

Driveway/Access road: Gravel



Paths / patios: Marshalls textured utility paving

All work to be undertaken in accordance with any planning approvals, building regulations approvals and party wall awards, if applicable. Any work undertaken before approval is granted, before conditions are discharged or party wall agreements issued, is at your own risk.

All materials to be used in accordance with the manufacturer's instructions and the appropriate British Standards.

Workmanship shall comply with the appropriate British Standard. Work that does not comply shall be removed and completed again at the contractor's cost.

Planning application drawings must NOT be used for construction purposes. This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it is issued without written permission from the copyright holder.

The contractor shall undertake all works in accordance with the CDM Regulations, produce construction phase plans, and notify the HSE where appropriate. This applies to all projects including domestic extensions.



Project Adj 2 Pipwell gate, Moulton Seas End, PE12 6LU
Ref D019
Date 22.12.2023

Installation type	Unit of measure	Capacity flow rates	Use factor	Fixed use (litres per person per day	Litres per person per day
WC (single flush)	Flush volume (litres)		4.42	0	0.00
WC (dual flush)	Full flush volume (litres)	6	1.46	0	8.76
	Part flush volume (litres)	4	2.96	0	11.84
WCs (multiple fittings)	Average effective flushing volume (litres)		4.42	0	0.00
Taps (excluding kitchen / utility room taps)	Flow rate (litres per minute)	5	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow (litres)	0	0.11	0	0.00
Shower (where bath also present)	Flow rate (litres per minute)	0	4.37	0	0.00
Bath only	Capacity to overflow (litres)	0	0.5	0	0.00
Shower only	Flow rate (litres per minute)	9	5.6	0	50.40
Kitchen / utility room taps	Flow rate (litres per minute)	5	0.44	10.36	12.56
Washing machine	Litres / kg dry load	8.17	2.1	0	17.16
Dishwasher	Litres / place setting	1.25	3.6	0	4.50
Waste disposal unit	Litres / use		3.08	0	0.00
Water softener	Litres / person / day		1	0	0.00
	5 Total calculated use (litres/person/day =				114.70
	6	Contribution from greywater (litres/person/day) from table 4.6			0.00
	7	Contribution from rainwater harvesting (litres/person/day) from table 5.5			0.00
	8	Normalisation factor			0.91
	9	Total water consumption (5-6-7)x8		=	104.37
	10	External water use			5.00
	11	**Total water consumption (Building regulations 17K) = 9 + 10 (litres/person/day)**			**109.37**

REFER TO ECOLOGIST REPORT FOR DETAILS OF PLANTING

19/04/2024 12:26:38

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No.	Description	Date
A	Revision 1	17.04.2024

Date drawn	19.02.2024
Date revised	17.04.2024
Drawn by	JG
Paper size	A1
Scale	1 : 50

Plot Adj 2 Pipwell Gate, Spalding PE12 6LU

New Build

Landscaping Plan

D019- DR-P04

Rev A