

- Legend**
- Indicative site boundary
 - Tree RPA's
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
 - Indicative road contour levels (0.1m intervals)
 - Proposed ground level
 - Existing ground level
 - Existing ground contours
 - Proposed banking in soft landscaped areas (max 1:3)
 - Exposed brickwork (no. of courses shown)
 - Water proofing (no. of courses shown)
 - 0.25 - 0.5m Retaining wall - Overall Length = 349m
 - 0.5 - 0.75m Retaining wall - Overall Length = 601m
 - 0.75 - 1.0m Retaining wall - Overall Length = 374m
 - 1.0 - 1.25m Retaining wall - Overall Length = 291m
 - 1.25 - 1.5m Retaining wall - Overall Length = 287m
 - 1.5 - 1.75m Retaining wall - Overall Length = 120m
 - 1.75 - 2.0m Retaining wall - Overall Length = 78m
 - 2.0 - 2.25m Retaining wall - Overall Length = 6m
 - 2.25 - 2.5m Retaining wall - Overall Length = 14m
 - 2.5 - 2.75m Retaining wall - Overall Length = 38m
 - 2.75 - 3.0m Retaining wall - Overall Length = 25m
 - 2.75 - 3.0m Retaining wall - Overall Length = 11m
 - 0.15 - 0.45m Gravel board - Overall Length = 1,400m

- Level Notes**
1. Details shown on this plan are indicative only and for information purposes. Levels subject to change following External design process.
 2. This drawing to be read in conjunction with and checked against all other drawings, engineering/architects details, specification and any structural, geotechnical or other specialist documents provided.
 3. Allow spots on driveways to have yard gullies.
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1500mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 200mm going uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
 - 4.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - 4.2.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 200-250mm going uniform 150-170mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.2.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principle access, refer to architects drawings.
 6. Allowance for 1.8m rear patios, with a fall of 1:50, included within levels design.
 7. Where a 'no-dig' solution is required to accommodate root protection zones, design by others (Geo-synthetics or similar approved).
 8. It is assumed that all site-work material is suitable for re-use as engineered fill where required in accordance with SHW Series 600.
 9. Assume road construction in root protection zones is correct. Arboriculturalist to confirm.
 10. Arboriculturalist to confirm levels and retaining walls within root protection zones.

- General Notes**
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Health & Safety Note
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HAZARD IDENTIFICATION BOX
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type	Hazard Description	Mitigation Measure / Residual Risk

Rev	Description	Date
P04	Levels updated to local contours	SH
P03	Updated to local contours	SH
P02	Updated to local contours	ADJ/S/L
P01	First issue	ADJ/S/L/C

