

FINISHED FLOOR LEVELS

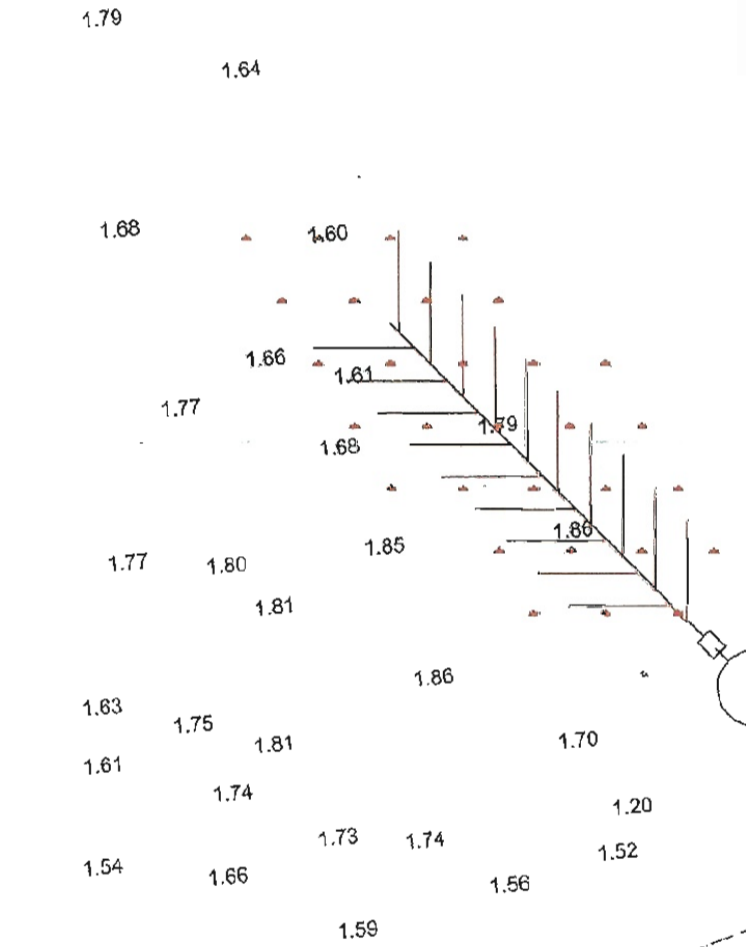
Finished ground floor levels shall be generally as drawing if shown and shall be confirmed with the client and builder on site before work commences. Any alterations to finished ground floor levels shall be strictly in accordance with statutory and NHBC requirements and shall be to the satisfaction of the Building Inspector. Finished ground floor levels must be carefully related to drainage invert levels.

ANOMALIES

Any anomaly between approved drawings and site conditions, statutory requirements or the requirements of the Building Inspector, Inspecting Architect or NHBC shall be resolved before the work in question proceeds.

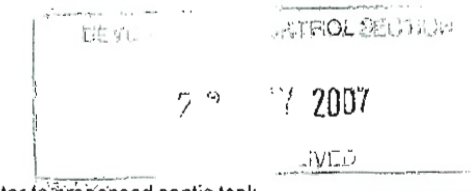
MEANS OF ACCESS TO THE DWELLING

- A level approach if the gradient is not steeper than 1 in 20, the surface finish is firm and even and has a min width of 900 mm. This would be required adjacent a gravel drive and a parked vehicle.
- A ramped approach if the plot gradient exceeds 1 in 20 but not exceeding 1 in 15 and has the following:-
 - a) a surface which is firm and even;
 - b) flights whose unobstructed widths are at least 900 mm;
 - c) individual flights not longer than 10.0 m for gradients not steeper than 1 in 15, or 5.0 m for gradients not steeper than 1 in 12; and
 - d) top and bottom landings and, if necessary, intermediate landings, each of whose lengths is not less than 1.2 m, exclusive of the swing of any door or gate which opens onto it.
- A stepped approach is required if the plot gradient exceeds 1:15. If this is unavoidable the steps should be designed to suit the needs of ambulant disabled people.
- The landing area outside the mobility entrance to be approached by a path not less than 900 mm wide. For a straight-on approach, a 1200mm long landing should be provided, measured at right angles to the door. The width of the landing should not be less than 900 mm.
- Where there is side approach to the accessible entrance the width of the landing to be increased to at least 1.0 m between the face of the wall and the boundary.
- Where a door opens outwards it will be necessary to extend the landing so that the level platform is not obstructed by the door swing.



Foul water to drain into proposed Mini treatment plant. Provide inspection chamber immediately before and after tank. Outfall to from tank to reed beds. Extent of subsoil irrigation to be determined on site.

Non return valve to outlet



Foul water to proposed septic tank.

Surface water to drain into existing pond. Outlet to be fitted with non return flat.

Proposed drive, access, parking and turning area to local authority highway's department requirements. Area noted mobility access to be hard surfaced.

Capacity Litres	Number of People assuming a flow of 180L/head/day	Number of People assuming a flow of 250L/head/day	Dimensions (mm) A	Dimensions (mm) B	Dimensions (mm) C
2,720	4	3	460	1790	1800
3,750	9	7	460	2020	2000
4,500	14	10	460	2150	2115
6,000	22	16	610	2400	2300
*7,500	30	22	610	2585	2385
*9,000	39	28	610	2660	2660

* These larger capacities will require an extensive discharge drainage network and it may be more practical and cost effective to install a BioDisc packaged treatment plant. Consult Klugester.

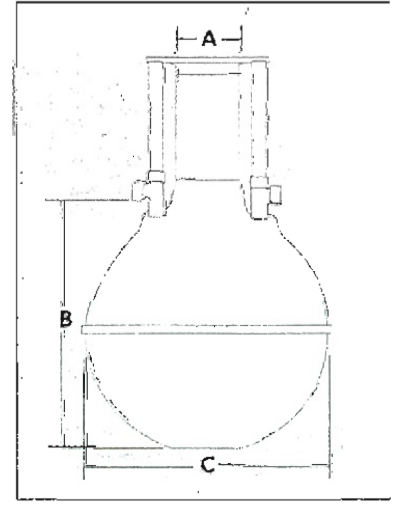


Diagram 11 Protection for pipes laid at shallow depths (minimum sizes)

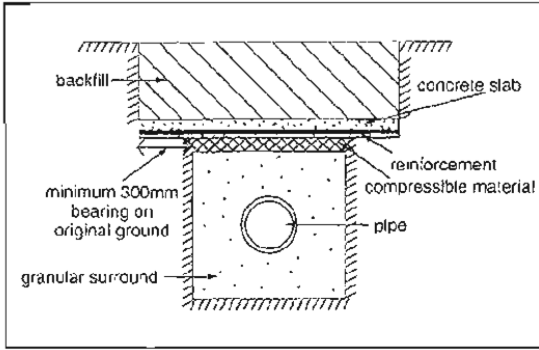
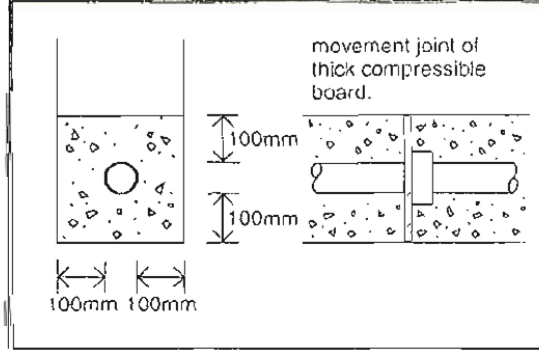


Diagram 12 Joints for concrete encased pipes (minimum sizes)



SITING OF BUILDING

- All buildings sited to maintain statutory clearances in accordance with Building Regulations and in accordance with the approved drawing and any imposed Planning Conditions.
- All buildings to be positioned from base of tree in accordance with NHBC Standards Chapter 4.2: Building near trees.

GROUND CONDITIONS

- Normal concrete strip foundations could be appropriate to the site. However it is of the utmost importance that the Building Inspector, your builder/groundworker and the person providing your Indemnity Insurance (e.g. N.H.B.C. Zurich) confirms the suitability of this for your site.
- Any hazardous ground condition shall be dealt with in accordance with NHBC Standards Chapter 4.1.
- Test/holes should be dug to ascertain ground conditions before work starts.

TREES AND HEDGES

- When building near existing trees and hedges the foundations are to be constructed in accordance with Chapter 4:2 to a depth derived from Table 7 (a), (b), or (c) taking account of:-
 - The shrinkability of the soil.
 - The type and mature height of trees and their water demand.
 - The distance of the tree from the foundations, and
 - The geographical location north and west of London.
- Where any factor is not known take the worst condition i.e.7(a)
- All trees and hedges shown on the site plan are to be protected if requested by the Planning Department.

ACCESS

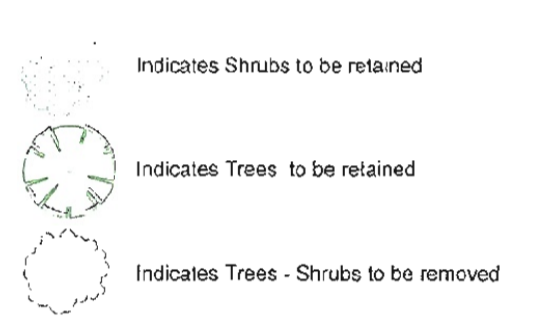
- To be laid out and constructed in full accordance with Planning & Highway Authority requirements, especially with regard to gradients, turning areas, access splays, visibility splays and position of gates as specified.

DRAINAGE

- All work to detail shown using an agreement board approved 100mm drainage system in granular fill.
- All gradients to min 1/40 except where specifically indicated otherwise.
- All manholes in drives or access to have covers to comply with CP 301
- All effluent disposal strictly to detail shown.

SURFACE WATER DRAINAGE

- Soakaways to be positioned min. 5.0 m from buildings.
- The size, position and fill materials for Soakaways shall be determined on site to the full approval of the Building Inspector.



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Revisions:

A	July 2005	Planning Application Drawing
B	Aug 2006	Subsoil removed Site Boundary outline amended
C	May 2007	Dwelling Re-Positioned

Client:
Mr & Mrs Simnet
Project:
Proposed Replacement Dwelling at...
Orchard House Farm
Mill Lane,
Brigg,
North Lincolnshire

Date: May 2007
Scale: 1:200
Revision: C
Drawing No. D331-6

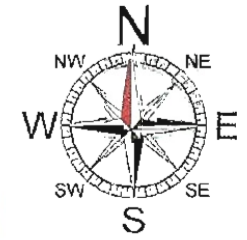
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02/08/05
WATER LEVEL 0.92

PUMP HOUSE

Site Plan



WATER LEVEL 1.16

Outfall Pipe 350mm wide

FARM YARD
WOODEN FRAMED HAY STORE

Corrugated Shed

Proposed Parking & Turning Area

Proposed ground level 1.36m

Proposed dpc 2.8m

Proposed patio level 2.65m

Proposed ground level 1.69m

2.50

2.60

2.55

2.54

2.50

2.48

2.43

2.39

2.35

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