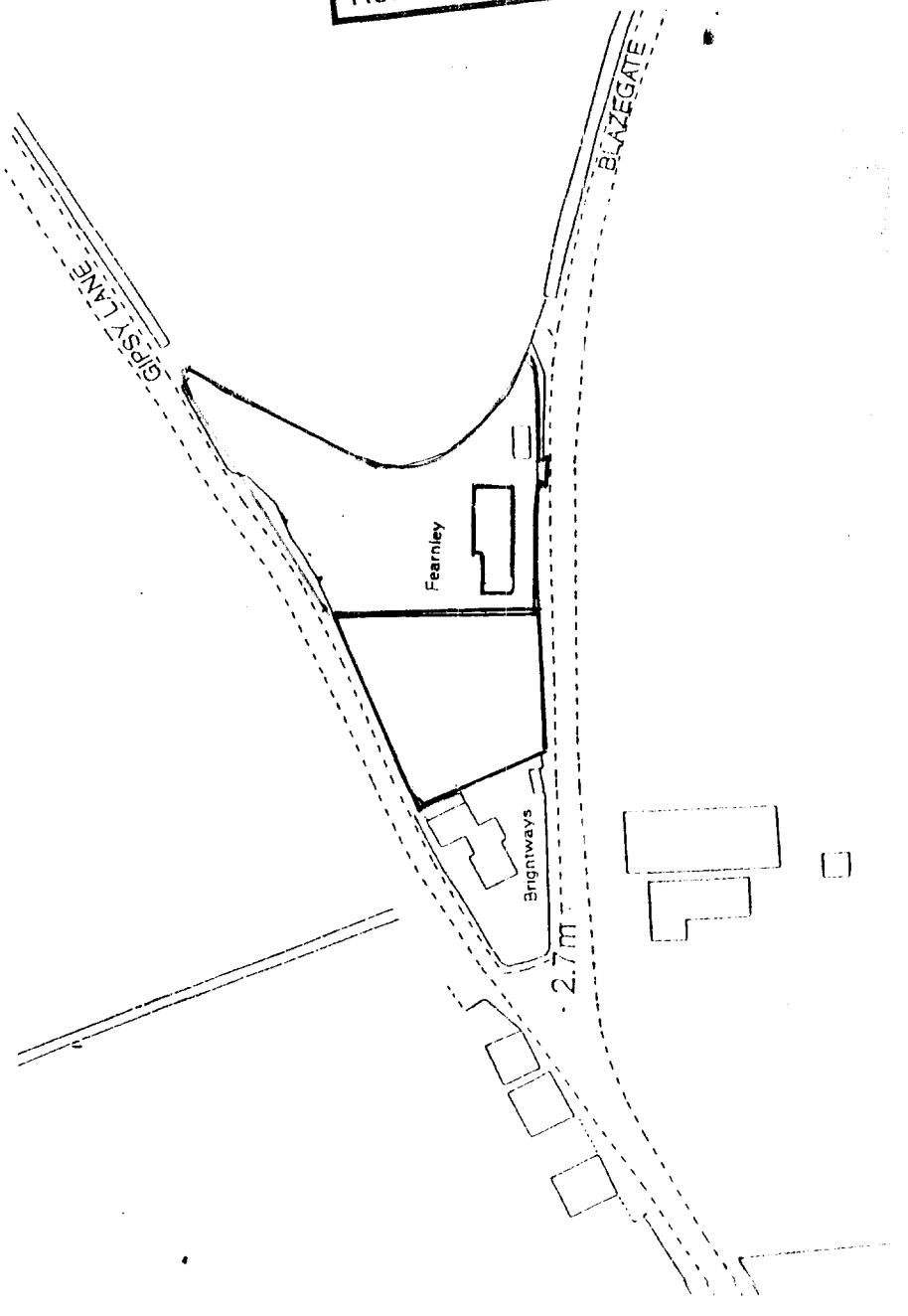
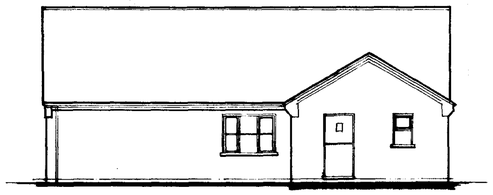
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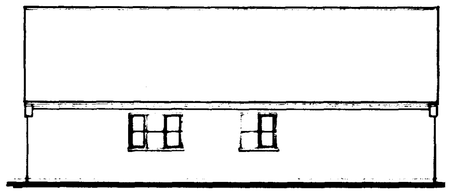
FRONT ELEVATION.



