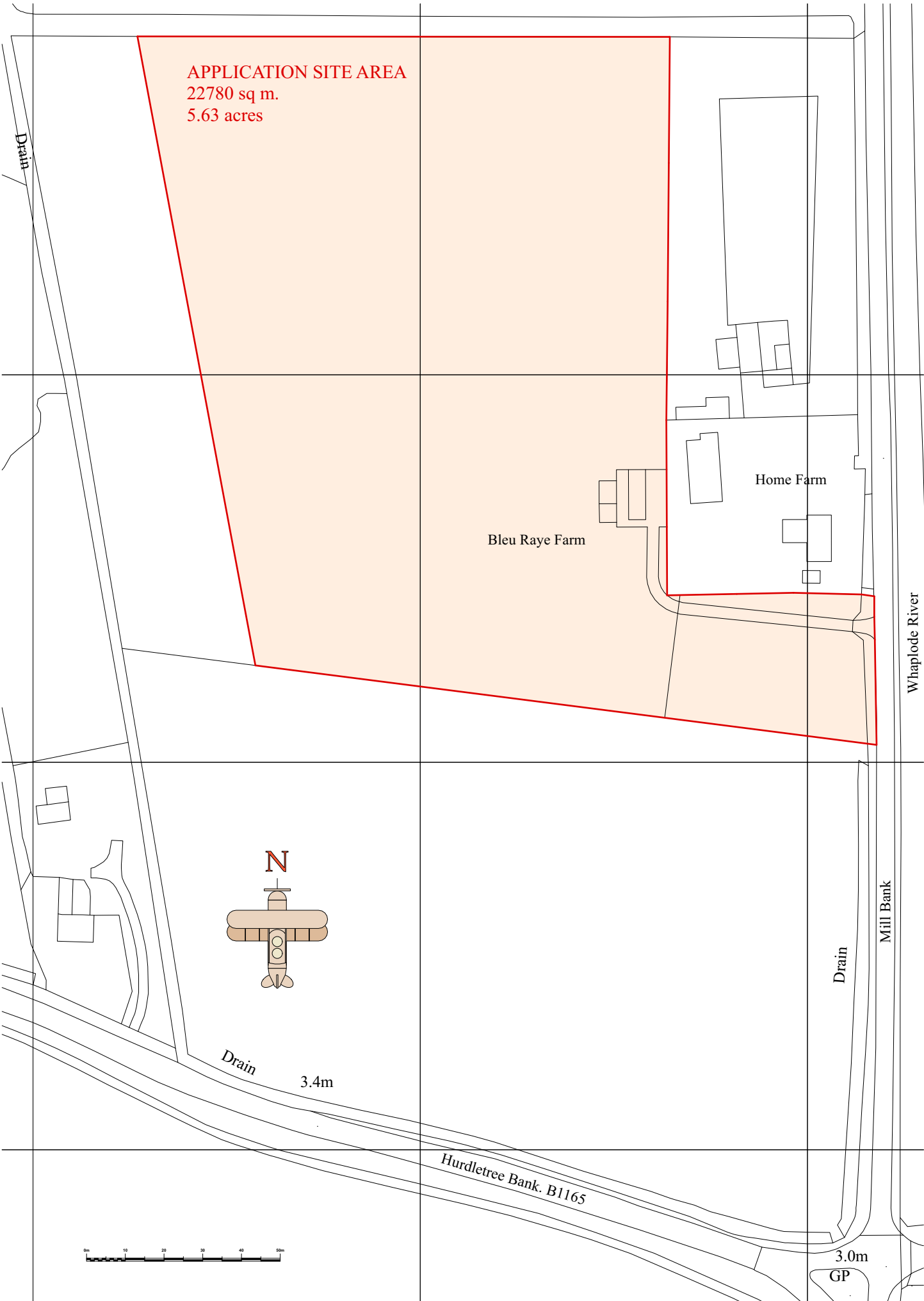




NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

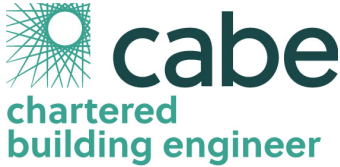
RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.
SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure.
Backfill with suitable material.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 110mm diameter UPVC proprietary pipe work to give a 1:40 fall laid on 100mm granular bed conforming to BS882 1983, Table 4 and selected as-dug backfill to 1 in 40 gradient to mains connection.
Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.
Drains with less than 900mm cover under roads/parking to have reinforced concrete bridging over. Drains with less than 600mm cover not under roads/parking to have concrete paving slabs as bridging over pipes with 75mm granular fill between top of drain and underside of slabs.
PVCU rest bends to base of soil stack and trapped back inlet gulley (low-back P-trap and square hopper) bedded and surrounded with 100mm concrete.
450mm dia. polypropylene inspection chambers bedded on selected as-dug material with cover and frame. Class A15 (BS-EN 124) cover and frame in paths and planted areas. Class B125 (BS-EN 124) cover and frame in road and parking areas. Concrete bed and surround to cover frames.
Lightweight inspection chamber covers to be of screw down type.
Drains under building encased in 25mm fibreglass and 100mm concrete, cast integrally with floor slab where crown within 300mm of slab underside.
Flexible drain joint to be provided within 150mm of entering building and within 150mm of inspection chamber connection, followed by 600mm long 'rocker' pipe.
Protect drains passing through walls from differential settlement with 25mm fibreglass wrap and lintel over.
Fill drain trenches with concrete where within one metre of building and lower than foundation, up to lowest level of foundation. Where further than one metre from building, fill drain trench with concrete up to level below foundation equal to distance from building less 150mm.

Excavating / Backfilling ;
Lower part of trench :-
From bottom to 300mm above crown of pipe the trench must have vertical sides and be of a width as small as practicable but not less than external diameter of pipe plus 300mm or larger dimension if specified.
Formation for beds generally :-
Excavate to formation immediately before laying beds or pipes.
Remove mud, rock projection, boulders and hard spots and replace with consolidated bedding material.
Harden local soft spots by tamping in bedding material.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances ;
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. a written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.
The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substance.
Safe systems of work ;
Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.
Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.
provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health. satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.
Plant and machinery ;
all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.



SOLID WASTE STORAGE (REFUSE)
Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.
Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.
Separate containers are to be provided for recycling and non-recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per unit or as agreed with the Waste Collection Authority.
Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the buildings should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.
or provided with a non-slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

GENERAL
No work to commence until all statutory approvals have been obtained.
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimeters.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.
Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

ACCESSIBILITY
LEVEL DWELLING (HOLIDAY HOME) APPROACH - WHERE SHOWN
Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable). Part M compliant ramps where shown.

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

STEPPED ACCESS
3.11 To enable a wide range of people to use them safely, external steps should comply with all of the following.
a. Steps are uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) of the step).
b. Steps have suitable tread nosings.
c. No individual flight has a rise of more than 1800mm between landings.
d. Every flight has a minimum clear width of 900mm.
e. Top, bottom and, where necessary, intermediate landings are provided and every landing is a minimum 900mm long.
f. Every flight with three or more risers has a suitable grippable handrail on one side of the flight (or to both sides where the flight is wider than 1000mm). This grippable handrail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.
g. Single steps are avoided.

RAMPED ACCESS
3.10 External and internal ramps should comply with all of the following.
a. The gradient is between 1:20 and 1:15.
b. The length of each flight at a given gradient meets the provisions of Diagram 3.1.
c. Flights (whether within a private or communal approach route) have a minimum clear width of 1200mm.
d. Top and bottom landings are provided to every flight.
e. An intermediate landing is provided between individual flights and at any change of direction.
f. Every landing is level and a minimum of 1200mm clear of any door (or gate) swing.

**Proposed Holiday Home Development at ;
Bleu Ray Farm, Millgate, Whaplode
PE12 6RY**

**Drawing Title : Site Location
Scale 1 to 1250 at A3 Portrait**

Date April 2023

Drawing No JDA/2023/885/OS.001

**John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk**