

Morley Newborn
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6th May 2003

Our ref: DGH.CBH.1782

South Holland District Council
Head of Planning and Development
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of : Mr. D. Gedney

Dear Sir

REPLACEMENT DWELLING SANDHURST HOLBEACH DROVE SPALDING
PLANNING REFERENCE NOI: HO9/0082/03

Please find enclosed a Condition Compliance application in connection with the above.

With reference to tree planting, we consider that no additional planting is necessary. The existing hedgerows and trees to be retained provide adequate ground cover and interest to the Plot. Please find enclosed a montage of photographs showing the existing planting which will be retained, for your consideration. With regard to the driveway, it is proposed to use Marshalls rectangular bundle coloured block paviors.

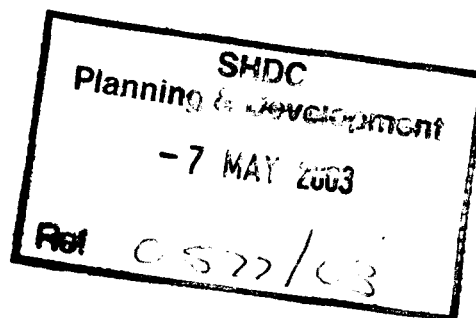
We confirm that the existing bungalow and garage has been demolished and all rubble has been carted from the site.

We look forward to hearing from you.

Yours faithfully



Morley Newborn



encl

c.c. Mr. S. Thorne

Drainage field to be located min. 15m from building and disposal area downslope of groundwater courses.

Percolation sub-soil test to be carried out to determine suitability of the site all in accordance with Clauses 1.34 - 1.38 of Part H2.

Drainage field constructed using 100mm dia. perforated pipes laid on 300mm layer of clean shingle or broken stone graded between 20mm - 50mm. Trenches to be of uniform gradient not steeper than 1:200. Trenches filled to a level of 50mm above the pipe and covered with a layer of Geotextile to prevent silting. Remainder of trench filled with soil. Distribution pipes laid at a minimum depth of 500mm below surface. Trench widths 300 - 900mm wide with min. 2m of undisturbed ground between.

Inspection chamber to be installed between tank and drainage field as shown.

Drainage field to be set out as a continuous loop (as diagram 1 Part H2) fed from the inspection chamber.

Drainage field area to be determined by using formula set out in Para. 1.44 using percolation value obtained as described in paragraphs 1.34 - 1.38 inclusive.

Factory made tank by Klarngester or similar approved with BBA certificate and installed in accordance with the conditions of the certificate and sited min. 8M from building. Inlet and outlet pipes of septic tank to be provided with 300 dia. inspection chambers as access for sampling and inspection. Tank capacity to serve 5 - 9 persons - 3750 litre capacity.

Notice to be fixed within the building
describing tank maintenance all as paragraph
1.25 Part H2 of Approved document.

Existing septic tank and inspection chamber taken out together with associated land drainage.



Surface water drains to be 100mm laid at not less than 1:100 gradient.

Pipes, jointing, bedding and backfilling
all as specified under foul drainage.

SOAKAWAYS (Areas less than 100M2)
To be constructed at least 5M from any building. To comprise of clean broken stone or perforated concrete rings built of 300 x 150 mm deep concrete strip foundation.

Percolation tests to be carried out in accordance with Part H2 paragraphs 1.34-1.38 inclusive to determine capacity of the soil. Storage volume to be calculated in accordance with formulae in Clauses 3.28 and 3.29 and agreed with Local Authority Building Control.

Principle disabled access route paving (Front entrance) to be laid to falls away from the building or pervious concrete blockwork.

Pipes - 100mm diameter upvc to ESEN 1401 to recommended gradients all as indicated on the drawing. Bedding all as specified for flexible pipes in Diagram 10 i.e. 100mm bed of granular material to ESEN 1610 Annex B Table B.15 single size material or graded from 5mm to 10mm maximum size for 100mm pipes. Bedding material laid to top of pipe 300mm cover of selected fill or granular fill free from stones larger than 40mm. Pipe jointing to be appropriate to the material of the pipes and remain watertight under working and test conditions.

Pipe protection - where pipes have less than the minimum recommended cover in Tables 8, 9 or 10 Part H1, granular surronding pipes to be protected with min. 75mm concrete cover reinforced with A98 steel fabric with compressible material under concrete and min. 75mm granular material between the top of the pipe and underside of compressible filler. Refer to Diagram 11 of Part H1 of approved document.

Inspection chambers - Domestic type 450mm diameter up to 1.2m depth, G.R.P. to BS7158 with 430mm dia. galvanised covers and frames. Inspection chambers within driveway areas to be precast concrete ring section to BS5911 heavy duty p.c. cover holed for 600 x 450mm c.i. medium duty covers and frames for light road traffic. Spacing of access points not to exceed those given in Table 13 of approved document.

Pipes penetrating walls - short lengths of pipes bedded in wall joints formed within 150mm of either wall face. Adjacent rocker pipes of 600mm max. length with flexible joints. Alternatively - lintelled opening to give 50mm space all round pipe. Opening masked both sides with rigid material to prevent entry of fill or vermin. Void around pipe filled with compressible material to provide sealant and prevent entry of gas.

On completion of gravity drains, air or water tests to be carried out in accordance with Clauses 2.60 or 2.61 and passed by the Local Authority.

A OIL TANK POSITION INDICATED 29.4.03

Ref 0577/03

**DETERMINED
PLAN**

Job Title
Proposed dwelling
Holbeach Drive Gate
Holbeach Drive

Morley Newborn architectural technicians

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Fax No. (0522) 530652

Date March 03 Scale 1:200

Drawing No.		A			
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