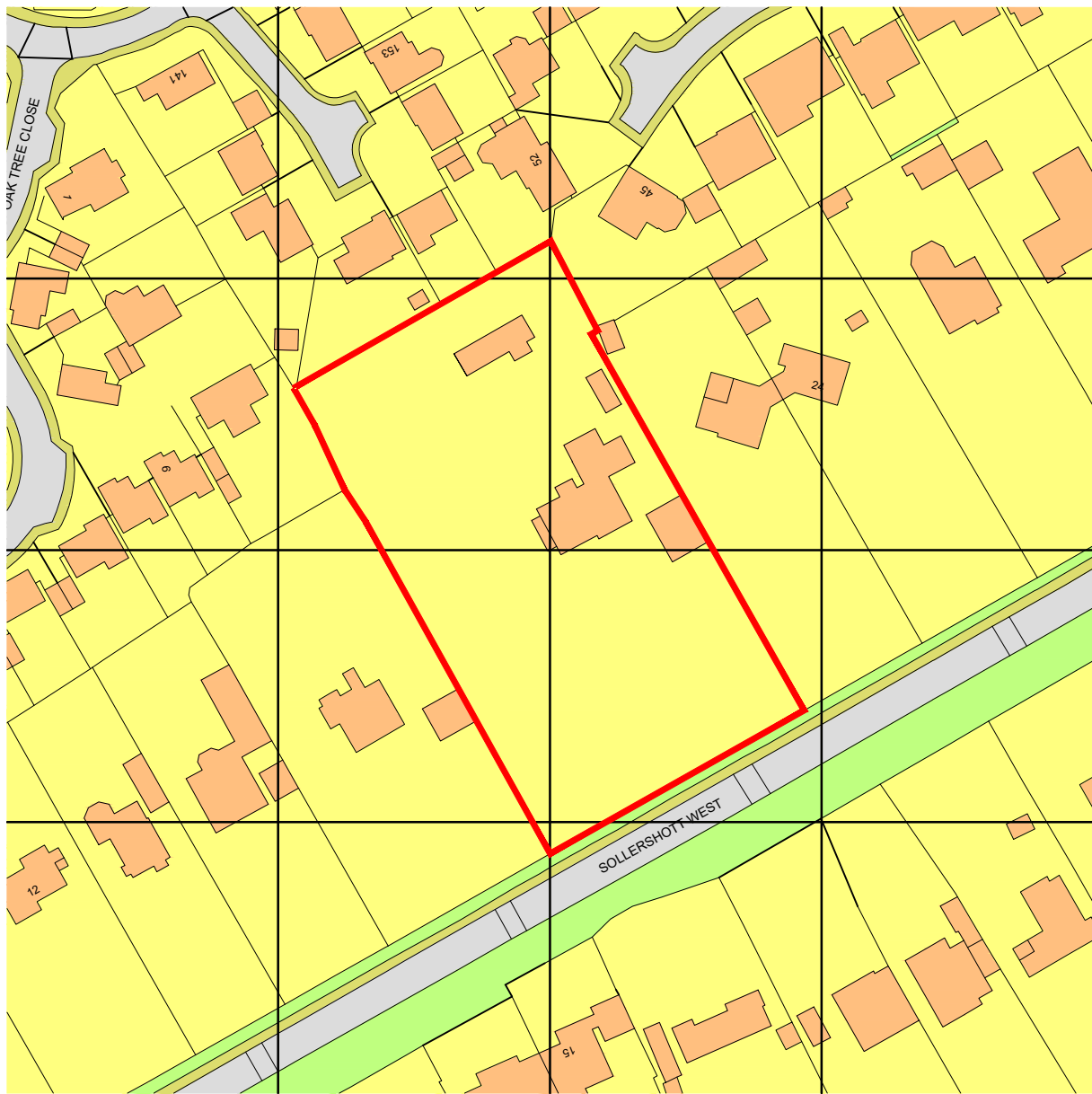
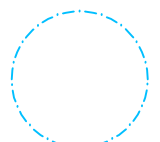
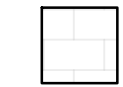
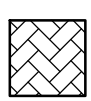
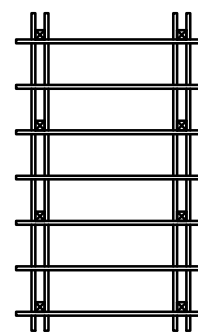
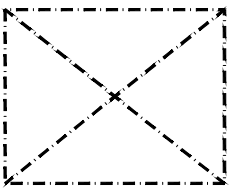
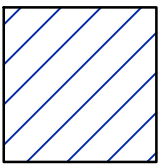
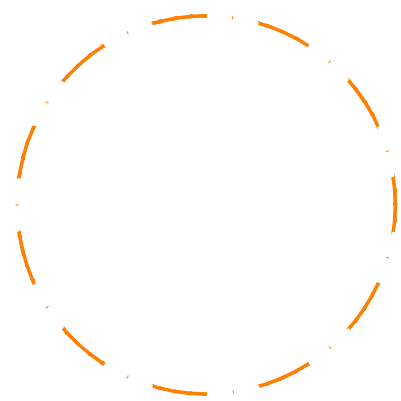




Site Plan @1:200



Location Plan @1:1250



OUTBUILDING CO-ORDINATES

1. 521240.511 / 231712.654
2. 521238.164 / 231716.745
3. 521250.649 / 231723.910
4. 521252.996 / 231719.819
5. 521252.540 / 231717.222
6. 521249.328 / 231715.378

TREE ROOT PROTECTION ZONES:

Tree root protection zones to be implemented as per Arborist's S734-J4 Report and Drawing S734-J4-P1 & 2.

