

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.

The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers.

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 dwelling 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.

Level Dwelling Approach 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).



For full specification of all items including drainage please see Building Regs Issue and Specification Document

Existing site levels to be addressed to form new flat site level

Investigation works to establish if current drainage to the front runs into the main sewer to be undertaken by others, new connection into shared sewer with additional Inspection chamber may be necessary. An application for a new sewer connection should be sought from Yorkshire Water Developer Services 0345 1208482.

Ramped Approach Max Gradient 1:12 Provide a ramped approach to the principal entrance door with a firm and even non slip surface capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable). Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:12. Landings of 1.2m to be provided every 5m. Ensure the top and bottom landing are at least 1.2m clear of any door swing (provide intermediate landings if necessary).



New Indian Sandstone external paved path and rear terrace, 450mm widths, random lengths, laid parallel with tight joints on 50mm sand blinding on well consolidated hardcore fill NOTE to be laid to 1:60 falls away from the house

Level Thresholds.

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.

Fixed External Lighting

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.

Light fitting to be either:

a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

Or

b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

ISSUED FOR BUILDING REGS

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
A	Jan 2020	NL		Footprint, roof and internal brood amended		
CLIENT	MIR HENRY PETHERWICK					
PROJECT	LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND					
DRAWING TITLE	SITE PLAN					
AS PROPOSED	1927 201					

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Site As Proposed

Scale 1:200@A3