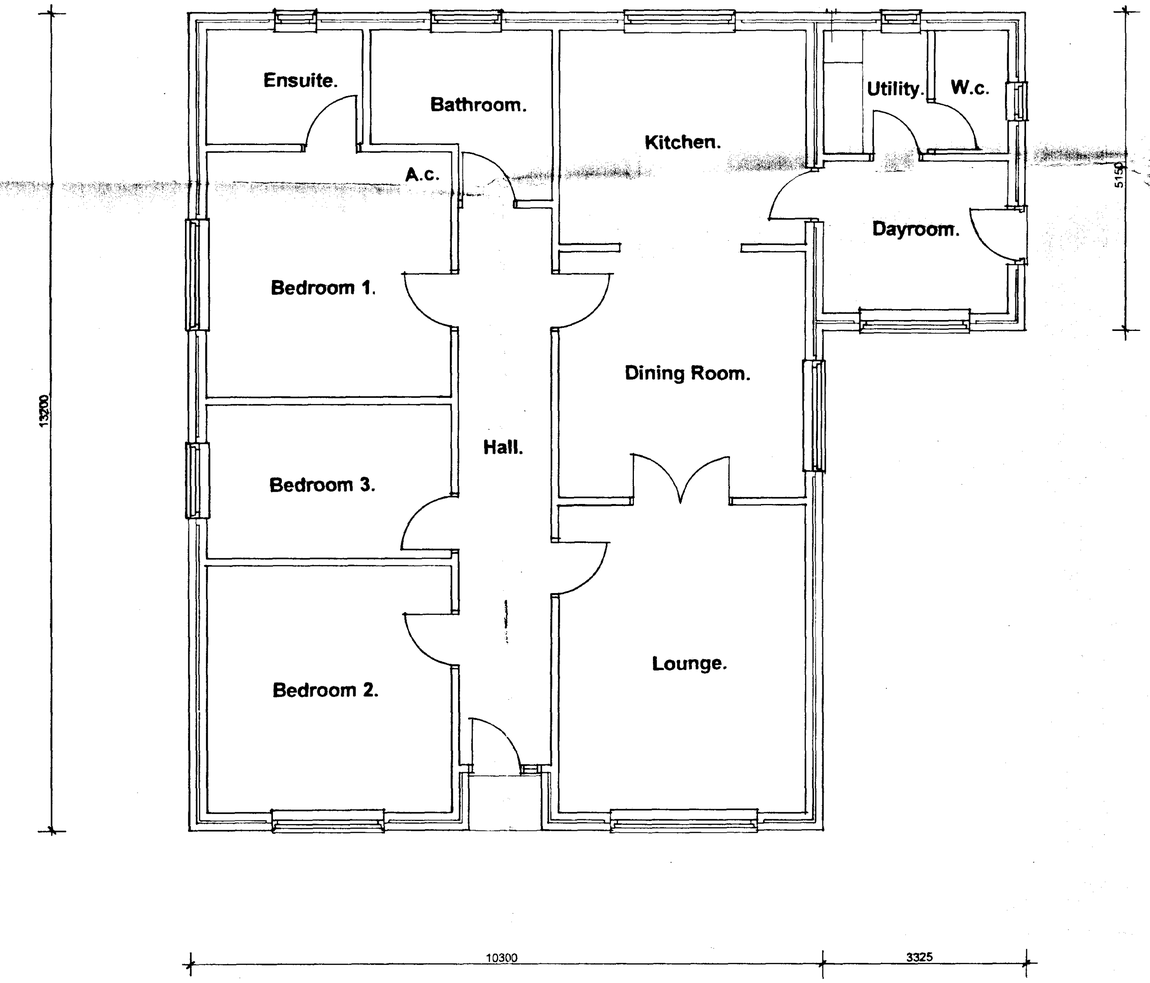
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.



FLOOR LAYOUT.

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DETERMINED PLAN

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Tel. 01945 870022.

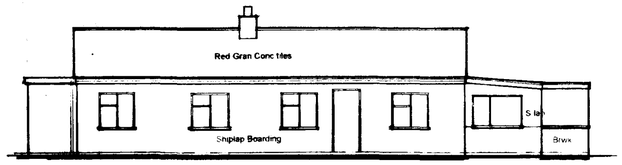
Proposed Bungalow at Fearnley, Blazegate, Gedney, Spalding. For. L. Tugby.

GENERAL ARRANGEMENT PLAN.

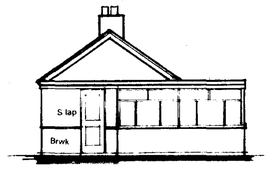
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Drwg no. SH/84702. SHEET 1 of 2.

