

- Legend**
- Indicative site boundary
 - Tree RPA's
 - FFL XXX.XXX Indicative plot finished floor level (FFL)
 - XXX.XXX 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 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 1000mm 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 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):
 - 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, 250-425mm 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 1:50, included within levels design.
 7. Where a 'no-dig' solution is required to accommodate roof 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. Arboriculturist to confirm.
 10. Arboriculturist 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 'overlaying' setting out or checking of any third party information. All dimensions should be taken from the paper (or pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
 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.
 4. Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, are to be reported to JNP Group for decision.
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 6. This drawing should only be used for construction if the drawing status is '4.4 - Approved/Stage Complete'. JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

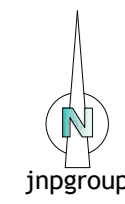
Health & Safety Note
 The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention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

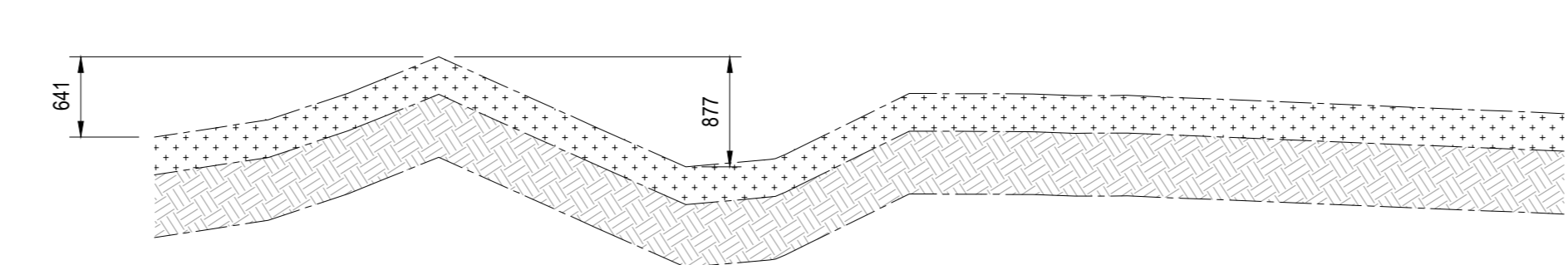
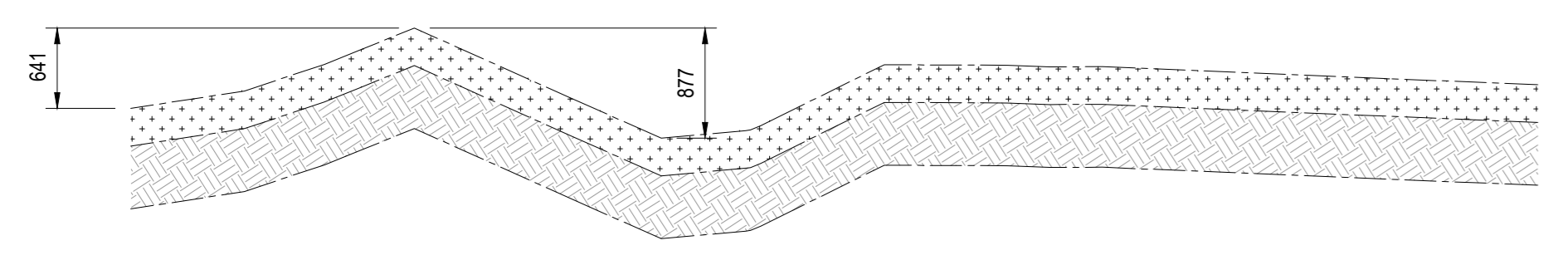
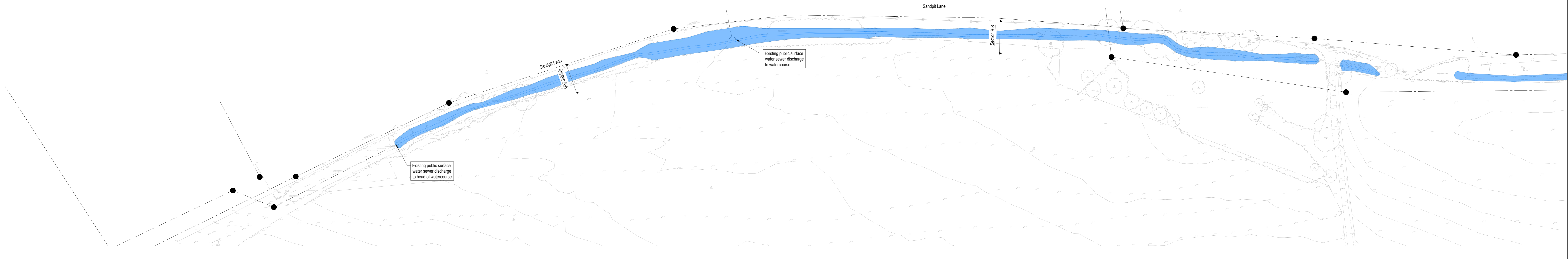
Rev	Date	Description	By	Check
P03	03/10/2025	Updated to suit revised site layout. Levels based on without corner.	SA	
P02	09/09/2025	Updated to suit revised site layout.	ADJ/SK	
P01	21/09/2025	Final Issue	ADJ/HLC	