TREE PROTECTION FENCING:

Tree protection fencing (Heras type) to be erected with each section securely attached to uprights driven minimum 600mm into the ground as per Arborist's S734-J4 Report and Drawing S734-J4-P1 & 2.

GROUND SURFACE HANDLING & PROTECTION:

Within the blue hatched zones, no level reductions are to be undertaken and any existing hard surfacing or debris etc that lies within the zone, to be removed using hand tools ONLY as per Arborist's S734-J4 Report and Drawing S734-J4-P1 & 2.

SOAKAWAY:

Requirement for overflow soakaway to be determined following a percolation test by HESI.

If required, allow for 16no. interlocked 1000x500x400 soakaway cells, with an overflow connection from the Rainwater Harvesting Tank, located in the rear garden as illustrated on the site plan.

Soakaways to be located a minimum of 5.0m from any building. Soakaway to be designed in accordance with Section 42 of the Building Regs and BS 6297:2008 and details agreed between the Architect, Contractor and Building Control Officer.

RAINWATER HARVESTING:

Surface water drainage (to the rear) connected to new Rainwater Harvesting Tank Low Profile 5000L Grel Flatlin Garden-Comfort, with pumps connected to house outlet. Allow for an overflow connection to discharge to rear soakaway, located in the rear garden as illustrated.

PUMPING STATION:

Klargester Aquapump - Domestic Pump Chamber as indicated on the Site Plan. Installation in accordance with manufacturer's instructions.

PERCOLATION:

2 sections of 4.4m long x 1.75m wide larch pergola, as indicated:
Posts: 125 x 125mm larch post set 600mm into the ground, surrounded in concrete. Paint timber below ground with bitumen paint to protect from moisture ingress.
Beams: 2No. 150x50mm larch beams bolted each side of the posts, with M16 coach bolts.
Joists: 150x50mm larch joists fixed over the beams at 600 centres.

GRANITE SETTS (path):

Finish: Stonemarket Granite Setts, Colour Silver.
Base: Min. 100mm thick concrete bed and haunching to edgings and 40mm thick sharp sand/cement bed to crossover.
Sub-base: Min. 150mm thick well-compacted granular sub-base laid over a Terram geotextile membrane.

PATIO CONSTRUCTION:

Paving: Existing Limestone cleaned and reused or reclaimed slabs.
Base: 40mm thick sand/cement (3:1) bed.
Sub-base: 150mm thick Type one MOT 1 compacted.
Joints: Easi-joints - Colour TBA on site.

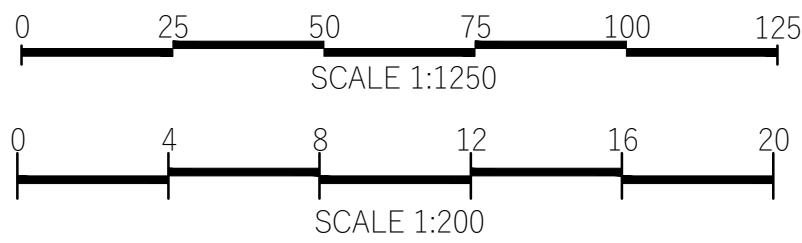
SOAKAWAY:

Refer to drawing 8742/703

New 1800mm Diameter, 3.0m deep concrete ring borehole soakaway to HESI design.

LAND DRAIN:

450mm wide land drain to include 100mm diameter pipework perforated to BS EN 1401-1, to be surrounded by 20mm thick shingle, with a minimum bed of 100mm. Trench to be fully lined with Terram Geotextile membrane. Allow min 300mm of top soil over and new turf. Land drain to fall from rear of house to new borehole soakaway - as indicated.



Notes

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GENERAL DESIGN CRITERIA

All of construction works on site to comply with and meet approval of the relevant British Standards and the Local Authority including Building Control and Planning Departments.

This drawing is to be read in conjunction with all the relevant consultant and/or specialists' design.

DIMENSIONS

Note that all dimensions shown on the drawings are in millimeters unless stated otherwise and should be checked prior to start of the works on site. It is the responsibility of the client or contractor to verify the dimensions of any discrepancies. The same applies to the alignment of walls and general layouts. No construction dimensions are to be scaled from this drawing.

BUILDING REGULATIONS

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages.

MATERIALS

Please note that all the materials specified and the construction details shown are not to be changed without the full knowledge and prior approval of the agent as any changes may have a detrimental effect on the designed/required carbon emissions of the structure as designed.

CDM

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

Rev	Description	Date	Dm	Chk
A	TENDER ISSUE	11.08.23	PH	AR
B	CONTRACT UPDATE	11.01.24	AR	AR
C	Landscaping updates	01.08.24	SD	AR
D	Co-ordinates added for outbuilding	19.09.24	AR	AR
E	Location plan added	16.05.25	SR	AR



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Client: Mr & Mrs Hammond

Drawing Size: Scale: Drawn by:

A1 1:200 1:1250 PH

Project No. Work Stage Drawing No.

8742 CI 510-E

Site Plan

As Proposed