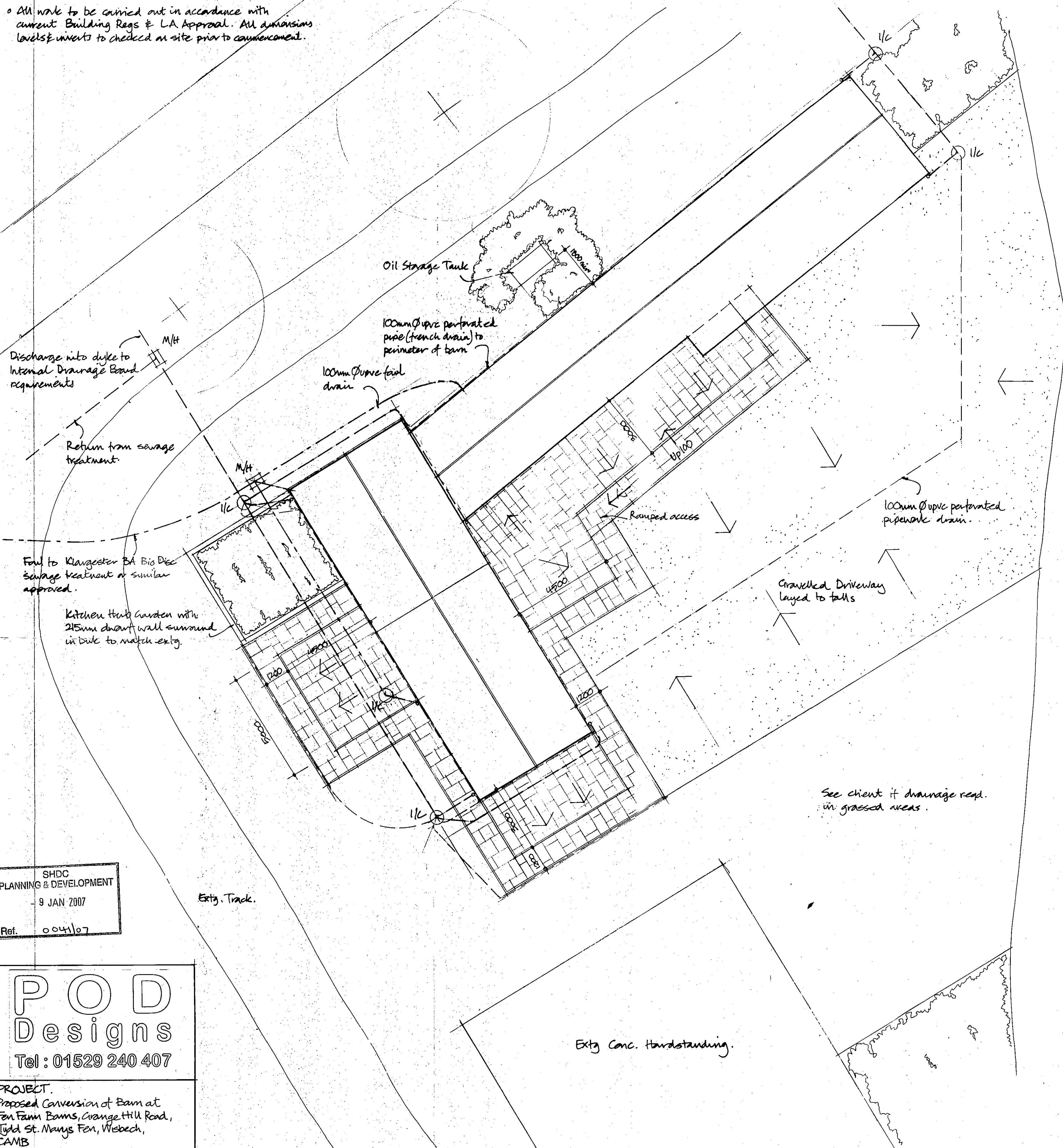


- All work to be carried out in accordance with current Building Regs & L.A. Approval. All dimensions levels & inverts to be checked on site prior to commencement.