Taylor Wimpey North Thames
Land off Sandpit Lane, St Albans

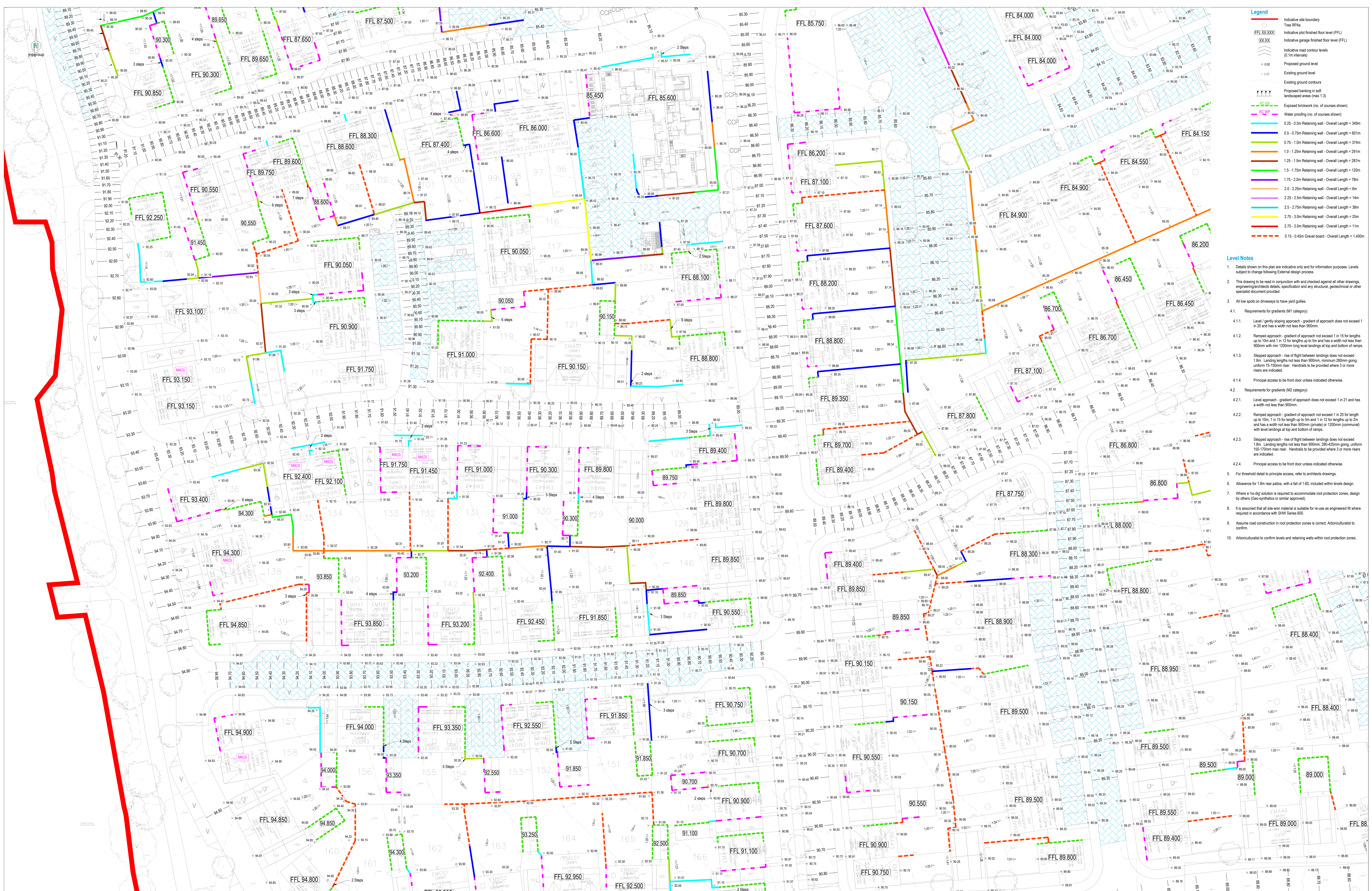
External Levels Layout Sheet 1 of 7

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Project: BR31287 - JNP-XX-DR-C-2000
Scale: 1:250
Date: 21/05/2025

S2 - Suitable for Information



- Legend**
- Indicative site boundary
 - Tree RPA's
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
 - Indicative road contour levels (0.1m intervals)
 - Proposed ground level
 - Existing ground level
 - Existing ground contours
 - Proposed banking in soft landscaped areas (max 1:3)
 - Exposed brickwork (no. of courses shown)
 - Water proofing (no. of courses shown)
 - 0.25 - 0.5m Retaining wall - Overall Length = 349m
 - 0.5 - 0.75m Retaining wall - Overall Length = 601m
 - 0.75 - 1.0m Retaining wall - Overall Length = 374m
 - 1.0 - 1.25m Retaining wall - Overall Length = 291m
 - 1.25 - 1.5m Retaining wall - Overall Length = 287m
 - 1.5 - 1.75m Retaining wall - Overall Length = 120m
 - 1.75 - 2.0m Retaining wall - Overall Length = 78m
 - 2.0 - 2.25m Retaining wall - Overall Length = 6m
 - 2.25 - 2.5m Retaining wall - Overall Length = 14m
 - 2.5 - 2.75m Retaining wall - Overall Length = 38m
 - 2.75 - 3.0m Retaining wall - Overall Length = 25m
 - 2.75 - 3.0m Retaining wall - Overall Length = 11m
 - 0.15 - 0.45m Gravel board - Overall Length = 1400m

- Level Notes**
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 2. This drawing to be read in conjunction with and checked against all other drawings, engineering/architects details, specification and any structural, geotechnical or other specialist documents provided.
 3. All low spots are directed to have yard gullies.
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gully sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-100mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
 - 4.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - 4.2.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-420mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.2.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principle access, refer to architects drawings.
 6. Allowance for 1.8m rear patio, with a fall of 1:60, included within level design.
 7. Where a 'no-dig' solution is required to accommodate root protection zones, design by others (Geosynthetic or similar approved).
 8. It is assumed that all site work material is suitable for re-use as engineered fill where required in accordance with SHW Series 600.
 9. Assume road construction in root protection zones is correct. Arboriculturalist to confirm.
 10. Arboriculturalist to confirm levels and retaining walls within root protection zones.

