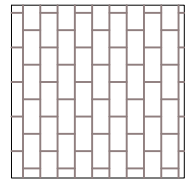
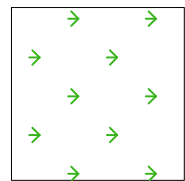


PLANNING ISSUE

DRAWING KEY



NEW PERMEABLE
BLOCK PAVING



NEW GRASS



ROOT PROTECTION
AREA

New 1800mm high C/b fence to split separate dwellings

210l waterbutt

C/b fence to be repaired/replaced as
necessary

6ft x 4ft garden shed on no-dig base, plastic geo grid with shingle between and membrane over

Hard standing etc. removed and new grass turf

Bird boxes to be installed on C/b fences in both dwelling rear gardens

Proposed Site Plan - 1:100 @ A1

PRINTS AND REVISIONS

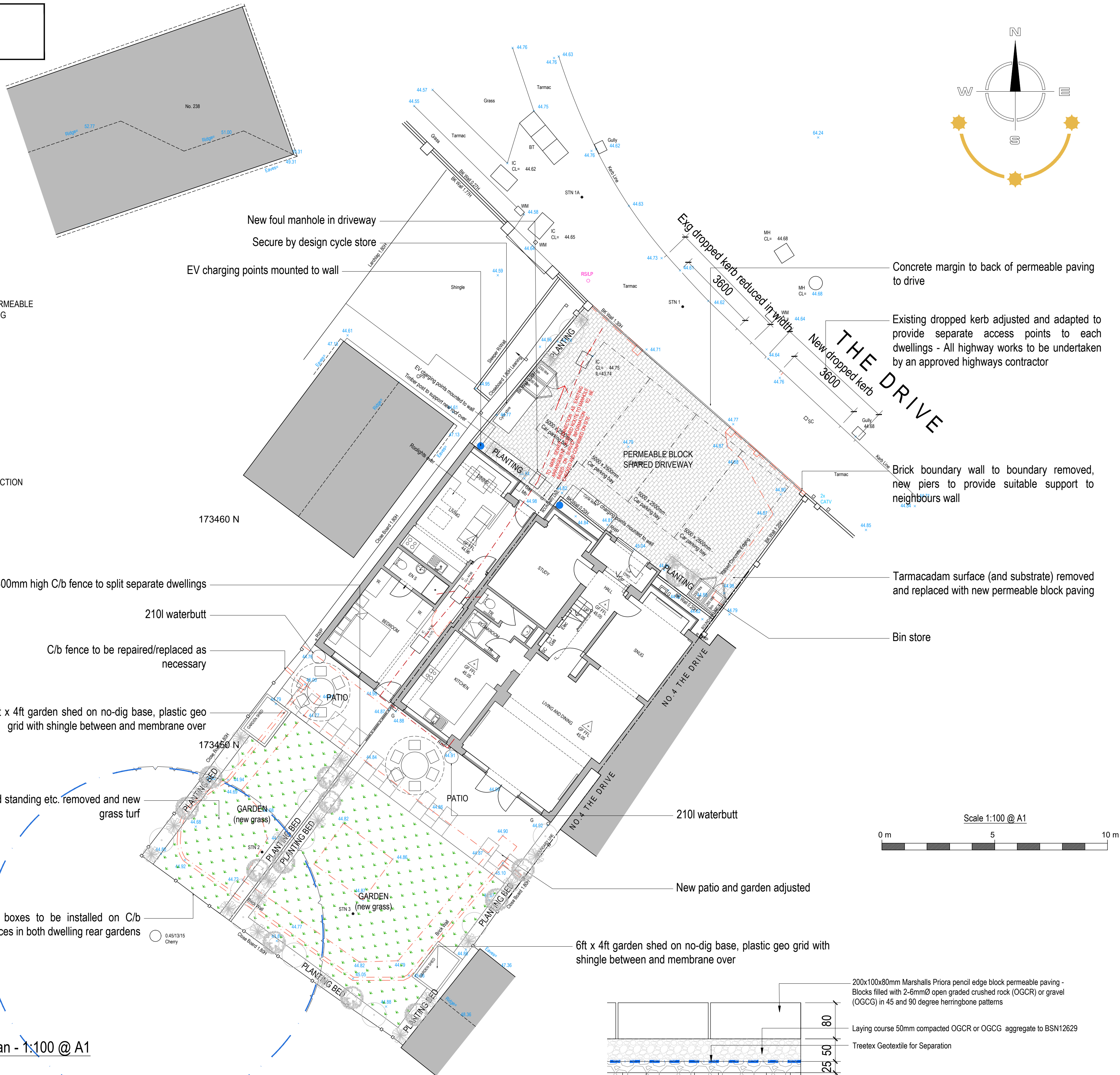
BUILDING REGULATION DRAWING

ALL SETTING OUT DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE FROM THE DRAWING. ANY DISCREPANCIES ARE TO BE REPORTED TO CHRISTOPHER JAMES ARCHITECTURE. TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL SPECIFICATION AND DRAWINGS. THIS DRAWING IS COPYRIGHT

CDM REGULATIONS 2015

THE CONSTRUCTION (DESIGN & MANGEMENT) REGULATIONS 2015 (CDM 2015) WILL APPLY TO THIS PROJECT. CDM 2015 PLACE OBLIGATIONS ON THE CLIENT AND CONTRACTOR, DETAILS CAN BE FOUND AT THE CITB WEBSITE WWW.CITB.CO.UK AND THE HSE WEBSITE WWW.HSE.GOV.UK

THE APPOINTMENT OF CHRISTOPHER JAMES ARCHITECTURE DOES NOT INCLUDE UNDERTAKING THE ROLE OF PRINCIPAL DESIGNER UNDER CDM 2015. IF NECESSARY, THE CLIENT MAY WISH TO APPOINT A THIRD PARTY TO UNDERTAKE THESE DUTIES.



