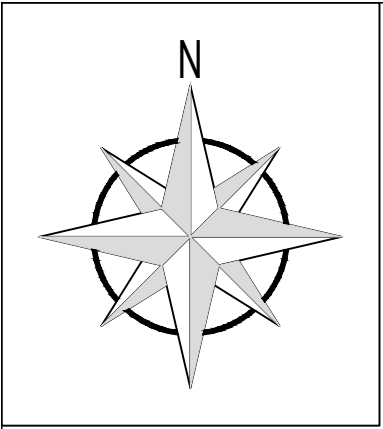




VOLUMETRIC ASSESSMENT ASSUMPTIONS

THIS ASSESSMENT IS BASED ON THE CONSTRUCTION THICKNESSES DETAILED ON THIS DRAWING WHICH ASSUME A 2% CBR.

ASSESSMENT VOLUMES: PROPOSED FORMATION LEVELS AGAINST EXISTING SURVEY LEVELS:

SITE STRIP = 1,380m³
(BASED ON 420mm THICKNESS OVER 3,285m²)

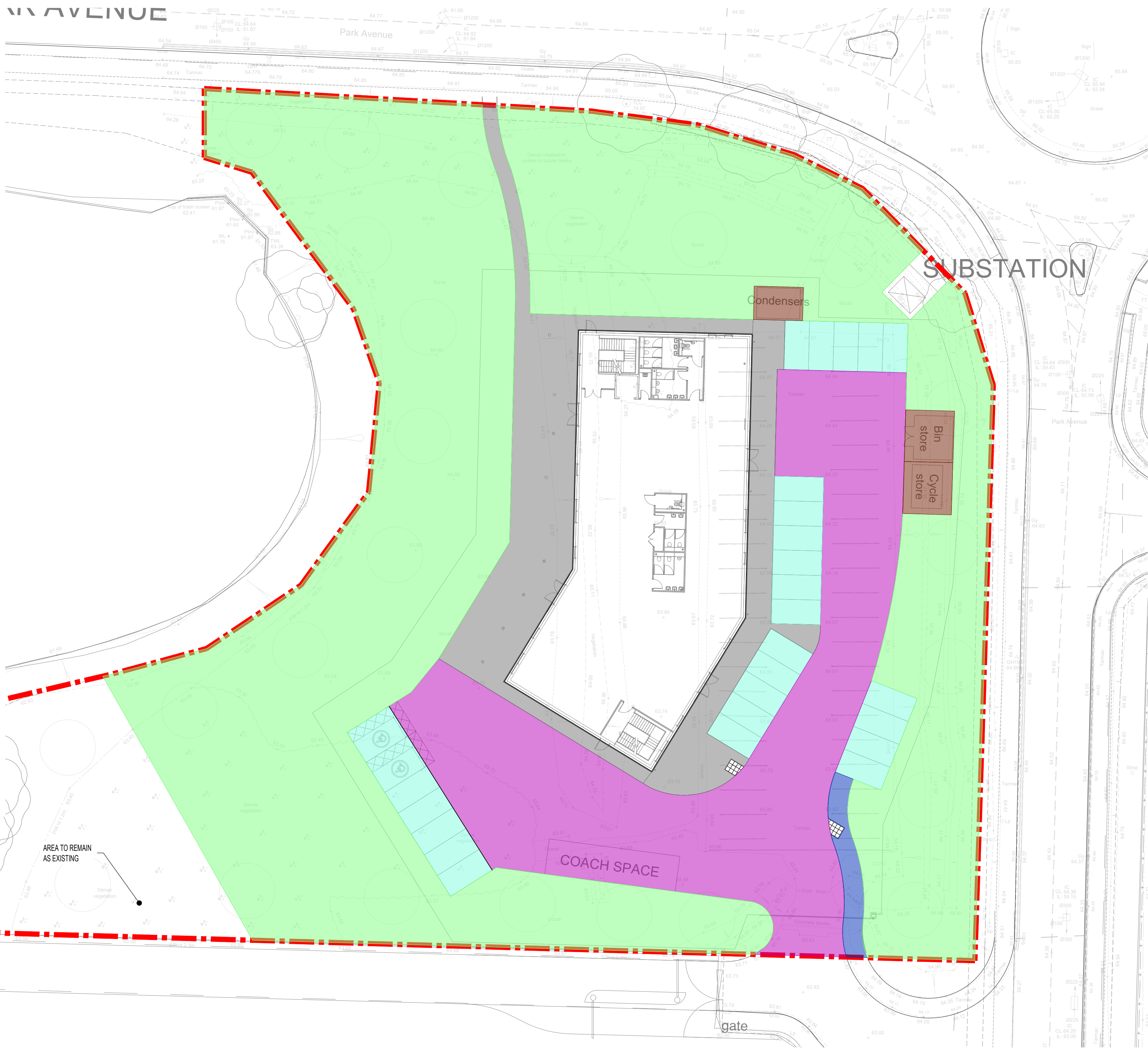
EXISTING LANDSCAPING BUND ASSUMED TO BE REMOVED WITH A VOLUME OF CIRCA 320m³

SITE STRIP THICKNESS INDICATED HAS BEEN ESTIMATED USING THE INVESTIGATION HOLES ACROSS THE SITE. WHERE THE THICKNESS ENCOUNTERED VARIES FROM THE ESTIMATE FURTHER VOLUMETRIC ASSESSMENT MAY BE REQUIRED.

FOR THE PURPOSES OF THIS ASSESSMENT IT IS ASSUMED THAT THE ABOVE STRIP MATERIAL AND BUND VOLUME IS TO BE REMOVED FROM SITE. WHERE IT IS INTENDED TO REUSE ANY OF THE STRIP MATERIAL, DETAILED CONSIDERATION OF SUITABILITY FOR ITS PROPOSED LOCATION MUST BE UNDERTAKEN AND FURTHER VOLUMETRIC ASSESSMENT MAY BE REQUIRED.

GROSS CUT = 381m³
GROSS FILL = 1,285m³
NET SHORTFALL = 904m³

(VOLUMETRIC ASSESSMENT DOES NOT INCLUDE AN ALLOWANCE FOR BULKING, SERVICES, DRAINAGE OR FOUNDATION ARISING)



CONSTRUCTION BUILD-UPS