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HAZARD IDENTIFICATION BOX
 This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type	Hazard Description	Mitigation Measure / Residual Risk

Taylor Wimpey North Thames
 Land off Sandpit Lane, St Albans

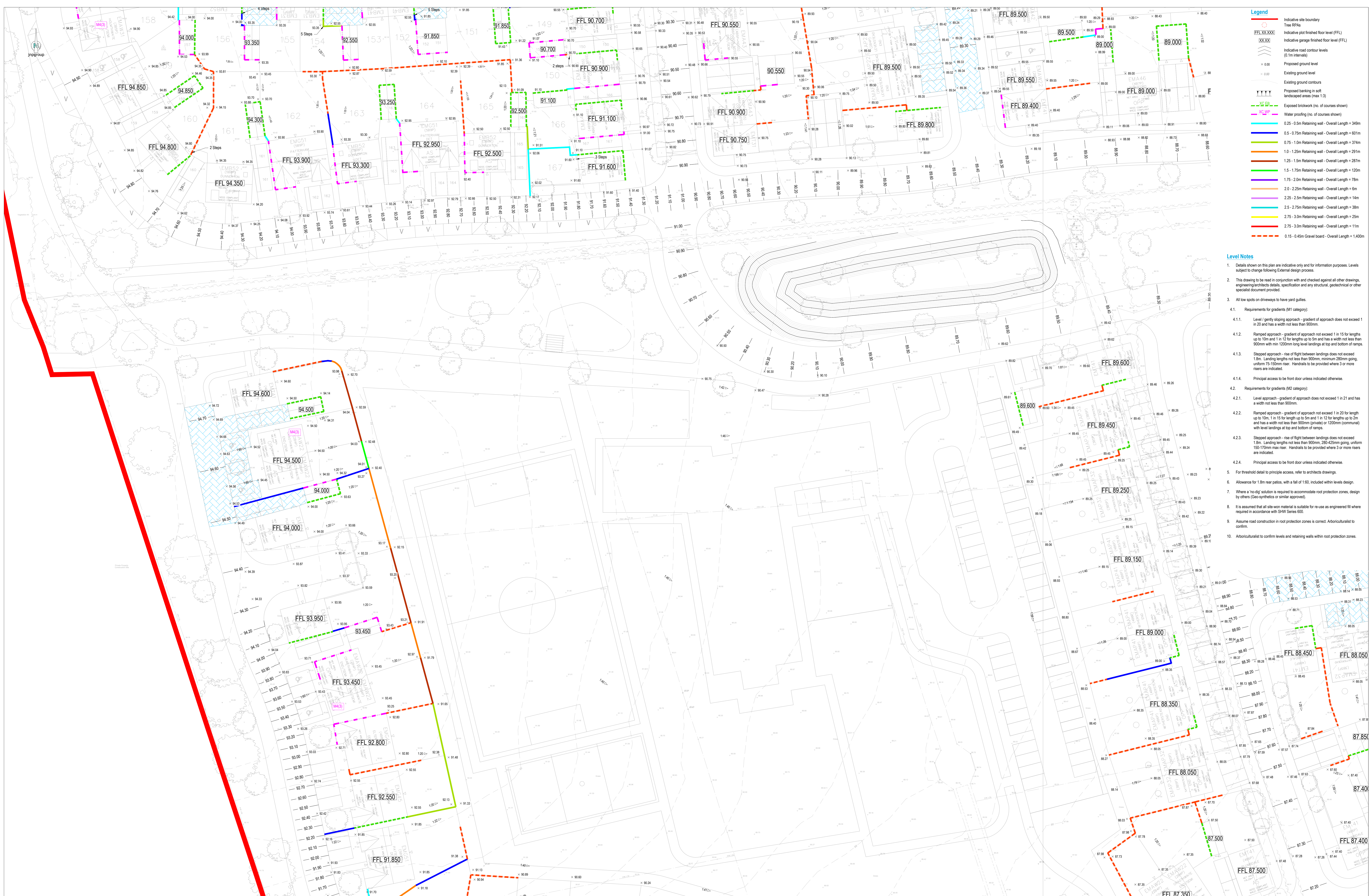
External Levels Layout Sheet 2 of 7

FL_60_20
 Scale 0: 1:250

BR31287-JNP-XX-XX-DR-C-2001

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S2 - Suitable for Information



