North

Repair/reconstruct brick lean to providing Bin and Garden Storage.

Existing manhole and drainage outfall to sewer network.

Brick manhole at final connection to existing drain within site.

Garden Store Services

Bin Store

Storage

Wc

Studio

Garages
FL 91.650

Terrace
Existing stone flags

Parking Court
Parking court in permeable bound gravel.

Parking Space

OSBORNE HOUSE

100 dia Foul/comb drain

100 dia SW drain

Channel drain

IC 2

IC 3

IC 4

IC 5

IC SW2

IC SW3

IC SW4

IC SW1

Rwp &G

SP

FP

G

Repair/Reconstruct steps to cellar and terrace using reclaimed stone walling and steps.

Extg flags

Surface water drainage from Garages to be taken to soakaways comprising drainage crates wrapped in Geo-Textile membrane. Size of soakaway to be determined by percolation test in accordance with BRE Digest 365.

New semi-mature beech hedge with occasional native tree planting to inside boundary walls.

Landscape beds subject to detailed Landscaping Proposals.

Extend driveway to provide access to new parking court and garages and surface in permeable bound gravel.

Repair and re-point existing 600mm high stone wall, fit railings and plant semi-mature beech hedge internally.

Retain alignment of existing driveway and surface with permeable bound gravel.

Increase width of gates by 600mm, rebuild stone pier using reclaimed materials and reposition gate posts and sectional stone wall. Repalce damaged section of gate post as referred to in supporting document.

Retain existing access and gates.

Existing low stone boundary wall and hedge.

600mm high dry-stone wall with half-round rough hewn stone copings set back from ownership boundary.

Unmarked ownership boundary

T1 TPO Remove

T2 TPO

T3 TPO

T8 TPO

T9 TPO

Burton Road

Tarmac

Grass

Gravel

Planted

Flags

Kerb

Edge of Grass

Surface Water drain

Foul/combined drain

91.64 Existing level

Existing trees to be retained: broken line indicates root protection area. Reference number relates to Tree Survey Report.

Proposed tree and hedge planting subject to detailed landscaping proposals.

Driveway and Parking Court in permeable bound gravel.

Drainage

Drainage Strategy

Existing drainage is combined and is to be retained. Outfall is to a public sewer in the footpath adjacent to the north east corner of the site.

New foul drainage is to connect to existing system as shown on the plans.

Additional surface water drainage from the garage roof is to be taken to a soakaway in the front garden using drainage crates wrapped in geotextile membrane. Size of soakaways to be determined by calculation following percolation tests on site in accordance with BRE Digest 365.

Parking and turning area in front of garages and access driveway to be finished with permeable bound gravel.

Workmanship

* Workmanship of Drainage generally to be in accordance with BS8000:Part 14:Code of Practice for Below Ground Drainage.
* Drains passing through walls to be lintelled over with concrete lintels min 50mm above pipe and opening around the pipe to be min 50mm all round. Mask the opening both sides of the wall at pipe entry with rigid sheet material to prevent the entry of fill or vermin. Fill void around the pipe with suitable compressible sealant to prevent the entry of gas.
* All surface water drains to run above foul.
* Drainage falls to be as shown but generally designed with a minimum fall of 1 in 60.
* Drains passing under buildings to be surrounded in min 100mm granular material, but where the crown of the pipe is within 300mm of the underside of any concrete floor slab, drain to be encased in min 100mm concrete with movement joints at each pipe joint of thick compressible board.
* Drainage trenches within 1m of buildings, which are lower than the foundations, to be encased in concrete up to a level equal to the underside of the foundation with movement joints at each pipe joint of thick compressible board.
* Covers and gratings to all gulleys to be solid plastic or metal and mechanically fixed in place to prevent the ingress of vermin.
* Inspection Chambers to be 300x300mm square plastic up to 600mm deep; 450mm diamater polypropylene in lightly trafficed areas up to a maximum of 1.0m deep. Manholes less than 1.5m deep to be in Class B eng brickwork on 150mm conc base with an internal clear length and width, and clear opening size of not less than 750x600mm. Manhole covers to be cast iron medium duty with pedestrian areas and heavy duty within areas accessible for vehicles.

Rev C 14.07.2021 - Updated for Building Regs issue.
Rev B 25.11.2020 - Updated.
Rev A 22.06.2020 - Update for Planning Issue.

Osborne House
Burton Road
Monk Bretton
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PROPOSALS

SITE PLAN

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Scale	AS SHOWN @ A1	Drawn	MJB
Date	NOV 2020	Ref.	19.39
Dwg No.	**WD1**	Rev.	**C**

0cm 2cm 4cm 6cm

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