Client: Taylor Wimpey North Thames
 Job: Land off Sandpit Lane, St Albans
 Drawing: External Levels Layout Sheet 7 of 7
 Scale: 1:250
 Date: 03/10/2025

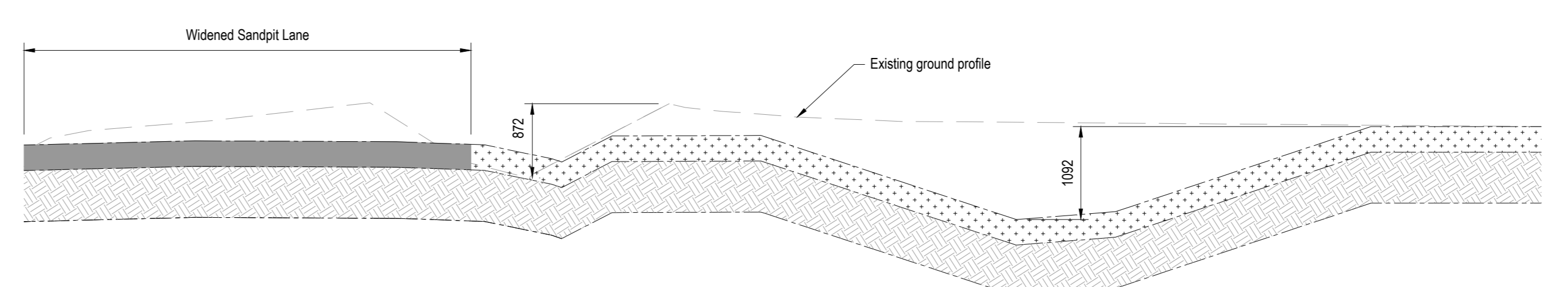
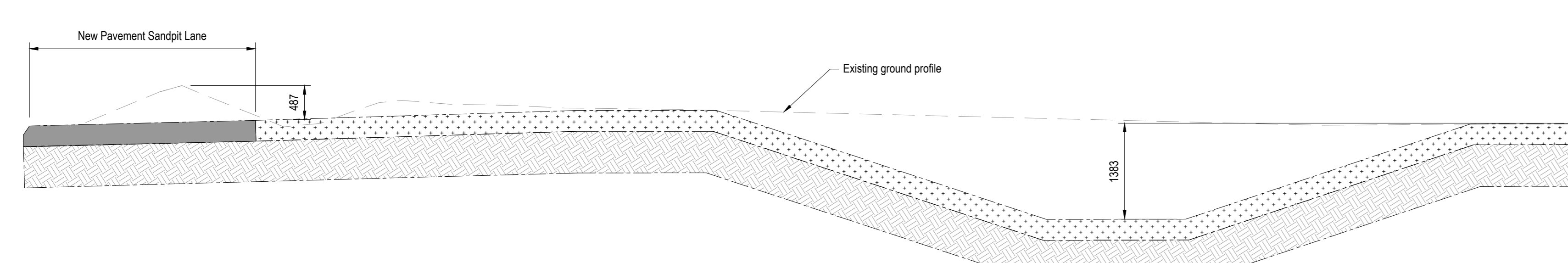
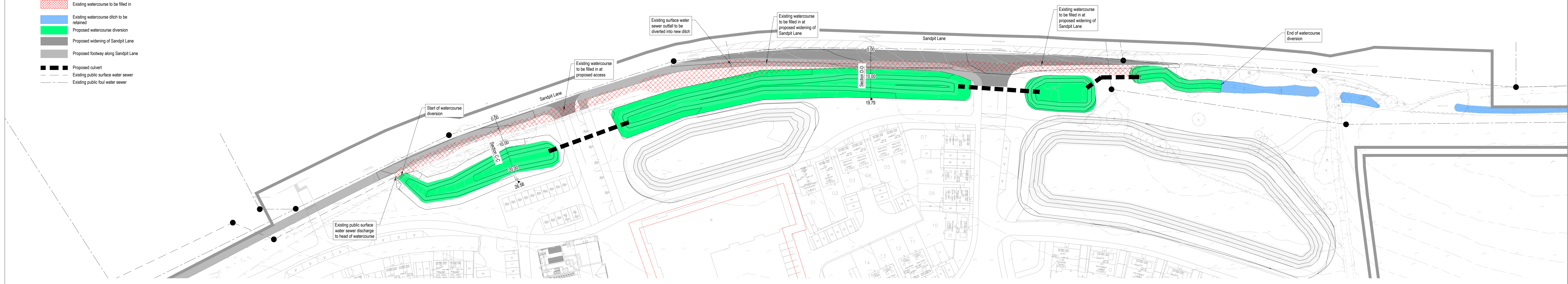