SHDC
PLANNING & DEVELOPMENT
- 9 JAN 2007
Ref. 0041/07

POD
Designs
Tel: 01529 240 407

PROJECT.
Proposed Conversion of Barn at
Fen Farm Bams, Orange Hill Road,
Tidd St. Marys Fen, Wisbech,
CAMB

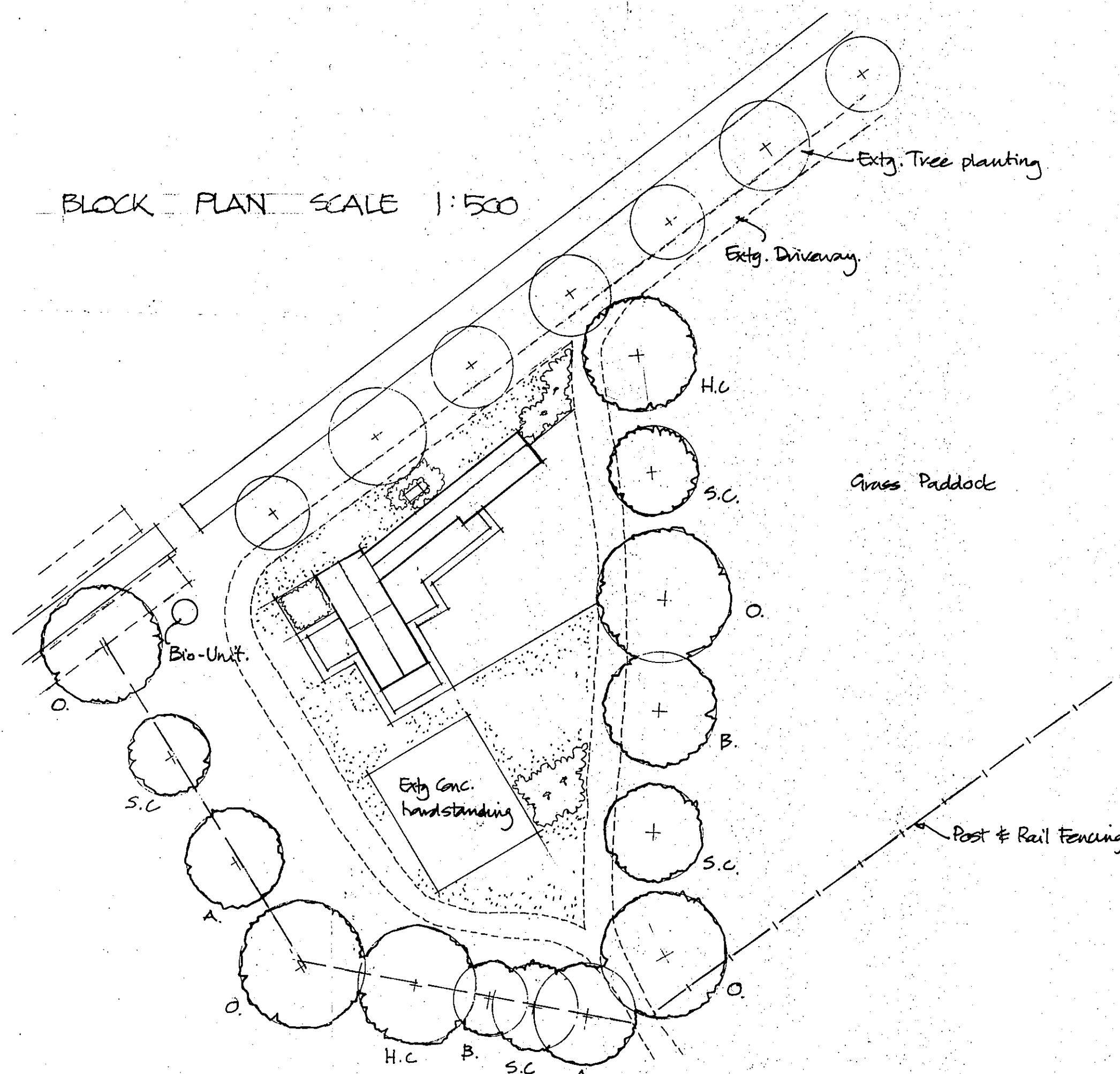
DRAWING. Site Layout.		
DRAWN. rpm.	DATE. Nov 06	SCALE 1:100