- Legend**
- Indicative site boundary
 - Tree RPA's
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
 - Indicative road contour levels (0.1m intervals)
 - Proposed ground level
 - Existing ground level
 - Existing ground contours
 - Proposed banking in soft landscaped areas (max 1:3)
 - Exposed brickwork (no. of courses shown)
 - Water proofing (no. of courses shown)
 - 0.25 - 0.5m Retaining wall - Overall Length = 340m
 - 0.5 - 0.75m Retaining wall - Overall Length = 601m
 - 0.75 - 1.0m Retaining wall - Overall Length = 374m
 - 1.0 - 1.25m Retaining wall - Overall Length = 291m
 - 1.25 - 1.5m Retaining wall - Overall Length = 287m
 - 1.5 - 1.75m Retaining wall - Overall Length = 120m
 - 1.75 - 2.0m Retaining wall - Overall Length = 78m
 - 2.0 - 2.25m Retaining wall - Overall Length = 6m
 - 2.25 - 2.5m Retaining wall - Overall Length = 14m
 - 2.5 - 2.75m Retaining wall - Overall Length = 38m
 - 2.75 - 3.0m Retaining wall - Overall Length = 25m
 - 2.75 - 3.0m Retaining wall - Overall Length = 11m
 - 0.15 - 0.45m Gravel board - Overall Length = 1,400m

- Level Notes**
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 2. This drawing should be read in conjunction with and checked against all other drawings, engineering/architects details, specification and any structural, geotechnical or other specialist document provided.
 3. All low spots on driveways to have yard gullies.
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 75-100mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
 - 4.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for lengths up to 10m, 1 in 15 for lengths up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (commercial) with level landings at top and bottom of ramps.
 - 4.2.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.2.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principle access, refer to architects drawings.
 6. Allowance for 1.8m rear patios, with a fall of 1:60, included within levels design.
 7. Where a 'ho-dig' solution is required to accommodate root protection zones, design by others (Geo-synthetics or similar approved).
 8. It is assumed that all site-won material is suitable for re-use as engineered fill where required in accordance with SHW Series 600.
 9. Assume road construction in root protection zones is correct. Arboriculturalist to confirm.
 10. Arboriculturalist to confirm levels and retaining walls within root protection zones.

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HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk

