

existing access

**waste standards**

**housing developments**

- 1 x 240 litre black bin (refuse)
- 1 x 240 litre brown bin (cardboard, garden and food waste)
- 1 x green box (white paper and glass) a 2nd box is allowed on request
- 1 x blue box (plastics and cans) a 2nd box is allowed on request

bin store should be enclosed on all sides with roof to minimise noise pollution and odour pollution. doors provided as access.

road surface should be tarmac or concrete. gravel roads cannot be serviced.

distance from bin store to the freighter should be no more than 25 metres.

dropped kerb to be provided near to bin store.

1100 litre bins are:  
2500mm high with lid open  
1400mm wide  
1100mm deep

240 litre bins are:  
1200mm high with lid open  
700mm wide  
800mm deep

**drainage - thames water note**

prior to commencement of work on site, exploratory work to be carried out: expose TW drain

HPS have not allowed for site any visits:

prior to commencement of work on site, existing thames water sewer pipe to be carefully exposed at extension location to determine exact location and height for new precast lintels to span over and min 150mm cover to pipe

contractor to confirm exact location of drainage prior to foundation excavation. if the drain run is directly underneath the proposed foundations a bridging design by the structural engineer will be required

contractor to investigate the existing foul and surface water system and report back to HPS before commencement

note: 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

**soakaways:**

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.

**Wheel Washing**

**Vehicles**

Large vehicles will generally be deterred where and when possible.

Vehicles leaving site will be held on hard standing (shown on drawing) before the wash down procedure commences.

**Wheel washing regime**

Wheel cleaning will consist of two simple operations carried out by designated operative, suitably attired for this work.

1. Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like.
2. Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tyres are removed. If required the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.
3. On completion wheels will be inspected and confirmed that the vehicle is fit to leave site.

**Water**

Water from wheel washing areas can contain oil and diesel, as well as high levels of silt. All water from wheel washing facilities and wash down areas will be contained and not allowed to soak into surrounding ground. The water will be channelled into a containment tank.

The water will be either disposed of through the foul water sewer, with prior consent or as hazardous / special waste, if it contains oil, diesel, petrol or certain chemicals.

Treating water from the wheel wash may make it more likely to be suitable for disposal to foul sewer. A settlement tank will be used to remove solids from water. The settlement tank will be large enough to deal with the volume of water passing through it. An oil separator will be used to remove oil, petrol or diesel.

Contaminated water will be identified by looking for an oily sheen on the surface and by the colour of the water.

Even after treatment to remove oil and suspended solids, the wastewater is unlikely to be suitable for disposal to surface waters or groundwater. Solids that settle out from wheel wash water may contain road salts, antifreeze and brake dirt. There is no simple method available to remove these materials from wheel wash water on site.

Any solid residues will be analyzed before disposal, as these solids may be hazardous/special waste.

The local environmental regulator or your waste haulage contractor will be able to advise on testing facilities.

Water from a wheel wash will be recycled and reused.

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

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

note: existing trees to be identified on site prior to commencement of works and foundations designed accordingly by structural engineer

note-exact boundary line to be determined by client & contractor before commencement of works

existing low level planting

bin location

cycle store location

site boundary

low level G1 planting

all hardstanding to be permeable block paving

existing 1500mm high fence

125mm bullnose kerb edging

electric charging point pedestal

underground drainage to be 100mm dia u-pvc 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.

existing drain run grubbed up

level access to front door with appropriate dropped kerb 900mm wide approach route with ramps between 1:12 and 1:20 and landings 1200mm long at the head, intermediate and base of ramps.

note: approach routes and entrance to dwelling to be in accordance with section 1A of approved document M

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

existing foul water drainage and manhole removed

existing hedgerow

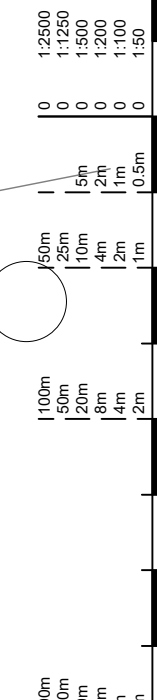
existing 1500mm high close boarded fence

air source heat pump

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

lawn

1:2500	0	50m	100m	200m
1:1250	0	25m	50m	100m
1:500	0	5m	10m	20m
1:200	0	2m	4m	8m
1:100	0	1m	2m	4m
1:50	0	0.5m	1m	2m



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 suitability 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 pdfs. 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.

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Description	600 x 600mm semi-permeable paving slabs with an underlay of weed suppressing fabric
Project	Horbury Little Hallingbury CM22 7RL
Drawing	Building regulation drawing External works plan
Date	10/11/2023
Scale	1:50
Sheet size	A1
Drawn	
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