NOTE:
See Green Genus Garden Design drawing for final soft and hard landscaping design.

INDICATIVE SCALE IN METRES 1:100
0 5 10 15

New 1.2m high & 450mm wide solid brick wall to match the new bricks to the main house with a painted concrete capping. New front wall formed on a new RC strip concrete foundation.

Existing 1.5m high brick wall and 2m high timber fence retained and made good.

New Steploc RC concrete wall with 10-20mm Ø free drain gravel and terram membrane laid in accordance with the structural engineer details. Fit new 1.8m high timber fence over and make good existing wall.

Perforated land drain wrapped in geo-textile material and connected to new stormwater drainage system

Top of new retaining wall to match existing

1.5m high brick wall and 2m high timber fence

New retaining wall in accordance with the structural engineers details.
Fit new metal railing over to min 1100mm high with vertical metal balustrading at max 95mm centres to comply with part K.

Wrought iron lockable access gates

1.5m high brick wall and 2m high timber fence

Make good existing masonry boundary wall

Fit a brick slot ACO drain set flush with paving to the entire perimeter of the building and encase in min 125mm RC concrete. Provide access requirements in accordance with the manufacturers details and guidelines

Conifer Canopy

Air source heat pump concealed within new masonry enclosure & covered with a polyester powder coated elephant grate cover to air circulation and maintenance access.

Make good existing ground levels and soft landscaping

Outline of existing demolished house

Conifer

2m high closed board fence

New bin and bike store enclosure. Single ply membrane roof on 18mm marine plywood on 125x50mm joists laid to min fall 1:60.
102.5mm brick walls built off 150mm concrete slab with 50mm screed laid to falls on 50mm sand blinding on 150mm compacted hardcore. Fit a gulley trap in new floor and connect to storm water drainage system

Bin & Bike Store

Garden to be leveled to a nominal point as shown by proposed levels.

Soakaway

Stormwater soakaway pit shown indicatively in the rear garden. Percolation test required to confirm water table and soil soakage.

Allow for a structural retaining wall. Details subject to a site investigation & structural review post tender period.

Allow for a structural retaining wall. Details subject to a site investigation & structural review post tender period.

New tree to be planted. Allow for Ager with 12-14cm girth, 350-425cm height. Approval application number 17/1723/TPO

Front wall and garage external wall lights on dawn to dusk setting and switched on a manual control at the front entrance hall.

Make good existing footpath and finishes

New 1.5m high & 600x600mm wide solid brick piers to match the new bricks to the main house with a painted concrete capping. New piers formed on a new RC strip concrete foundation.

GL01 - Tegula Permeable Driveway
Min 65mm deep paving setts on 65mm sand bedding on min 2no. layers of min 175mm compacted hardcore on impermeable membrane on 150mm capping
(Paving Load Category 2)

Wrought iron lockable access gates

GL02
40mm deep paving slabs on 30mm mortar bedding on min 150mm compacted hardcore

2m high closed board fence

No.05

No.05 Flat Roof

EX FLAT ROOF 77.29

2m high closed board fence

1.2m high P/W fence

CAR RAMP

RAMP

FALL 1:60

Proposed Site Plan
SCALE 1:100@ A1

DRAINAGE LEGEND

- FW — New foul water inspection chamber
- SW — New surface water inspection chamber
- G+TR — New gulley trap
- New foul water 100mm Ø uPVC pipe
- New surface water 100mm Ø uPVC pipe

DRAFT
27.02.24

REVISIONS

DRAINAGE AND PLUMBING:
All new drainage to comply with CP.8301 and new plumbing to comply with B.S. 5572: 1978 and both to be agreed on site with Building Inspector and Supervising Surveyor prior to works commencing.

New drains to be 100mm dia. 'Hepsleeve' jointed vitreous clay pipes laid to 1:40 fall, bedded on 100mm min. graded gravel (14mm to 5mm). Continue gravel up to half pipe diameter, then use selected backfill up to ground level. Where cover to pipes is less than 300mm, encase pipes in sulphate resisting concrete (150mm min. cover all round). Form movement joints in concrete at 5m spacing max. using 13mm min. fibre board.