Indicative Permeable Paving Detail - 1:5 @ A1

DRAINAGE NOTES

PLEASE NOTE ALL LEVELS ARE WORKED OUT FROM EXISTING GROUND FLOOR LEVELS
FROM PLAN AND TOPO SURVEY PRODUCE BY CLS SURVEYS

THE EXISTING FOUL AND SURFACE WATER RUNS ARE TO BE IDENTIFIED AND CHECKED ON SITE BUT WILL BE RETAINED AS THERE IS NO NEED FOR NEW CONNECTIONS

ALL SETTING OUT TO BE IN ACCORDANCE WITH THE SCHEDULES - THE LAYOUTS SHOWN ARE INDICATIVE ONLY AND ANY DISCREPANCIES TO BE REFERRED TO CHRISTOPHER JAMES ARCHIRECTURE BEFORE PROCEEDING. DIMENSIONS MUST NOT BE SCALED.

THIS DRAWING SHOULD BE IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

ANY NEW DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS8301 AND THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS APPROVED DOCUMENTS.

ANY NEW FOUL AND SURFACE DRAINAGE PIPEWORK IS PLASTIC I.E. PVC-U IT SHALL BE TO BS EN 1401-1 (CLASS SN4) OSMA OR EQUIVALENT.

WHERE PIPES PASS THROUGH SCREEN WALLS, FOOTINGS OR RETAINING WALLS, LINTELS ARE TO BE PROVIDED.

WHERE PIPELINES PASS WITHIN 1M OF BUILDINGS OR WALLS THE FOUNDATIONS ARE TO BE TAKEN DOWN BELOW THE BOTTOM OF THE TRENCH.

WHERE CONNECTIONS ARE TO BE MADE TO EXISTING MANHOLES/SEWERS, INVERT LEVELS, PIPE SIZES AND ORIENTATION SHOULD BE CHECKED PRIOR TO THE COMMENCEMENT OF THE WORKS AND ANY VARIANCE REPORTED IMMEDIATELY

DRAINS TO BE LAID TO FALLS TO SUIT GROUND LEVELS AND EXISTING DRAINAGE LEVELS AND AS NOTED ON THE DRAWING BUT AT NOT LESS THAN 1:80 FOR FOUL SEWERS AND 1:100 FOR STORM SEWERS UNLESS OTHERWISE AGREED.

IT IS ASSUMED THAT EXISTING SOAKAWAY CONNECTIONS FROM EXISTING SVP'S AND RWP'S SHALL ALL BE RETAINED AND REUSED - ANY ISSUES WHICH MAY ARISE DURING THE WORKS SHALL BE REPORTED AND A SOLUTION AGREED UPON BEFORE PROCEEDING - EACH DWELLING SHALL HAVE A 210L WATER BUTT IN THE REAR GARDEN AREAS

DRAINAGE TESTS SHALL CARRIED OUT BY THE CONTRACTOR TO THE SATISFACTION OF BUILDING CONTROL OFFICER

MINIMUM 100MM CLASS F BEDDING REQUIRED USING 10MM GRANULAR FILL.

REFER TO RELEVANT DRAWINGS FOR SURFACE FINISHES AND LEVELS.

TRENCH WIDTHS TO BE NOT LESS THAN 300mm. BACKFILL TO COMPRISE SELECTED AS DUG GRANULAR MATERIAL. BACKFILL TO SIDES AND OVER PIPE TO BE HAND TAMPED TO 300mm ABOVE CROWN AND THEN MECHANICALLY COMPACTED FOR PIPES AT LESS THAN 900mm. COVER IN ROAD AND 600mm IN GARDEN AREAS. GEN3 CONCRETE SURROUND, MAINTAINING FLEXIBLE JOINTS, OR OTHER AGREED FORM OF PROTECTION REQUIRED WHERE DEPTH OR COVER LESS THAN 600mm AND UNDER ROADS AND PARKING BAYS.

THE CONTRACTOR IS TO ENSURE THAT PROTECTIVE MEASURES ARE TAKEN TO ENSURE THAT DRAINAGE PIPEWORK AND FITTINGS ARE NOT DAMAGED BY SITE TRAFFIC PRIOR TO OVERSITE FILLING OPERATIONS BEING COMPLETED AROUND BUILDINGS.

THE CONTRACTORS ATTENTION IS DRAWN TO THE NEED TO ENSURE THAT ANY TRENCHES EXCAVATED THROUGH PREVIOUSLY COMPACTED FILLED AREAS, IN PARTICULAR UNDER THE BUILDING FOOTPRINT AND IMMEDIATELY AROUND THE OUTSIDE, ARE RE-COMPACTED TO ENSURE LOCALIZED DIFFERENTIAL SETTLEMENT DOES NOT OCCUR.

COVER LEVELS ARE SUBJECT TO FINAL EXTERNAL GROUND LEVELS.

THE LAYOUTS SHOWN IN THE SCHEDULE ARE INDICATIVE ONLY



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Proposed split of existing into separate dwellings
Proposed External Works Plan & Below Ground Drainage

SCALE	Scale as shown	CAD REF	326-1100-WD
DATE	Jan'25	DRAWN	CC
JOB No.	326	DWG No.	1430