

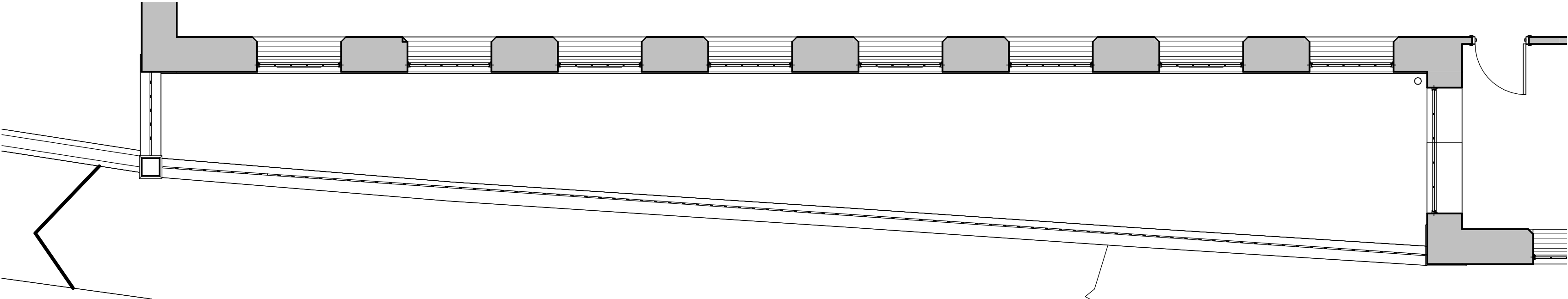
Proposed Ground Floor Level
200275

T.O.Pavement
198800



Existing Principal Elevation (S) - Entrance Ramp

1:50



Existing Site Plan - Ramp

1:50

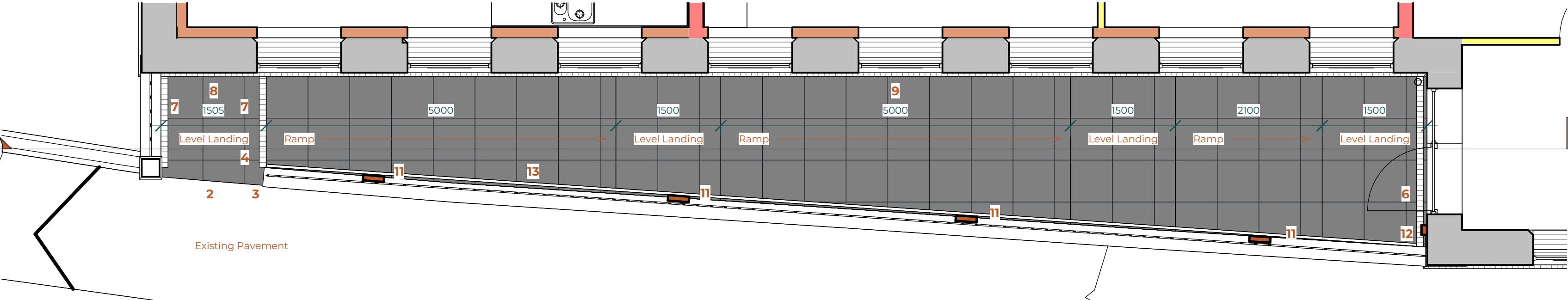
Proposed Ground Floor Level
200275

T.O.Pavement
198800



Proposed Principal Elevation (S) - Entrance Ramp

1:50

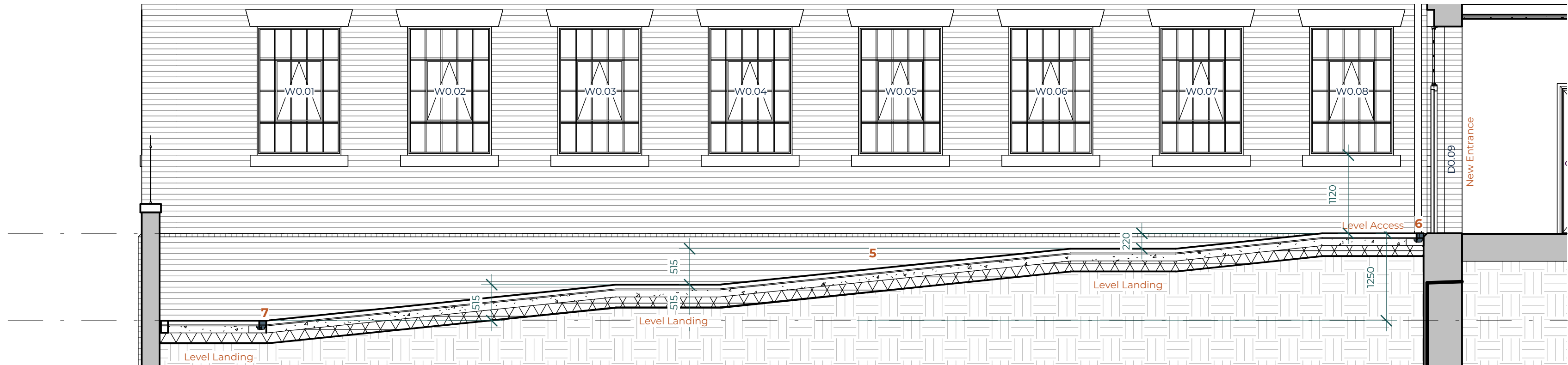


Proposed Site Plan - Ramp

1:50

Existing Ground Floor Level
200050

T.O.Pavement
198800



Proposed Ramp Section

1:50

Proposed Elevation Notes

General Notes

- Windows to be replaced as per Window Schedule
- Doors to be replaced as per Window Schedule
- Cills to be repaired or replaced as per Cill/Lintel Schedule
- Lintels to be repaired or replaced as per Cill/Lintel Schedule
- Walls to be repaired, repointed and cleaned as per S.E Notes
- Roof to be repaired/replaced
- External Staircase 1 to be repaired and retained as per spec and detail
- External Staircase 2 to be removed as per S.E Details
- New access to be formed through existing boundary - see detail sheet

Specific Notes

- New Door Opening to be formed in Existing Window (brought down to FFL)
- min 1500mm wide opening to be formed into existing wall - adjust to nearest brick
- Stone Capping cut to suit
- Iron Fence adjusted to suit
- New Ramp to be formed as detailed, works include; remove existing vegetation excavate ground to suit new level Install new ramp with build ups detailed
- Proposed ACO Drain at entrance level threshold - to be installed in accordance with manufacturers guidance
- Proposed ACO Drain at base of ramp - to be installed in accordance with manufacturers guidance
- Entrance Level Access to be finished in York Slab
- Ramp to be finished in Concrete with riven finish
- Existing iron railings to have any rust removed and repainted in black
- Low Level lighting for walkway - see image below
- External fire escape door lighting - see image below
- 900mm Handrail to be on outside face of wall.

Hand Rail to be:

- Ornate Balustrade Railings
- 50 x 12 convex profiled handrail
- 12mm solid round infill bars
- 42mm tubular posts
- Vertical supports at appropriate centres for structural stability
- All welds to be continuous and ground smooth
- Painted external metal finish (minimum primer + 2 coats)
- Colour: Black (RAL 9005) Finish: Satin
- Mechanically fixed to suitable structural substrate
- Fixings to be galvanised or stainless steel
- Installed plumb, level and secure

Handrails to comply with:

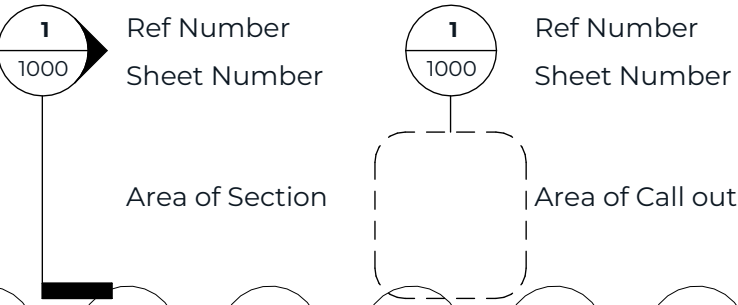
- Approved Document K (height, guarding and safety)
- Approved Document M (where applicable for accessibility)

General Notes

- This drawing is subject to Copyright & must not be copied or reproduced without consent.
- Only figured dimensions only are to be taken from this drawing. DO NOT SCALE FOR CONSTRUCTION PURPOSES.
- All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
- This Drawing should be read in conjunction with all relevant Engineers & Specialist's drawings and specifications.
- All new works to be carried out are to be completed with the latest editions of the building regulations and all subsequent amendments.
- All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
- The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
- All dimensions are in millimetres unless otherwise stated.
- All structural information should be as per the Structural Engineers Design and Specification
- The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
- Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be informed PRIOR to construction on site.
- Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
- N.B. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and The Building Regulations 2010 (Building Regulations) as amended by The Building Regulations etc. (Amended) (England) Regulations 2023.

0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

Reference Key



Marshalls Heritage Paving - Heritage® Paving 'Yorkstone'



Marshalls Heritage Paving - Heritage® Paving 'Old Yorkstone'



Low Level lighting for walkway
Slight Surface Square Wide Outdoor Low Level Wall Light
Quicklink Q5773
Product Code R96005 BLK/RECT
Colour Black



External fire escape and door/gate lighting
Cabin Frosted Outdoor Garden Lantern Wall Light
Quicklink Q4FB0
Product Code CABIN 1368026 BR
Colour Bronze

D	Mar 2026	DD	Detail added in response to Conservation Comments
C	Dec 2025	DD	Titleblock change to suit planning comment
B	Dec 2025	DD	External Lighting Indicated
A	Dec 2025	DD	Updated In Progress/Draft Issue for liaison
Rev	Date	By	Detail



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Client

Vanguard Group Developments (UK3) Limited

Project

Proposed Conversion/Development at:

London Mill, Ashbourne Road, ST13 5AS

Drawing status

RIBA Stage 4 - Technical Design

Drawing title

Proposed Site Setting Out - Ramp

Drawing number

25 031 - INC - DR

Revision
1291 **D**

Scale(s) Date
1:50 @A1 Oct 2025

Drawn Checked
DD KM

PLANNING DISCHARGE