DWG. No.	3257-17
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DETERMINED
PLAN

- o Storm Drains - to be 100mm dia upvc pipes to B.S. 4460:1976 or vitrified clay to B.65:1991 laid with a 100mm granular bed & surround laid to min 1:50 fall. All to discharge into exty. dyke as shown.
- o French Drains - to be 100mm dia upvc perforated pipes to B.S. 1401:1991. Sides laid upwards laid in granular bed: & surround with min 50mm cover. Drains to building perimeter to be below floor level. All to discharge to 450mm dia upvc I.C with catchpit to collect sediment.
- o Patios & Paving - to be Marshall Chancery paving (Colour: Honeydew) laid on 1:2:4 cement:: soft sand: sharp sand bed on min 100mm thick compacted hardcore. All levels to be agreed. Allow for ramped access to provide level access to entrance door.
- o Driveway - Provide 19mm clean gravel laid on min 150mm compacted hardcore on geotextile. Allow 150X50mm precast conc. edgings laid on 300X150mm conc. foundation with haunch each side. Allow firm paved route from parking to principal entrance for disabled persons.

- **NOTES**
- **Foul Drains** - to be 100mm dia upvc pipes to BS 4660: 1973 or vitrified clay to BS 455: 1991 with flexible mechanical joints laid with 100mm of granular bed & surrounded, laid to min fall 1:60. Where drains are laid within 450mm of ground cover drains to be encased in 150mm thickness conc. with provision for retention of flexibility at pipe joints.
- Where drains pass thru construction elements provide lintol over, giving 50mm clear space around pipe. Mask both sides with rigid material to prevent vermin entry.
- **Manholes** - shallow access fittings up to 600mm deep x 150mm dia. in upvc. 1.0's up to 1.0m deep x 450mm dia in upvc. Manholes over 1.0m deep to be min size of 1200 x 750mm int. built in Class B Eng. brick. Inspection chambers & manholes subject to vehicular traffic to be constructed in brick.
- **Sewage Disposal** - To be Klugester BA Bio Disk or similar approved. All installed strictly in accordance with manufacturers details. Outfall to be to adjacent dyke subject to consent to discharge to a watercourse from Env. Agency.
- **Gutters & Rwp's** - to be Marley Alutec traditional 100mm h.r. guttering fixed on rise & fall brackets with Marley Alutec Curvalar downpipes. 75mm dia. fixed in pipe clips. All to be powder coated in Conservation Black. All installed strictly in accordance with manufacturers details.



- Landscaping - to be hedging of traditional native, predominantly Hawthorn (80%) with remaining (20%) made up from Crab apple, Field Maple, Dogwood, Hazel, Holey & White Wild cherry.
- All plants to be 3 year old transplants & height 450-600mm. Planted with peat mulching to suppress grass growth until established.

- Trees - to be : Oak (O)
Ash (A)
Horse Chestnut (HC)
Sweet Chestnut (SC)
Beech (B)
- Trees to be half standards 1800mm high with well developed fibrous roots.
- Provide pressure treated timber stakes to support bottom 1/3 of tree. Set in min 300x300x300mm pit with peat mulching in base, ensuring tree is well heeled in with protection against rabbits.
- Provide mulching mat to suppress weed growth around base until tree is established & ever with 20mm of soil.