- Legend**
- Existing watercourse
 - Existing public surface water sewer
 - Existing public foul water sewer



- Legend**
- Existing watercourse to be filled in
 - Existing watercourse ditch to be retained
 - Proposed watercourse diversion
 - Proposed widening of Sandpit Lane
 - Proposed roadway along Sandpit Lane
 - Proposed culvert
 - Existing public surface water sewer
 - Existing public foul water sewer



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Hazard Ref	Hazard Type	Hazard Description	Mitigation Measure / Residual Risk

Rev	Date	Description	By	Chk	App'd
P02	08/06/2025	Updated SUDS design	JM/SH		
P01	11/06/2025	First Issue	SH		

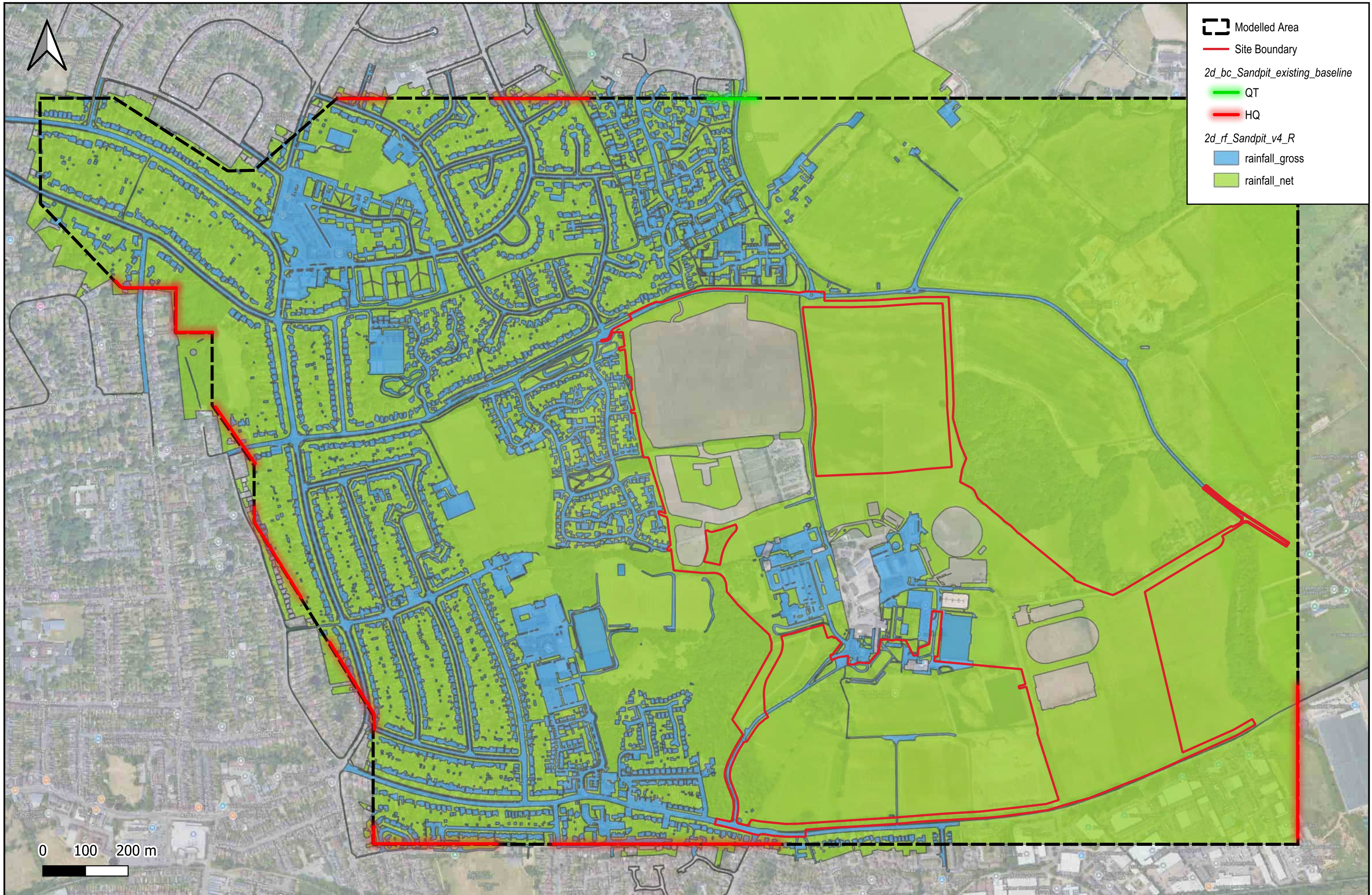
Client	Taylor Wimpey North Thames
Site	Sandpit Lane, St Albans
Title	Watercourse Diversion Layout
Drawn	FL 60_20
Scale	As Shown







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Project: BR31287-JNP-XX-DR-C-2018
Drawing: P02

