NOTES

Lay all below ground drainage @ 1:40 fall unless specified otherwise.

Minimum dimensions for access fittings and chambers:

Depth	Internal size	Cover size
0.6m or less	190 mm dia.	190 mm dia.
1.0 m or less	450 x 450 mm/ 450 mm dia.	450 x 450 mm/ 450 mm dia.
1.5 m or less	1200 x 750 mm/ 1050 mm dia.	600 x 600 mm/ 600 mm dia.

FW brick manhole/ inspection chamber R12/61: or plastics inspection chamber R12/46

BG FW bottle gully R12/50

SVP soil vent pipe

SS stub stack with air admittance valve R11/45

SW plastics inspection chamber R12/64

RWP rwp discharging into vertical inlet hopper R12/51

YG yard gully with cast iron grating R12/52

SW drainage to discharge to unnamed ditch leading to _ _ _ _ _

Any drainage in carriageways with less than 900mm of cover shall be surrounded in concrete

All works shall be carried out in accordance with the site investigation/environmental report.

All new surface water soakaways are designed and constructed in accordance with BRE Digest 365.

Rainwater harvesting system installed is in accordance with BS 8518: 2009 Rainwater Harvesting Systems, WRAS Guidance Note No 09-02-04. and para. 1.69-1.71 AD H.

Storage of solid waste
External storage space shall be provided for storing three external bins for recyclable waste and one for general waste as provided by East Herts council's recycling scheme in accordance with the minimum volume recommended by British Standard 5906 of 100 litres volume for a single bedroom dwelling, with a further 70 litres volume for each additional bedroom. In accordance with CSH:

- each bin shall be no smaller than 40 litres
- all bins should be located within 30m of an external door
- Fully accessible by disabled users

To ensure easy access for disabled users the containers shall be sited on a hard, level surface and shall not be stacked. Access should be direct free from obstructions and a 1500mm turning circle shall be provided.

Composting bins shall be provided in the gardens in accordance with CSH.

Notes
Work to figured dimensions when shown. All dimensions to be checked on site prior to commencement of any works, and refer any discrepancies to the architect.
This drawing is to be read in conjunction with all relevant design team specification and drawings.

BUILDING REGS

Site entrance point: TL 29385 20691

Visibility splays of 2.4m x 43m onto High Elms Lane is both directions must be provided and maintained within which there will be no obstruction to visibility between 0.6m and 2.4m.

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5

Proposed Conversion
Proposed Store
Proposed Garage
Proposed New House

BLUE HILL MANOR

Discharge point: TL 29492 20668

Sampling point: TL 29440 20625

Discharge of final effluent to ditch with max. biochemical oxygen demand of 15 mg/L and max. suspended solids concentration of 25 mg/L BS12777

7001
E 529394.486
N 220624.002
Ht 84.330
IS

7002
E 529373.323
N 220619.137
Ht 84.229
IS

9014
E 529450.952
N 220654.317

Rev H Add OS grid reference points 23.08.10
Rev G Amend south east boundary 27.07.10
Rev F Communal recycling point removed, notes amended, discharge of final effluent amended 4.02.09
Rev E Add notes 12.12.09
Rev D Drainage added to new house 26.11.09
Rev C Drainage added 30.9.09
Rev B Remove carport and Extend unit 5, create driveways to garages in units 4 and 5 30.4.09
Rev A Visibility splays included 9.4.09

0 1 2 3 4 5 10 20 metres

SITE PLAN

PROPOSED CONVERSION AND EXTENSION OF FORMER FARM BUILDINGS,
BLUE HILL FARM, WATTON-AT-STONE

Scale 1:200 @ A1 Date Mar 2009 Drawing no. 08 / 302 | L | 002 H

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