CAR PARK CIRCULATION CONSTRUCTION (ASPHALT) (SUITABLE FOR STRAY HEAVY USAGE ONLY)

- 30mm THICK SURFACE COURSE, SMA 10 SURF 40/60
- 60mm THICK BINDER COURSE, AC 20 DENSE BIN 40/60
- 100mm THICK BASE COURSE, AC 32 DENSE BASE 40/60
- MIN. 150mm THICK DIT TYPE 1 SUB-BASE, LAID AND COMPACTED IN ACCORDANCE WITH BS EN 13285 AND THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 450mm THICK CAPPING LAYER OF 6F1/6F2 MATERIAL.
- PROOF ROLLED SUB-GRADE. ALL SOFT SPOTS TO BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS WITH WELL COMPACTED 6F1/6F2 MATERIAL

CAR PARK BAYS CONSTRUCTION (BLOCK PAVING)

- 60mm BLOCK PAVING TO ARCHITECTS SPECIFICATION
- MIN. 30mm THICK LAYING COURSE OF CLEAN NATURALLY OCCURRING SAND IN ACCORDANCE WITH LAYING COURSE CATEGORY V OF BS7533-101. TO BE CONFIRMED WITH BLOCK MANUFACTURER
- MIN. 150mm THICK DIT TYPE 1 SUB-BASE, LAID AND COMPACTED IN ACCORDANCE WITH BS EN 13285 AND THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 450mm THICK CAPPING LAYER OF 6F1/6F2 MATERIAL.
- PROOF ROLLED SUB-GRADE. ALL SOFT SPOTS TO BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS WITH WELL COMPACTED 6F1/6F2 MATERIAL

FOOTPATH CONSTRUCTION (BLOCK PAVING)