S2 - Suitable for Information

APPENDIX C : FLOOD RISK MAPS

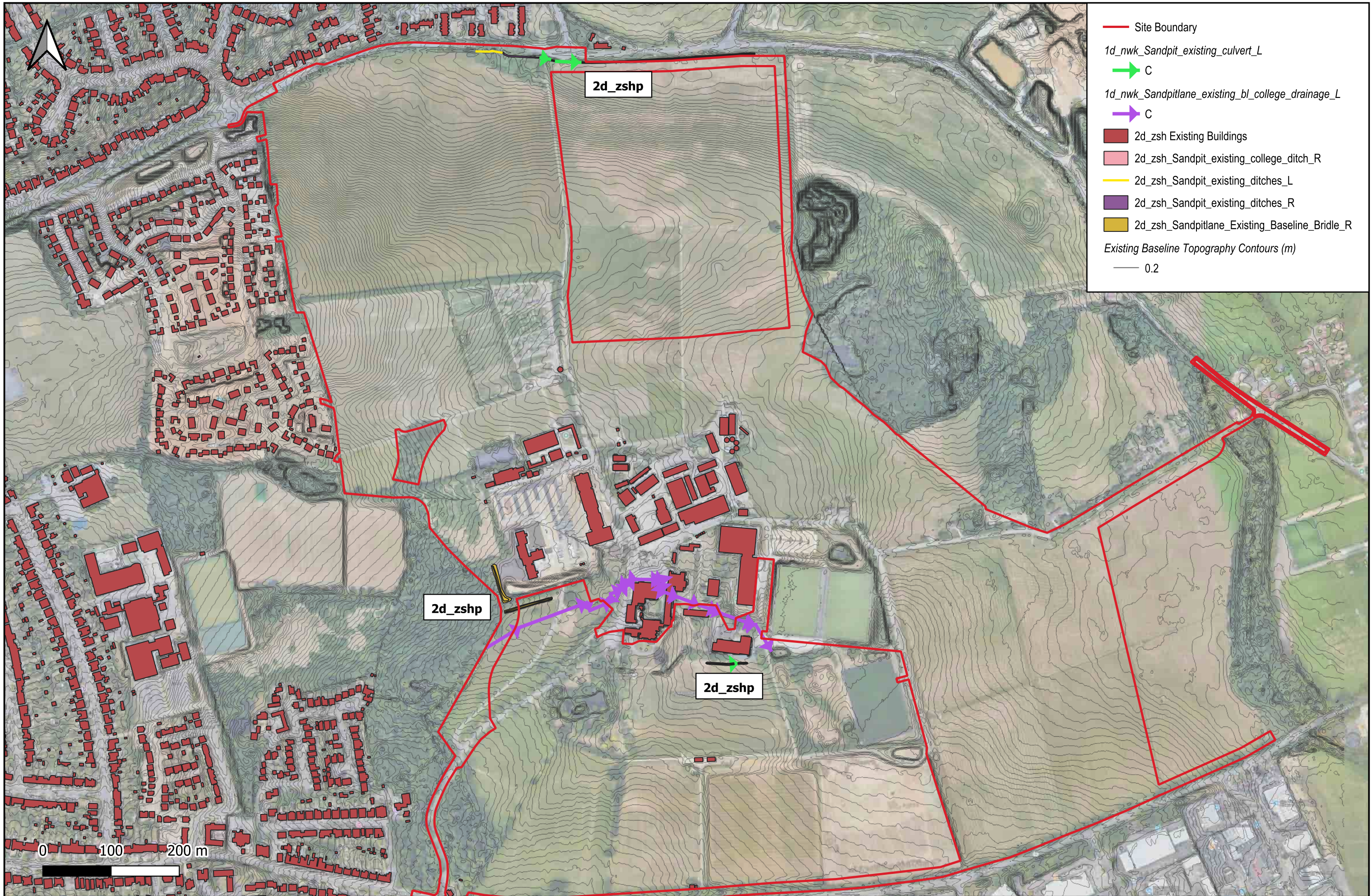


-  Modelled Area
-  Site Boundary
- 2d_bc_Sandpit_existing_baseline*
-  QT
-  HQ
- 2d_rf_Sandpit_v4_R*
-  rainfall_gross
-  rainfall_net