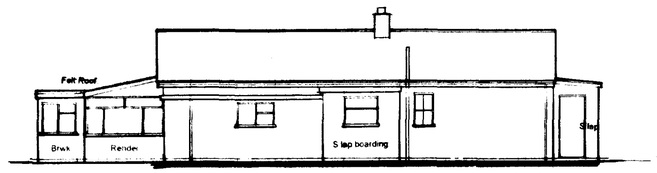
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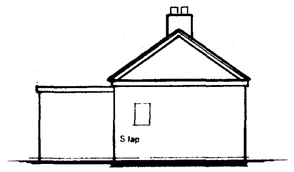
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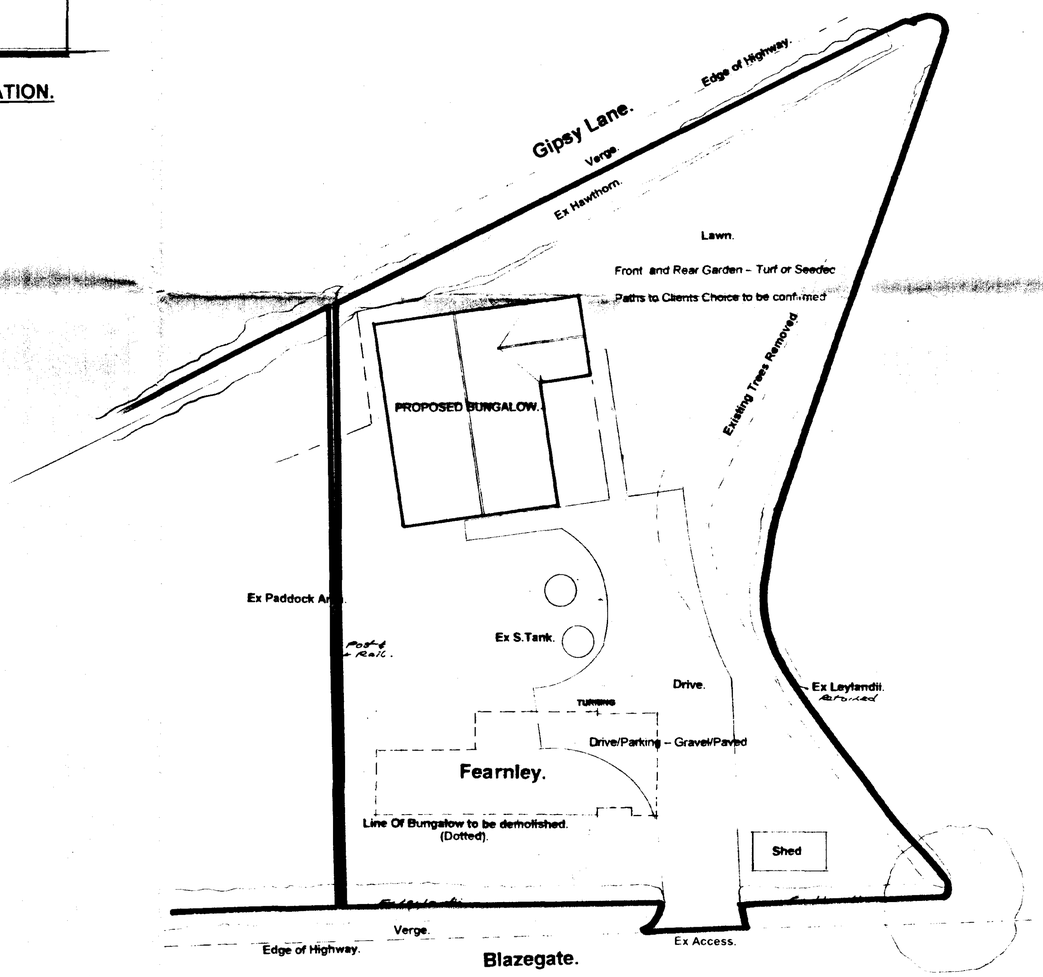
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.



SITE PLAN 1:200.

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DETERMINED PLAN

PLANNING ISSUE.

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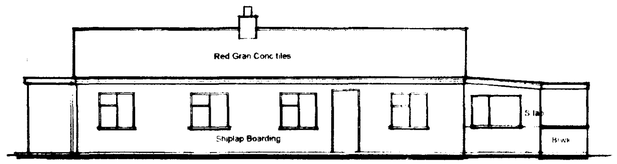
Proposed Bungalow at Fearnley, Blazegate, Gedney, Spalding. For. L. Tugby.