- 60mm CONCRETE BLOCK PAVING TO ARCHITECTS SPECIFICATION AND IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 30mm THICK LAYING COURSE OF CLEAN NATURALLY OCCURRING SAND IN ACCORDANCE WITH LAYING COURSE CATEGORY IV OF BS7533-101. TO BE CONFIRMED WITH BLOCK MANUFACTURER
- MIN. 150mm THICK DIT TYPE 1 SUB-BASE, LAID AND COMPACTED IN ACCORDANCE WITH BS EN 13285 AND THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 250mm PROOF ROLLED SUB-GRADE. ALL SOFT SPOTS TO BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS WITH WELL COMPACTED 6F1/6F2 MATERIAL

FOOTWAY CONSTRUCTION (ASPHALT)

- 20mm THICK SURFACE COURSE, AC 8 DENSE SURF 100/150
- 50mm THICK BINDER COURSE, AC 20 DENSE BIN 160/220 REC
- MIN. 160mm THICK DIT TYPE 1 SUB-BASE, LAID AND COMPACTED IN ACCORDANCE WITH BS EN 13285 AND THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 250mm THICK CAPPING LAYER OF 6F1/6F2 MATERIAL.
- PROOF ROLLED SUB-GRADE. ALL SOFT SPOTS TO BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS WITH WELL COMPACTED 6F1/6F2 MATERIAL

CONDENSER, BIKE & BIN STORE BASE CONSTRUCTION (CONCRETE)

- 150mm THICK PAV 2 C32/40 CONCRETE SLAB REINFORCED WITH 1No. LAYER A142 MESH IN TOP WITH 50mm COVER. LAPS TO BE MIN. 300mm.
- MIN. 1200 GAUGE LAPPED DPM LAPS TO BE MIN. 300mm
- MIN. 150mm THICK DIT TYPE 1 SUB-BASE, WITH SAND BLINDING, LAID AND COMPACTED IN ACCORDANCE WITH BS EN 13285 AND THE DIT SPECIFICATION FOR HIGHWAY WORKS
- MIN. 100mm THICK CAPPING LAYER OF 6F1/6F2 MATERIAL.
- PROOF ROLLED SUB-GRADE. ALL SOFT SPOTS TO BE REMOVED AND BACKFILLED IN ACCORDANCE WITH THE DIT SPECIFICATION FOR HIGHWAY WORKS WITH WELL COMPACTED 6F1/6F2 MATERIAL

LANDSCAPING

- PLANTING AND TOPSOIL REQUIREMENTS TO LANDSCAPE ARCHITECTS SPECIFICATION
- MIN 300mm THICK CAPPING LAYER OF CLEAN IMPORTED TOPSOIL

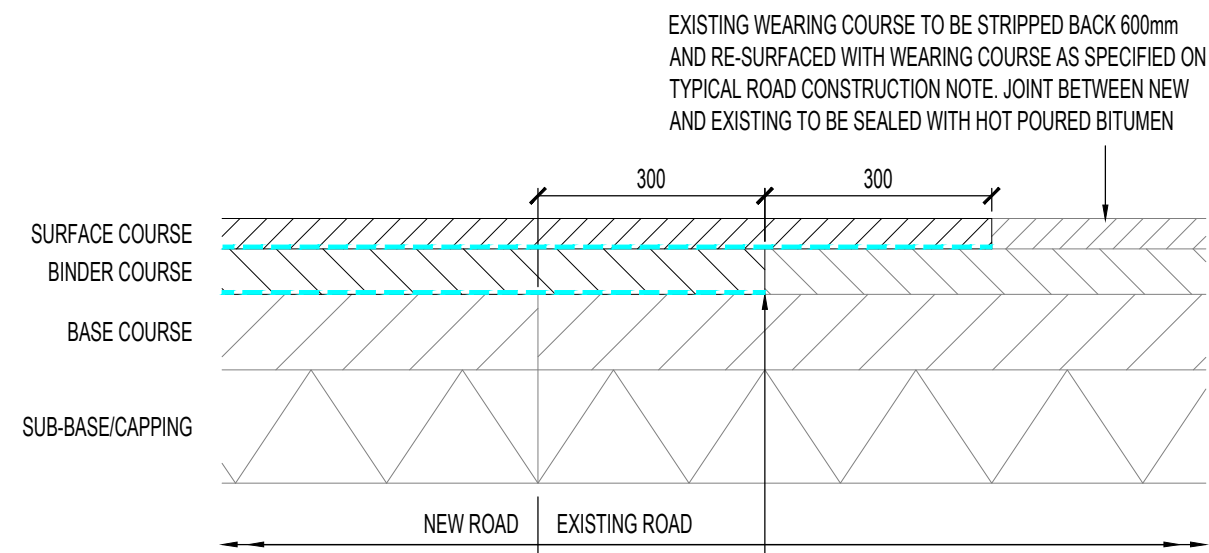
THIS DRAWING IS FOR COSTING PURPOSES ONLY AND IS SUBJECT TO CHANGE PRIOR TO FINAL DESIGN

