



General Notes
Access
 Traffic flow is low and the road is unclassified. Car parking is achieved by entering and leaving forwards.
 Existing car parking bays for neighbouring properties currently can only reverse onto the public highway.
 Visibility splays to be maintained in both directions by cutting back vegetation on verges. Verges are currently well maintained

Parking Bay & pathway
 40mm gravel on compacted sub-base to Str.Eng.Spc comprising of locally found material where possible.
 Path from parking bay to follow line of road and maintain a minimum width of 900mm in its entirety

Bicycle Storage Box
 Timber storage box to be built with doors storing a bicycl. Internal measurements minimum 900mm x 1900mm

Water Supply
 25mm supply pipe laid at a depth of 750-1350mm to connect to private supply

Electricity Supply
 16kva single phase underground connection to network subject to Northern Powergrid quote

Foul Drainage
 Pumping station to connect to existing treatment works as per engineer's details

Rainwater
 Surface water to be discharged in accordance with engineer's details

Fire Access
 - Minimum axle loading 14 tonnes
 Vehicle access route provided to within 45m of the entrance door.
 In order to allow unobstructed access to a building for fire and rescue service personnel, a paved (or equivalent) footpath of least 900mm wide should be provided to the principal entrance, or entrances, of a building.
 Every elevation which is provided with vehicle or pedestrian access for fire and rescue service personnel, should have a door giving access to the interior of the building.

Waste
 Hardstanding area with timber enclosure and two gates to be formed to prevent site of bins. No requirement for a roof

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