N

W E

S

The section of guardrail in this location will require a bespoke and / or socketed removable section of guardrail to allow access to the BT box near the field access.

40.0m

NORTH ROAD

DON GARDENS

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

Type A
FFL
40.450m

Type A
FFL
40.600m

Type A
FFL
41.500m

Type A
FFL
41.500m

Type C
FFL
41.260m

Type C
FFL
41.410m

Add' Ex bwk 400mm

Rwall 0.40m

Rwall 0.40m

vp

vp

AS100
40.513

HC1
40.799

HM2
43.916

1

6

7

3

Hall

External Works

Existing levels 33.44 31.56

Proposed levels 31.600

Retaining wall or flag on edge
Max indicated (exposed only) Rwall 0.40m

Additional Exposed brickwork
(below nominal 150mm) Add' Ex bwk 400mm

Garden/highway Batter
(surface finish should be low maintenance planting or similar to be approved by client)

Finished Floor Level (plots) FFL 41.500m

Rev.	Description	By	Chk	App	Date
C	Updated to suit new layout	HA	SH	LB	28/04/21
B	Planning Issue	HA	SH	LB	06/04/21
A	Updated to suit new layout	HA	SH	LB	01/04/21
Ø	Initial Issue	HA	SH	LB	04/03/21

Portland consulting engineers

10 Bankside, The Watermark, Gateshead, Tyne & Wear, NE11 9SY

T: 0191 4619770 W: www.portlandconsulting.co.uk

F: 0191 4603028 E: info@portlandconsulting.co.uk

Client

TELMAC Development

Project

Proposed Residential Development at West Boldon Primary School

Drawing Title

External Levels

Scale	Sheet Size		
1:200	A1		
Drawn By	Checked By	Approved By	Date
HA	SH	LB	03/03/21

Drawing Status

For Planning

Project No.	Drawing No.	Revision
2017021	1003-01	C

This drawing and design is for use solely in connection with the above project.
This drawing is the copyright of Portland Consulting Engineers, and must not be reissued, loaned or copied without written consent. All dimensions and setting out shall be checked on site before construction. Do not scale from this drawing.This drawing is to be read in conjunction with all other information relevant to the project. Any apparent discrepancy shall be brought to the attention of Portland Consulting Engineers.