ALL MATERIAL WITHIN 450mm OF SURFACE LEVEL IS TO BE NON FROST SUSCEPTIBLE

TYPE AND EXTENT OF EXTERNAL FINISHES TO ARCHITECT'S SPECIFICATION

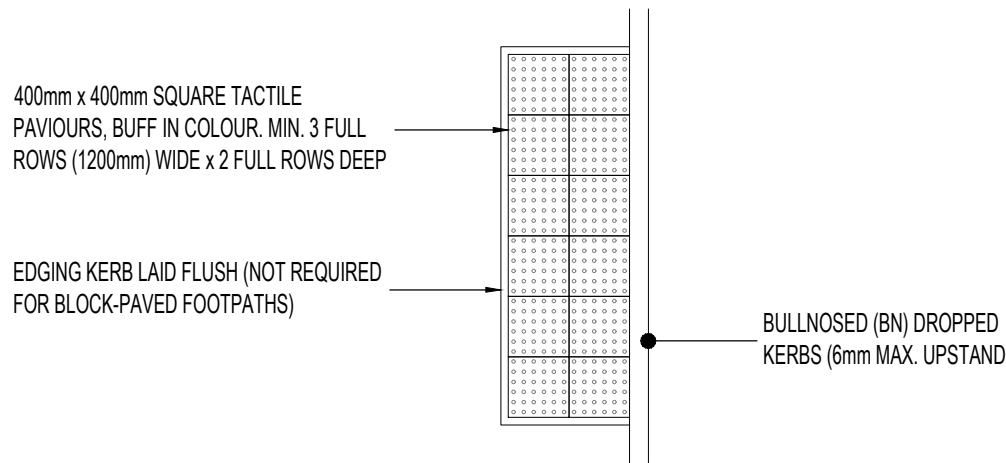
THIS DRAWING IS INTENDED TO BE VIEWED AS A COLOURED DRAWING. IF YOU ARE IN RECEIPT OF A BLACK AND WHITE COPY PLEASE CONTACT JACKSON PURDUE LEVER TO OBTAIN EITHER A COLOURED COPY OR A DIGITAL .PDF VERSION TO ENSURE THAT NO INFORMATION IS MISSED.

RAINWATER HARVESTING TANK AND PERMEABLE SURFACING MAY BE REQUIRED BY PLANNING TO COMPLY WITH STANDARD 2 OF THE NATIONAL SUDS STANDARDS. TO BE CONFIRMED THROUGH PLANNING CONSENT AND SUBMISSION TO DISCHARGE CONDITIONS.