0 100 200 m

Map 01 - Sandpit Lane - Hydraulic Model Boundaries

Scale @ A3:
1:8000

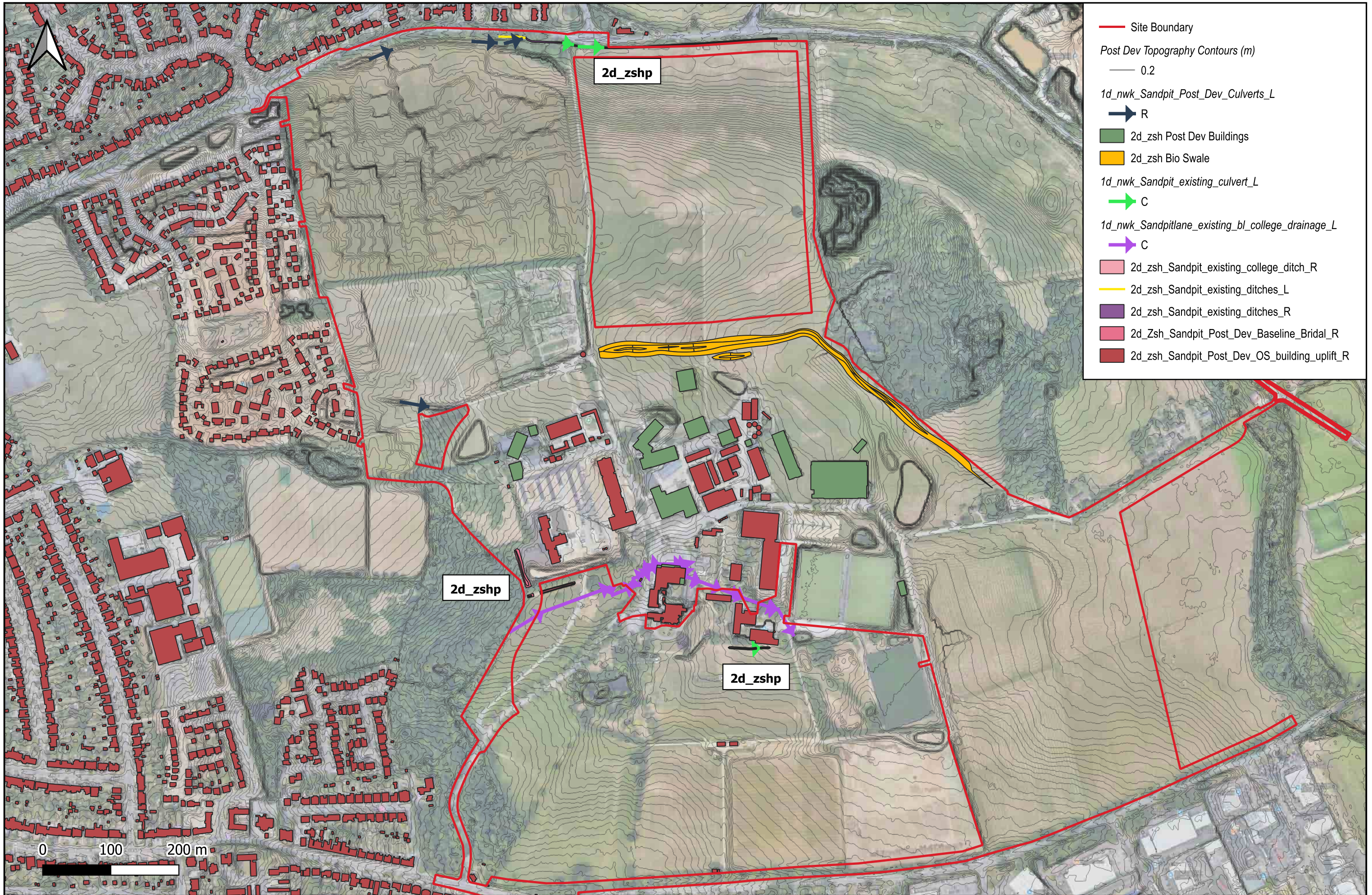


- Site Boundary
- 1d_nwk_Sandpit_existing_culvert_L
C
- 1d_nwk_Sandpitlane_existing_bl_college_drainage_L
C
- 2d_zsh Existing Buildings
- 2d_zsh_Sandpit_existing_college_ditch_R
- 2d_zsh_Sandpit_existing_ditches_L
- 2d_zsh_Sandpit_existing_ditches_R
- 2d_zsh_Sandpitlane_Existing_Baseline_Bridle_R
- Existing Baseline Topography Contours (m)
— 0.2

Map 02 - Sandpit Lane - Existing Baseline Model

Scale @ A3:

1:5000



- Site Boundary
- Post Dev Topography Contours (m)
- 0.2
- 1d_nwk_Sandpit_Post_Dev_Culverts_L
- ➔ R
- 2d_zsh Post Dev Buildings
- 2d_zsh Bio Swale
- 1d_nwk_Sandpit_existing_culvert_L
- ➔ C
- 1d_nwk_Sandpittlane_existing_bl_college_drainage_L
- ➔ C
- 2d_zsh_Sandpit_existing_college_ditch_L
- 2d_zsh_Sandpit_existing_ditches_L
- 2d_zsh_Sandpit_existing_ditches_R
- 2d_zsh_Sandpit_Post_Dev_Baseline_Bridal_R
- 2d_zsh_Sandpit_Post_Dev_OS_building_uplift_R

Map 03 - Sandpit Lane - Post Development Baseline Model

Scale @ A3:
1:5000