Taylor Wimpey North Thames
 Land off Sandpit Lane, St Albans

External Levels Layout Sheet 3 of 7

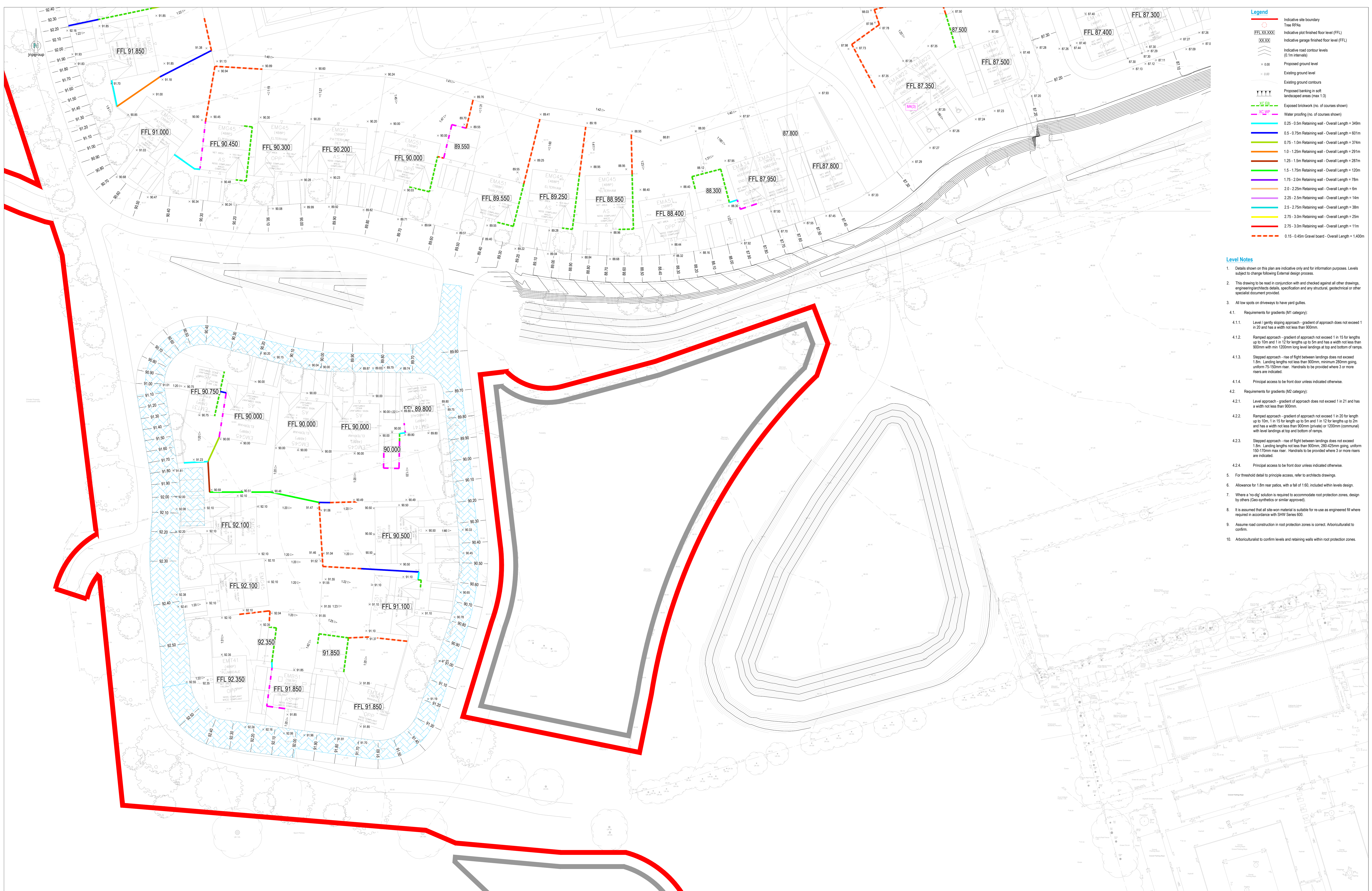
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PO3	03/10/2015	Updated to suit revised site layout. Levels based on without corner.	SH
PO2	09/09/2015	Updated to suit revised site layout.	ADG/SW
PO1	21/08/2015	First Issue	ADG/SW/CL

Scale: 1:250

BR31287-UNP-XX-DR-C-2002

S2 - Suitable for Information



- Legend**
- Indicative site boundary
 - Tree RPA's
 - FFL XXXXX
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
 - Indicative road contour levels (0.1m intervals)
 - x 0.00 Proposed ground level
 - x 0.00 Existing ground level
 - Existing ground contours
 - |||| Proposed banking in soft landscaped areas (max 1:3)
 - XCB Exposed brickwork (no. of courses shown)
 - XCP Water proofing (no. of courses shown)
 - 0.25 - 0.5m Retaining wall - Overall Length = 340m
 - 0.5 - 0.75m Retaining wall - Overall Length = 601m
 - 0.75 - 1.0m Retaining wall - Overall Length = 374m
 - 1.0 - 1.25m Retaining wall - Overall Length = 291m
 - 1.25 - 1.5m Retaining wall - Overall Length = 287m
 - 1.5 - 1.75m Retaining wall - Overall Length = 120m
 - 1.75 - 2.0m Retaining wall - Overall Length = 78m
 - 2.0 - 2.25m Retaining wall - Overall Length = 6m
 - 2.25 - 2.5m Retaining wall - Overall Length = 14m
 - 2.5 - 2.75m Retaining wall - Overall Length = 38m
 - 2.75 - 3.0m Retaining wall - Overall Length = 25m
 - 2.75 - 3.0m Retaining wall - Overall Length = 11m
 - - - 0.15 - 0.45m Gravel board - Overall Length = 1,400m

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 2. This drawing to be read in conjunction with and checked against all other drawings, engineering/architects details, specification and any structural, geotechnical or other specialist document provided.
 3. All low spots on driveways to have yard gullies.
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 500mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 500mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 500mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
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 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 300mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
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 6. Allowance for 1.8m rear patios, with a fall of 1:50, included within levels design.
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 8. It is assumed that all site-won material is suitable for re-use as engineered fill where required in accordance with SHW Series 500.
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HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measure / Residual Risk

