Do not scale off this drawing – this drawing is for Building Regulations consideration purposes only. Neither is this a fully detailed site construction drawing and should not be treated as such. To be read in conjunction with detailed plan and sections drawings..

Spot Heights – are approximate and shown for reference only – see topographical survey and all heights to be checked and confirmed on site.

new 150mm diameter foul water drain to connect to existing mains drainage in Brigg Road - see separate location plan for indicative layout of new drain run and inspection chambers/manholes

2m high close boarded timber fence with concrete posts and gravel boards to north boundary

NEW FOOTWAY

GRASSED VERGE

dropper kerb

approx. position of existing road gulley - to be checked on site

45° splay

2500

2000

40.357

2m x 70m visibility lines achievable from each access (70m lines not shown for clarity)

3200

tarmac finish to vehicle crossing

KETTLEBY LANE

bin store area

permeable paved drive and hardstanding

revised ground levels adjacent to house to suit max. gradient of drive, existing and proposed levels and ensuring level access through principal entrance door

NB some low retaining walls may be required subject to exact levels and Client hard landscape details

125mm flush SW ACCO or similar channel drain - to connect to soakaway - siting design and installation all as soakaways to rear gardens and to manufacturer's calculations and details.

1.2 high timber post and rail fence to western and southern boundary.

permeable paved drive and hardstanding - max 1:10 gradient from vehicle crossing

New Soakaways - to be sited min. 5.0m from any building or road or areas of unstable land. Design and calculations to manufacturer's details and with reference to Humberside Materials GI report. All to Building Regulations Part H paragraphs 3.23 to 3.30 or BS EN 752-4.

up

ASHP

REAR GARDEN

EV

5500

New Soakaway - see adjacent notes

900mm min. width path from hardstanding to entrance of each dwelling to have suitable ground surface i.e. an external ground surface that is firm, even, smooth enough to be wheeled over, is not covered with loose laid materials such as gravel and shingle, and has a maximum cross fall of 1:40.

FRONT GARDEN

PLOT 1

approx position of BT pole and inspection pit

any gaps to existing Hawthorn dominant boundary hedge to be infilled with new native plants - see adjacent notes and BMP for details

MIXED HAWTHORN, HAZEL AND HOLLY HEDGING - to be planted to site side of western boundary and field side of southern boundary and to be planted November to March (preferably during November):
Plants - 40-60cm transplants of (preferably) local provenance to comply with BS3936.
Preparation - cultivated strip to be formed along length of hedge 60cm wide x 25cm deep.
Hawthorn, Hazel & Holly Hedge Planting - double row with 6 plants per linear metre in a double staggered row. 2 rows about 25cm apart with plants at 45cm spacings in each row.
70% Hawthorn, 20% Hazel & 10% Holly.
Maintenance - base of transplants to be kept weed free. Hedge to be trimmed approximately 5cm each year to encourage branching out of stems in the following season. Hedge height to be grown to and maintained at a height of 2500mm above local ground level and allowed to be 75cm wide.

extent of 1.2m high post and rail timber fence between rear gardens

extent of 1.8m high close boarded timber fence between dwellings fencing to be 130mm above the ground to allow hedgehogs to pass between gardens

extent of 1.2m high post and rail fence between front gardens

PLOT 2

PLOT 3

PLOT 4

1:25 gradient see elevations

max 1:10 gradient see elevations

existing carriageway (shown dotted) to be widened to 5.5m all to NLC details, specification and permissions

approximate position of existing trees - to be checked on site - works carried out in accordance with any identified tree protection measures

1.2 high timber post and rail fence to western and southern boundary.

BELOW GROUND DRAINAGE:

TESTING OF DRAINS - upon completion of the laying of drains, the entire system is to be tested to the satisfaction of the local Authority Building Control Officer.

