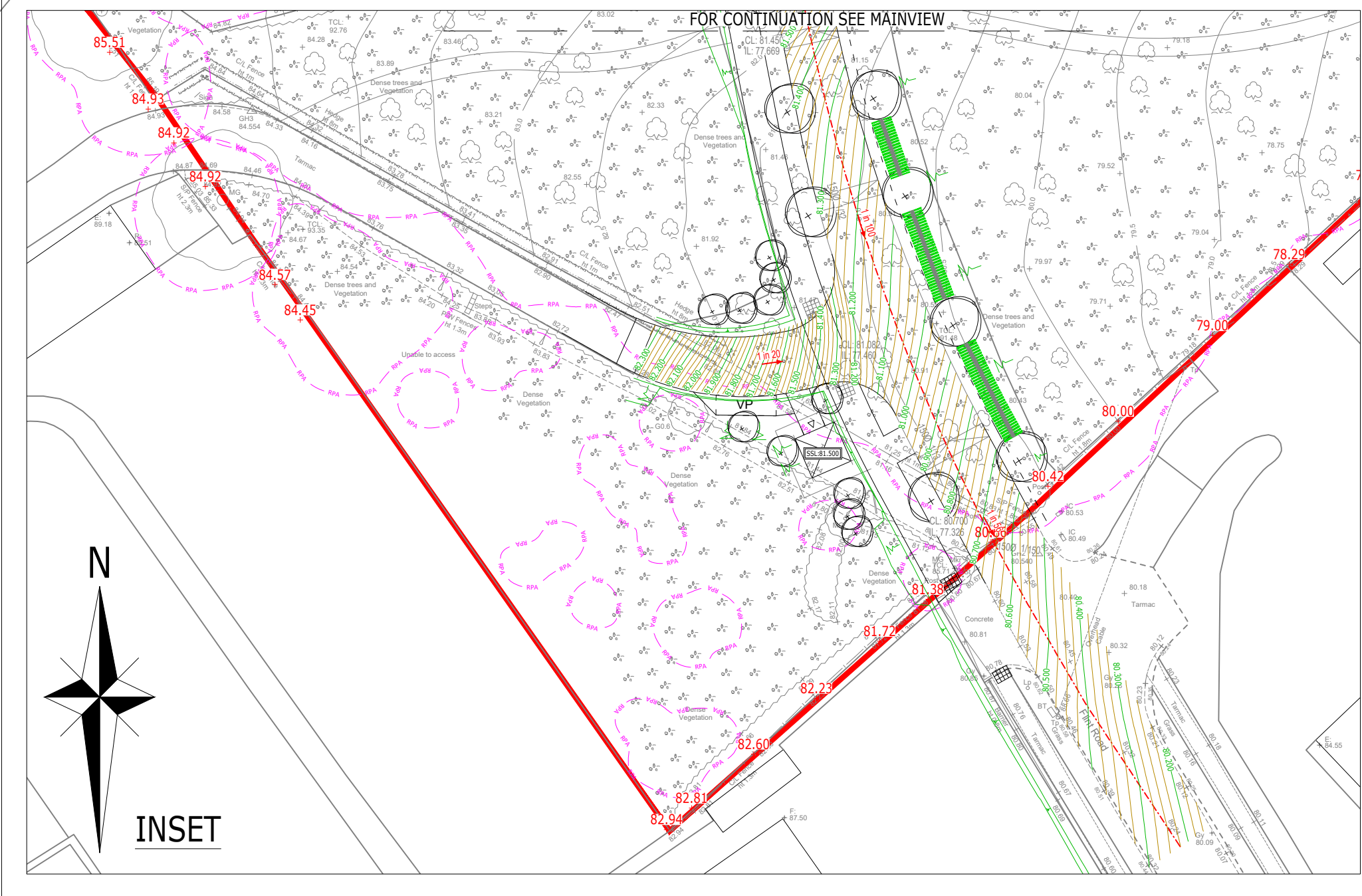


MAINVIEW



ALL PROPOSED LEVELS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT DETAILED DESIGN STAGE. THEY SHOULD BE CONSIDERED ACCURATE TO +/- 450mm ONLY

INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	HTA	BAR-LGC_HTA-A	12.05.26 REV 1
TOPOGRAPHICAL SURVEY	GREENHATCH GROUP	33132_T	12.12.2019 REV 1
ROOT PROTECTION AREA	THE ENVIRONMENT PARTNERSHIP	D9640.002	21.10.2022 REV A



INSET

0m 5m 25m
Scale: 1:500 @ A1

- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

- KEY
- SITE BOUNDARY
 - FFL: 90.150 PROPOSED FINISHED LEVEL (+/- 450mm)
 - 1:20 PROPOSED GRADIENT
 - +23.67 PROPOSED SPOT LEVEL
 - 79.19 EXISTING SPOT LEVEL
 - PROPOSED CONTOURS (25mm AND 100mm)
 - INDICATIVE STEPS (150mm STEPS) NUMBER AND HANDRAIL AS NECESSARY
 - GB (0.30m) PROPOSED GRAVEL BOARD, RETAINING GREATER THAN 150mm AND UP TO A MAXIMUM OF 450mm
 - RW (0.75m) PROPOSED RETAINING WALL (HEIGHT INDICATED)
 - PROPOSED LOG/SLEEPER WALL (HEIGHT INDICATED)
 - PROPOSED UNDERBUILD
 - PROPOSED TANKING (NO GREATER THAN 300mm UNLESS STATED)
 - BANKING
 - ROOT PROTECTION ZONE
 - PROPOSED ATTENUATION BASIN
 - PROPOSED SWALE WITH UNDERDRAIN

H	SITE LAYOUT UPDATED	MCE	EF	BB	12.05.26
G	SITE LAYOUT UPDATED	MCE	EF	BB	11.05.26
F	SITE LAYOUT UPDATED	AST	BB	EF	07.05.26
E	SITE LAYOUT UPDATED	MAC	BB	EF	26.11.25
D	PLANNING SUBMISSION	TR	BB	EF	31.10.25
C	UPDATES TO STEPPED PLOTS.	TR	TR	BB	10.10.25
B	DRAFT ISSUE	TR	TR	BB	08.09.25
A	WORKSHOP ISSUE	DC	TR	BB	09.05.25
Rev	Description	Drn	Chk	App	Date

Purpose:	FOR PLANNING	Status:	NOT YET APPROVED
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Client
BDW NORTH THAMES

Project Title:
LAND AT TALBOT WAY, LETCHWORTH

Drawing Title:
LEVELS STRATEGY

Drawn by	Checked by	Approved by	Revision
TR	TR	BB	H
A1 Scale	Date		
1:500	MAY 2025		
Drawing Number			
2502330-ACE-XX-XX-DR-C-0101			