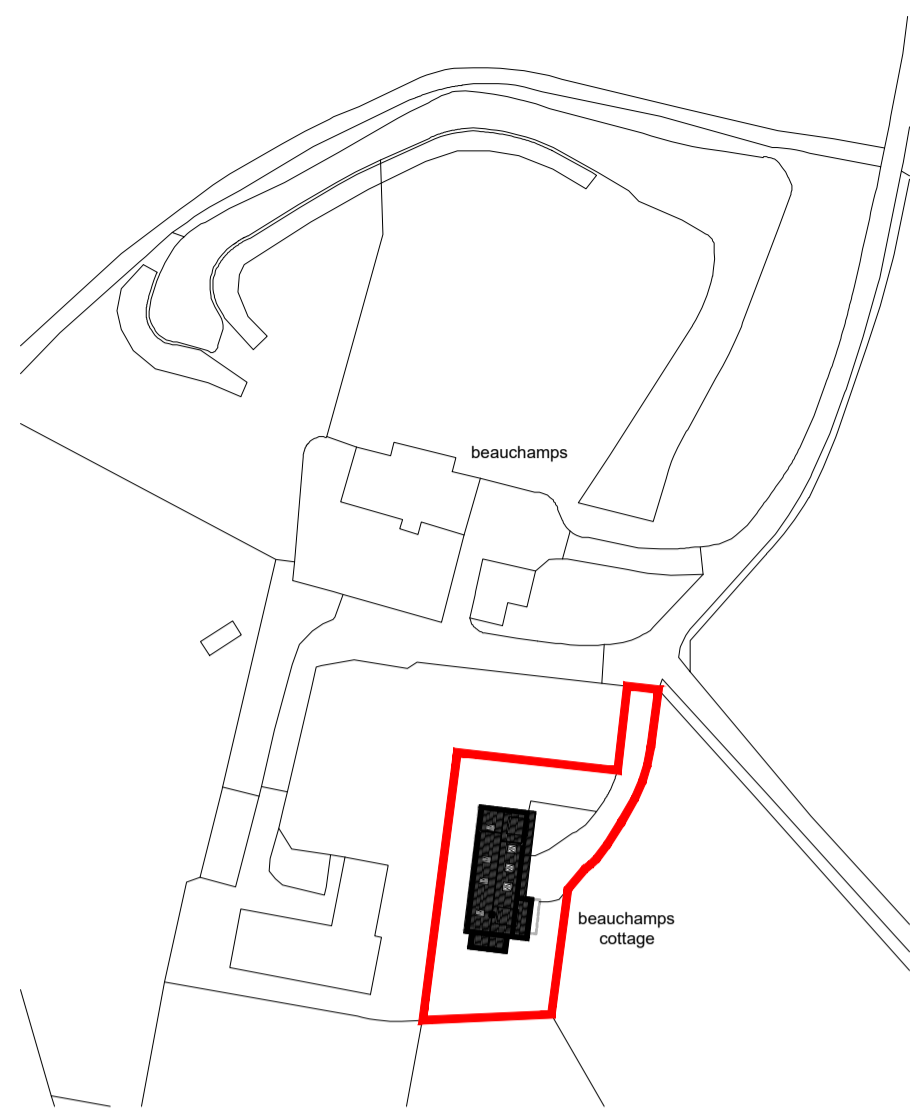
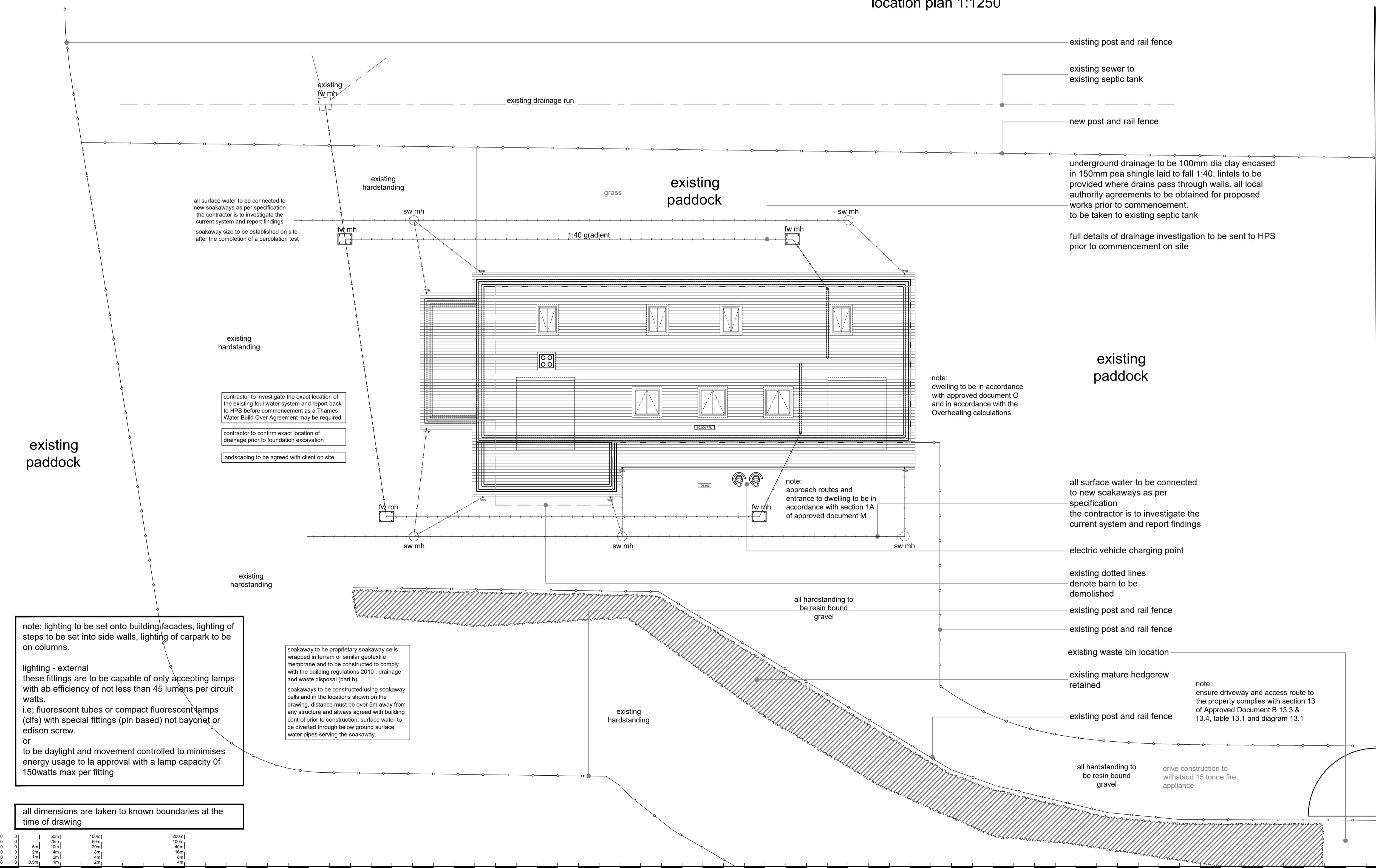
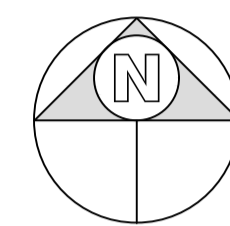