FOUL WATER - 110mmØ Hepworth Supersleve or similar approved drainage system laid to falls of 1:40. Installed strictly in accordance with manufacturer's instruction, specifications and design. Pipe work below paved / grassed areas and having at least 300mm of cover to be laid on 100mm thick layer of pea gravel and backfilling to trench of selected excavated material to min depth of 150mm above crown of pipe. Pipe work below paved / grassed areas having less than 300mm of cover to be encased in concrete not less than 100mm thick and having movement joints formed with compressible board at each socket or sleeve joint face. Drainage runs passing beneath the building to be surrounded with min 100mm granular fill except where the crown of the pipe is within 300mm of the underside of the slab, where the pipe should be encased in concrete integral with the slab.
Concrete protection to be provided to shallow flexible drainage pipes, with less than 600 mm of cover and not under roads by concrete paving slabs laid as bridging over pipes with at least 75 mm of granular material between top of pipe and underside of slab as Diagram A16 of Approved Document H.
Where a drain passes through a wall in the form of an opening which gives at least 50mm clearance all round the pipe and mask both sides of the opening with suitable rigid sheet material to prevent the ingress of vermin. Ensure there is adequate lintel support over opening strictly in accordance with engineer's or lintel manufacturer's details. All new drainage to connect to existing mains drainage within Brigg Road.

MANHOLES
Manholes and inspection chambers to be precast concrete sectional system installed strictly in accordance with manufacturer's specifications on 1500 thick concrete base. Inspection chambers to a depth of 1m to be 450x450mm min internal dimensions with 450x450mm steel cover and frame (heavy duty where required). Any internal manholes or inspection chambers to have mechanically fixed double sealed airtight internal covers.

INSPECTION CHAMBERS
Provide proprietary 450mmØ polypropylene inspection chambers to suit drainage runs with a maximum depth to invert of 1000mm – any internal chambers to have mechanically fixed double sealed airtight internal cover as noted above.
ACCESS FITTINGS
Provide 225mm vitrified clay access fitting to suit drainage runs with a maximum depth to invert of 600mm.

ANTI-FLOODING DEVICES - for below ground drains/gullies etc to be installed in accordance with building control officer recommendations.

ABOVE GROUND DRAINAGE:

FOUL WATER
100mm Ø PVCu SVP as shown on drawing, top terminated with an insect guard 900mm above any opening light within 3m.
Waste pipes from internal fittings to be sized as follows:-
- WC 100mmØ
- WHB up to 1.7m runs 32mmØ
- WHB up to 3m runs 40mmØ
- Sink and Bath 40mmØ up to 3m runs
- Sink and Bath 50mmØ above 3m runs

Traps - All points of discharge into the system should be fitted with a trap (e.g. a water seal trap) to prevent foul air from the system entering the building. Under working and test conditions traps should retain a minimum seal of 25mm of water or equivalent. see Table 1 of Part H of the current Building Regulations, which gives minimum trap sizes and seal depths for the appliances which are most used (for other appliances see Appendix paragraph A4).
Pressure fluctuation – To prevent the water seal from being broken by the pressures which can develop in the system the branch discharge pipes should be designed as described in paragraphs 1.7 to 1.25 of Part H.
Access for clearing blockages – If a trap forms part of an appliance the appliance should be removable. All other traps should be fitted directly after the appliance and should be removable or be fitted with a cleaning eye.

SURFACE WATER
Pipework to all be as foul water above except laid to falls of 1:60.
Pipework to discharge into new soakaways.

EV - denotes 7kwh electric vehicle charging point with associated parking space in accordance with BS EN 61851 & AD S Section 6.2. All remaining associated parking spaces to be provided with cable routes for future connection.

Issue Status				
This drawing is copyright. Only figured dimensions to be worked to.				
Revision		Drawn	Check	Date
A	Draft Issue - for Client	KK	HM	21.08.23
B	Revised Issue - for Building Regulations and planning conditions applications	KK	HM	06.09.23
C	Hedge to south boundary reinstated	KK	HM	15.09.23

2m 0 2 4 6 8 10 12 14 16
1:200

client: Kettleby Lane West Developments Ltd

project: Land off Kettleby Lane New Dwellings

drawing: Site Plan | dwg. no. 663.10 | revision C

date 21.08.23 | scale 1:200@A1 | drawn KK | check HM

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