EXISTING ELEVATIONS /SITE PLAN.

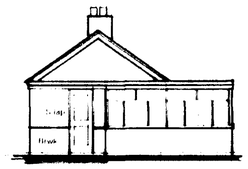
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Drwg no. SH/84602. SHEET 2 of 2.

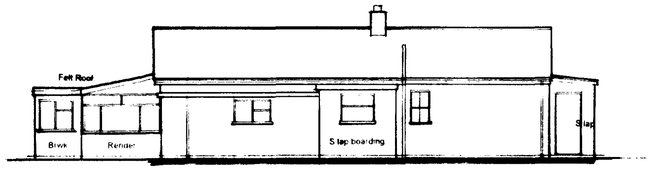
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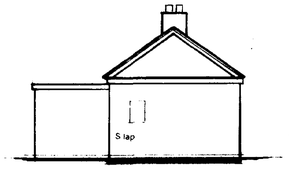
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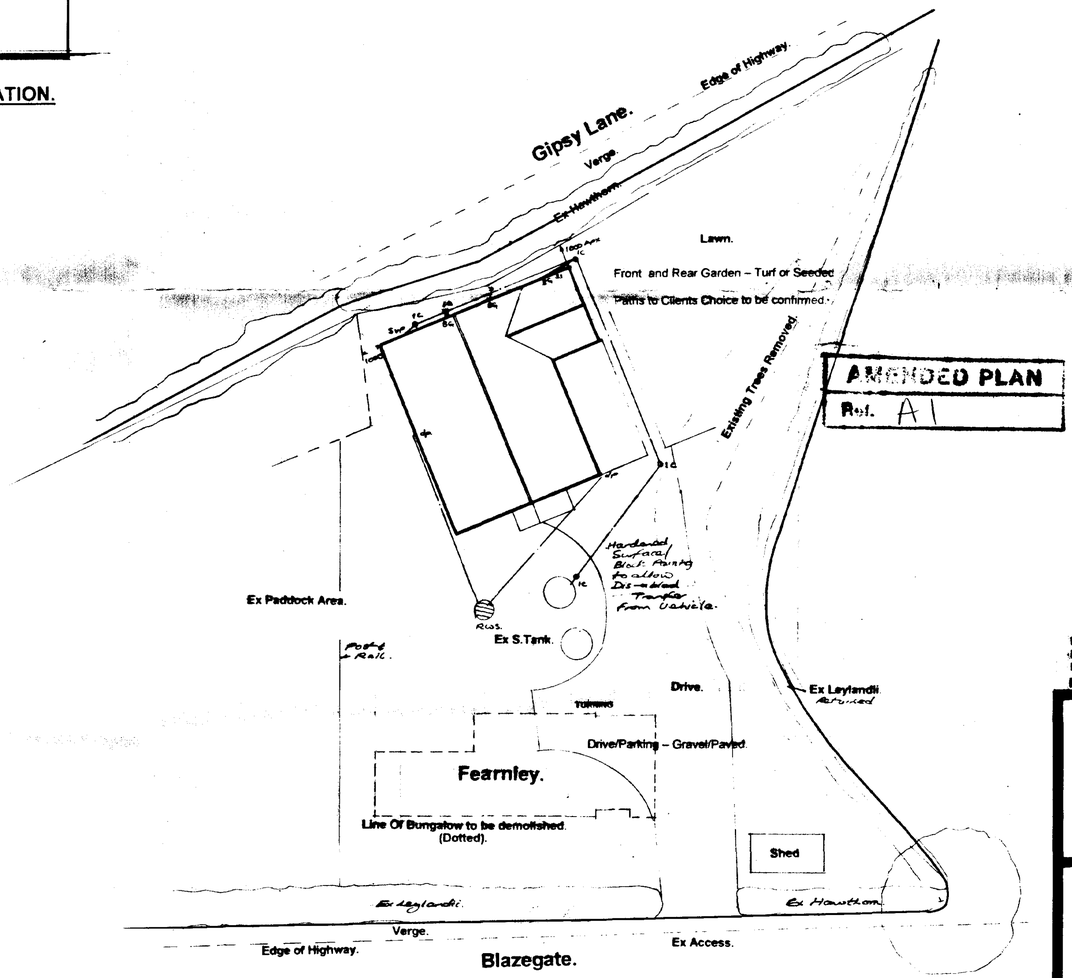
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.



SITE PLAN 1:200.

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15 OCT 2003
1025/02

GENERAL NOTES TO APPLY ALSO.