Revision	Description	Date
P03	Updated to suit revised site layout. Levels based on northward corner.	23/10/2025
P02	Updated to suit revised site layout.	09/09/2025
P01	First Issue	21/08/2025

Client: Taylor Wimpey North Thames
 Site: Land off Sandpit Lane, St Albans
 Drawing: External Levels Layout Sheet 4 of 7





- Legend**
- Indicative site boundary
 - Tree RPA's
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
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 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level 1 (gentle sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 200mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
 - 4.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - 4.2.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.2.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principle access, refer to architects drawings.
 6. Allowance for 1.8m rear patios, with a fall of 1:60, included within levels design.
 7. Where a 'no-dig' solution is required to accommodate root protection zones, design by others (Geo-synthetics or similar approved).
 8. It is assumed that all site-won material is suitable for re-use as engineered fill where required in accordance with SHW Series 600.
 9. Assume road construction in root protection zones is correct. Arboriculturalist to confirm.
 10. Arboriculturalist to confirm levels and retaining walls within root protection zones.

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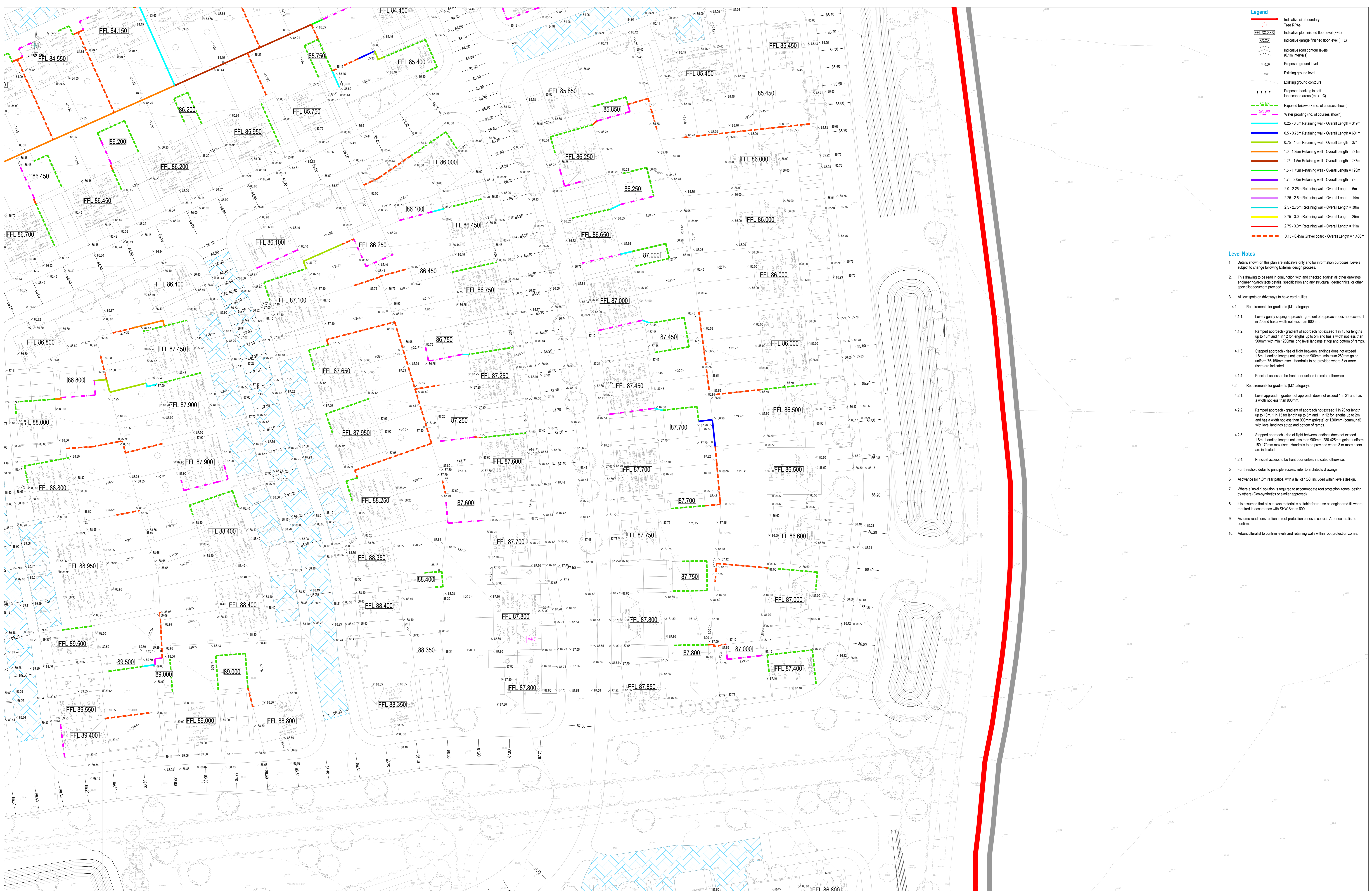
Health & Safety Note
 The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measure/Residual Risk