section post and rail fence



location plan 1:1250



all surface water to be connected to new soakaways as per specification the contractor is to investigate the current system and report findings soakaway size to be established on site after the completion of a percolation test

existing hardstanding

contractor to investigate the exact location of the existing foul water system and report back to HPS before commencement as a Thames Water Build Over Agreement may be required
contractor to confirm exact location of drainage prior to foundation excavation
landscaping to be agreed with client on site

existing paddock

existing paddock

existing post and rail fence
existing sewer to existing septic tank
new post and rail fence

underground drainage to be 100mm dia clay encased in 150mm pea shingle laid to fall 1:40, lintels to be provided where drains pass through walls. all local authority agreements to be obtained for proposed works prior to commencement. to be taken to existing septic tank
full details of drainage investigation to be sent to HPS prior to commencement on site

existing paddock

note: dwelling to be in accordance with approved document O and in accordance with the Overheating calculations

all surface water to be connected to new soakaways as per specification the contractor is to investigate the current system and report findings

electric vehicle charging point

existing dotted lines denote barn to be demolished
existing post and rail fence
existing post and rail fence
existing waste bin location
existing mature hedgerow retained
existing post and rail fence

note: ensure driveway and access route to the property complies with section 13 of Approved Document B 13.3 & 13.4, table 13.1 and diagram 13.1

all hardstanding to be resin bound gravel
drive construction to withstand 15 tonne fire appliance

note: lighting to be set onto building facades, lighting of steps to be set into side walls, lighting of carpark to be on columns.
lighting - external these fittings are to be capable of only accepting lamps with an efficiency of not less than 45 lumens per circuit watts. i.e; fluorescent tubes or compact fluorescent lamps (cfls) with special fittings (pin based) not bayonet or edison screw. or to be daylight and movement controlled to minimise energy usage to la approval with a lamp capacity of 150watts max per fitting

soakaway to be proprietary soakaway cells wrapped in terram or similar geotextile membrane and to be constructed to comply with the building regulations 2010 - drainage and waste disposal (part h) soakaways to be constructed using soakaway cells and in the locations shown on the drawing. distance must be over 5m away from any structure and always agreed with building control prior to construction. surface water to be diverted through below ground surface water pipes serving the soakaway.

all dimensions are taken to known boundaries at the time of drawing

1:2500	0	1	50m	100m	200m
1:1250	0	5m	10m	20m	40m
1:500	0	1m	2m	4m	8m
1:200	0	2m	4m	8m	16m
1:100	0	1m	2m	4m	8m
1:50	0	0.5m	1m	2m	4m

notes:
any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
site/survey based on ordnance survey information provided by prodat systems plc. (www.promap.co.uk) prodat does not guarantee that all past or current uses or features will be identified in the product
the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining salability or value, or used as a substitute for any physical investigation or inspection.
drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.
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note when printing off pdf's. it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. also that the scale bars on the plan measure correctly.

21/11/23	BC comments	A
Date	Description	Rev
Westgate House, 37-41 Castle Street, Hertford, Herts SG14 1HH Tel: 01992 552173 Email: contact@hertfordplanning.co.uk www.hertfordplanning.co.uk		
Description	Beauchamps Cottage	
Project	Wyddial SG9 0EP	
Drawing	Building regulation drawings External works	
Date	21/11/2023	
Scale	1:100	
Sheet size	A1	
Drawn		
20683-W-007-A		