STORM DRAINAGE.
Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc (shown on elevations) & 68mm dia upvc downpipes to BS 4576: Part 1: 1989 & strictly to the manufacturers instructions or equivalma. Gutter brackets at 2mt c-cs. & necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Supersleeve or Osma uPvc 110mm dia, or sim approved), with flexible joints laid on 150mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run tm cubs rubble filled soakaways-min 4.5m from building & 3.6m from boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. Provide access rodding points as shown on plan at change in directions.
ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED/REPOSITIONED WHEN WORK COMMENCES ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

FOUL DRAINAGE.
Underground drains to be as Storm Drains above with falls of Min 1:90 and Max 1:40. Fall of drains from gullies to be 1:40. Drains running through walls to have Pre stressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material, opening to be sealed with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faces(within 150mm) and connected to rocker pipes with a length of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.
Provide roddable access to all bends and junctions. Lowest connection to S.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install Inspection chambers. If less than 800mm deep & with max one branch per side use 250mm dia Osma type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 800mm to 1000mm deep use Osma 450 Dia polypropylene on 150mm granular or concrete bed (as Hepworth). Access to Inspection Chambers over 1.2mt deep to be restricted.
Lightweight inspection chamber covers to be screw down type.
Run Drains to: Ex Septic Tank: Tank to be determined if adequate alternatively install a new G.R.P Klargester or similar spec septic tank. Sizes as follows. 2700 litre for max of 4 people. 3750 for max of 6 people.
All installed to manufacturers spec.
Outlet to under ground irregation drains to be in accordance with manufacturers spec and the conclusion of a percolation test to BS 6297: 1983. Details available from Local Authorities or Agent. Details and test to be carried out by Building Contractor or Client & calculation of size and length of soakaway to be ascertained and submitted to Local Authority before tank installed/ordered.
On the UNSATISFACTORY outcome of the test a Sealed Cesspool or Mini Treatment Plant to be installed (the latter dependant on a trickle outlet being available etc).
Mini Treatment Plant if installed to have all operating instructions and maintenance details close by. This should operate to a suitable standard in the event of a power failure.
Cesspool: G.R.P Klargester/Conder type. 18000 litre for max 2 people with an additional 6800 litres per person.
A notice must be fixed to the cesspool describing the necessary maintenance as Paragraph 1.88 Approved Document H.
All drains to be tested to Local Authorities satisfaction and BS 8301.

SEPTIC TANK/ LAND DRAINAGE (if applicable).
In the satisfactory conclusion of the soakaway test the CONSENT FROM THE ENVIRONMENT AGENCY will need to be obtained under the Water Resources Act 1991, for the discharge of effluent to underground strata. Distance from buildings and water courses to also be agreed with the above & Building Control (N.B.C. (Septic tank to be min 7 metres from habitable parts of dwelling and any boundary and 9 metres from any dyke/drain etc). Land drains to be min 15 metres from building and 14metres from boundary and 18mts from water course. Tanks to be installed to manufacturers instructions when in a driveway etc or 2 metres away. The subsurface irregation system should be carefully designed and consists of field drains which should be constructed using porous or perforated pipes, laid in trenches with a uniform gradient which should be not steeper than 1:200. The pipes should be laid on a 150mm layer of clinker, clean gravel or broken stone 20mm to 50mm grade and the trenches filled to a level 150mm above pipe and covered with strips of plastics material laid to prevent the entry of silt. Pipes should be laid at a minimum depth of 500mm below the surface and no deeper than 740mm. Drains must also be kept away from trees and their root systems. When using perforated pipes, the holes should be on the bottom as laid. At junctions the pipes should be suitably covered over so that backfill does not drop into the pipe. On this should be placed a layer of polythene sheet (500g building quality) to prevent the smaller particles of soil being washed into filter media. Finally the excavated soil should be replaced in the trenches on top of the polythene and the land surface made good. Inspection chambers to be installed on the drainage run immediately fore and aft of the septic tank to facilitate cleansing and rodding. The first 3 metres of the pipe beyond the tank should be in imperforate pipe to permit clearance of the effluent away from tank.(check land drain clearance area).

PLANNING AMENDED.
BUNGALOW POSTION.
BUILDING REGS ISSUE. A.
PLANNING ISSUE.

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Tel. 01945 870022.

Proposed Bungalow
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For. L. Tugby.

EXISTING ELEVATIONS
/SITE PLAN.

Scale	Date	Drawn	Chkd
1:100.1: 200.	Jun 02.	JT	~

Drwg no. SH/84602. SHEET 2 of 2.