Rev	Description	Date
P03	23/10/2025	Updated to full revised site layout. Levels based on northward corner.
P02	09/09/2025	Updated to full revised site layout.
P01	21/08/2025	First Issue

Client: Taylor Wimpey North Thames
 Job: Land off Sandpit Lane, St Albans
 External Levels Layout Sheet 5 of 7





- Legend**
- Indicative site boundary
 - Tree RPA's
 - Indicative plot finished floor level (FFL)
 - Indicative garage finished floor level (FFL)
 - Indicative road contour levels (0.1m intervals)
 - Proposed ground level
 - Existing ground level
 - Existing ground contours
 - Proposed banking in soft landscaped areas (max 1:3)
 - Exposed brickwork (no. of courses shown)
 - Water proofing (no. of courses shown)
 - 0.25 - 0.5m Retaining wall - Overall Length = 349m
 - 0.5 - 0.75m Retaining wall - Overall Length = 601m
 - 0.75 - 1.0m Retaining wall - Overall Length = 374m
 - 1.0 - 1.25m Retaining wall - Overall Length = 291m
 - 1.25 - 1.5m Retaining wall - Overall Length = 287m
 - 1.5 - 1.75m Retaining wall - Overall Length = 120m
 - 1.75 - 2.0m Retaining wall - Overall Length = 78m
 - 2.0 - 2.25m Retaining wall - Overall Length = 6m
 - 2.25 - 2.5m Retaining wall - Overall Length = 14m
 - 2.5 - 2.75m Retaining wall - Overall Length = 38m
 - 2.75 - 3.0m Retaining wall - Overall Length = 25m
 - 2.75 - 3.0m Retaining wall - Overall Length = 11m
 - 0.15 - 0.45m Gravel border - Overall Length = 1,400m

- Level Notes**
1. Details shown on this plan are indicative only and for information purposes. Levels subject to change following External design process.
 2. This drawing to be read in conjunction with and checked against all other drawings, engineering/architects details, specification and any structural, geotechnical or other specialist document provided.
 3. All low spots on driveways to have yard gullies.
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stopped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 200mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 - 4.2. Requirements for gradients (M2 category):
 - 4.2.1. Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - 4.2.2. Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - 4.2.3. Stopped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 200-420mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.2.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principle access, refer to architects drawings.
 6. Allowance for 1.8m rear patios, with a fall of 1:60, included within levels design.
 7. Where a 'no dig' solution is required to accommodate root protection zones, design by others (Geo-synthetics or similar approved).
 8. It is assumed that all site-won material is suitable for re-use as engineered fill where required in accordance with SHW Series 600.
 9. Assume road construction in root protection zones is correct. Arboriculturalist to confirm.
 10. Arboriculturalist to confirm levels and retaining walls within root protection zones.

- General Notes**
1. Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be scale and should not be used for 'live' drawing issues. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be scale and should not be used for 'live' drawing issues. Any apparent discrepancies should be immediately reported to JNP Group.
 2. All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
 3. Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
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HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk

Client		Taylor Wimpey North Thames	
Site		Land off Sandpit Lane, St Albans	
Drawing Title		External Levels Layout Sheet 6 of 7	
PO3	03/10/2025	Updated to full revised site layout. Levels based on without corner.	SA
PO2	09/09/2025	Updated to full revised site layout.	ADG/SK
PO1	21/08/2025	Final Issue	ADG/SK/CL
Issue	Date	Description	Drawn By

Scale: FL 60_20
 1:250

BR31287-JNP-XX-XX-DR-C-2005

S2 - Suitable for Information

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