TYPICAL ASPHALT TO ASPHALT JOINT DETAIL

(SCALE 1:10)



TYPICAL JUNCTION CROSSING DROPPED KERB AND TACTILE PAVING ARRANGEMENT

(SCALE 1:50)

SUB-BASE AND CAPPING THICKNESS TABLE			
CBR %	SUB BASE AND CAPPING		SUB BASE ONLY
	CAPPING mm	SUB-BASE mm	SUB-BASE mm
LESS THAN 2	IMPROVEMENT OF FORMATION REQUIRED		
2	450	150	CAPPING REQUIRED
3	350	150	325
4	300	150	275
5 TO 15	250	150	225
MORE THAN 15	SUB-BASE ONLY	SUB-BASE ONLY	150

THE CONSTRUCTION BUILD UPS IN THIS TABLE ARE BASED ON THE SUBGRADE ACHIEVING A 2% CBR. SHOULD THE CBR BE LESS THAN 2% THEN REFERENCE TO THIS TABLE SHOULD BE MADE FOR CAPPING AND SUB-BASE THICKNESS FOR ADDITIONAL BUILD UP REQUIREMENTS. THE CONSTRUCTION BUILD UP MAY REQUIRE THICKENING IF FROST SUSCEPTIBLE MATERIAL IS PRESENT BELOW SUB-BASE.

- DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO COMMENCING THE WORKS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.
- ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THIS DRAWING IS BASED ON THE FOLLOWING DRAWINGS:
 - AEW ARCHITECTS DRAWING No. 1431-AEW-B3-XX-D-A-20302 REV. S2-P01 DATED 29/01/26
 - GREENHATCH GROUP DRAWING No. 56557_T REV. 0 DATED 11/12/25



CDM RESIDUAL RISK AND PROJECT RISK REGISTER

CROSS SITE SERVICES

CONTRACTOR TO LOCATE AND MARK ANY CROSS SITE SERVICES PRIOR TO COMMENCING WORK ON SITE. SEE JPL CONSTRAINTS DRAWING FOR INFORMATION

CONTAMINATION

CONTRACTOR TO NOTE PRESENCE / POSSIBLE PRESENCE OF CONTAMINATED GROUND, AND TO PROVIDE SUITABLE PPE AND WASHDOWN FACILITIES AS REQUIRED IN / TO BE CONFIRMED BY THE GROUND INVESTIGATION REPORT.

NEIGHBOURING BUILDINGS

CONTRACTOR TO NOTE CLOSE PROXIMITY OF ADJACENT BUILDINGS AND TO ENSURE NEIGHBOURING FOOTINGS ARE NOT SURCHARGED OR UNDERMINED.

SOFTMADE GROUND

CONTRACTOR TO NOTE PRESENCE OF SOFTMADE GROUND WITHIN NEAR SURFACE STRATA AND TO ENSURE PLANT OPERATIVES ARE AWARE OF POSSIBLE REDUCED BEARING PRESSURES ON SITE AND TEMPORARY WORKS ARE DESIGNED ACCORDINGLY.

EXISTING BUILDINGS AND TREES

CONTRACTOR TO NOTE CLOSE PROXIMITY OF ADJACENT BUILDINGS AND TREES AND TAKE APPROPRIATE MEASURES TO AVOID INCIDENTS WHEN CRANING MATERIAL.

POND

CONTRACTOR TO NOTE CLOSE PROXIMITY OF POND AND TO PROVIDE SUITABLE HOARDING / SAFE WORKING DISTANCES TO EDGE OF THE POND EMBANKMENT.

KEY

--- APPROXIMATE SITE BOUNDARY. ACTUAL LEGAL BOUNDARY TO BE ADVISED BY OTHERS

S3-P02	06.02.26	UPDATED TO SUIT THE LATEST ARCHITECT'S SITE AND EXTERNAL FINISHES LAYOUT; BLOCK PAVED THICKNESS UPDATED	KH	MPW
S3-P01	21.01.26	ISSUED FOR INFORMATION	DJ	KH
Rev.	Date	Revision Description	Drawn	Auth'd

Client

Clowes
DEVELOPMENTS

Project Title

DOVE VALLEY PARK

Description

INNOVATION CENTRE
PROPOSED PRIVATE EXTERNAL
CONSTRUCTION LAYOUT

RIBA Stage

Stage 4 - Technical Design

JPL Ref.	-	CW02949	Scale	-	1:250	@ A1	Date	-	JAN 2026
Project	Orig.	Func.	Spl.	Form	Disc.	Number	Status	Revision	
002949	JPL	IC	ZZ	D	C	4501	S3	P02	

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