Provide approved concrete lintels over openings ,where pipes pass through structure, ensuring 50mm clearance around pipe with mineral fibre filling to opening.

All new and existing drain runs situated near foundations are to be protected with sulphate resisting concrete as follows:- where drain trench is below foundation level and less than 1m away, fill trench with concrete topped off level with base of adjacent foundation. Where drain trench is 1m or more away from foundations, concrete filling of trench is to be topped off at a distance below the foundation base of 150mm less than the horizontal distance of the drain trench from the foundation.

All new waste pipes to be polypropylene or similar approved type with rodding access provided at bends. All w.c.'s, basins, sinks, showers and baths all to have 75mm min. deep water seal traps (use anti-siphon type where indicated on plan). All waste pipe Ø to be at least that indicated on plan.

All soil stacks are to be min. 100mm Ø, where ventilated terminate stack 900mm min. above any window/door openings within 3m. Use proprietary weather proof vent' at top and adequate code 4 lead flashing and apron to roof structure. Lowest waste pipe connection is to be min. 450mm above base of soil stack in single family dwellings (750mm min. all other situations).

All stub stacks indicated are to be 100mm Ø
and have rodding access and 'Durgo' air admittance valves fitted. All waste pipes discharging into existing gullies are to do so below grating level and above water level.

DESIGN OF SOAKAWAYS

For areas of less than 100sq.m the following simple construction can be used:

If you are using pre-fabricated soakaway sections, you should follow the manufacturer's specific instructions for installation, which may vary slightly from those given above. For small, domestic soakaways, the following method can be used or adapted to suit the site requirements.

The soakaway is constructed from rectangular inspection chamber sections, readily and cheaply available at most builders' merchants. The individual sections are separated from each other by using a brick or concrete spacer as shown. The inlet pipe is inserted into the chamber - perforated plastic pipe can be squashed to fit between the sections, but larger diameter rigid pipes may require a hole to be cut in the concrete chamber sections with a power saw.

Before backfilling, the outside of the soakaway should be wrapped with a permeable geo-membrane to prevent fine particles and silts being carried into the chamber, leading to blockages and 'silting-up'. The exterior of the soakaway can then be backfilled with granular material, leaving the inside empty, before placing the cover.

Infiltration devices should not be built:

1.1. within 5m of a building or road or in areas of unstable land (see Planning Policy Guidance Note 14 Annex 1);

1.2. in ground where the water table reaches the bottom of the device at any time of the year;

1.3. sufficiently far from any drainage fields, drainage mounds or other soakaways so that the overall soakage capacity of the ground is not exceeded and the effectiveness of any drainage field is not impaired (see Approved Document H2);

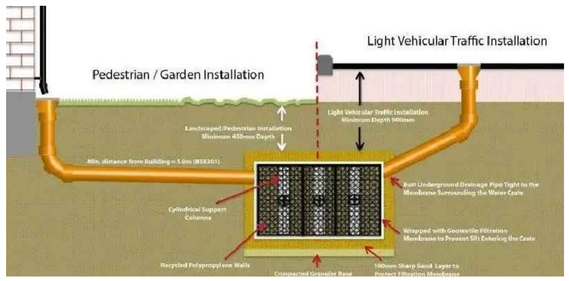
1.4. Where the presence of any contamination in the runoff could result in pollution of groundwater source or resource.

For larger soakaways the following method of calculation should be used:

1.1. Carry-out a percolation test in accordance with Part H2 of the Building Regulations (refer to extract below)

1.2. Calculate filtration rate (f):

1.3. The storage volume should be calculated so that, over the duration the storm, the storage volume is sufficient to contain the difference between the inflow volume and the outflow volume. The inflow volume is assumed to be 10mm x the area drained (for an area of less than 25m2). The outflow volume (O) is calculated from the equation:



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ISSUE: TENDER

DRAWING: PROPOSED SITE PLAN

PROJECT: 3 PARK AVENUE, Radlett, Herts WD7 7EA

CLIENT: Mr and Mrs Benedyk

SCALE	DATE	DRAWN BY
1:100 @ A1	MAY 2023	DMA

JOB NUMBER	DRAWING NUMBER	REVISION
DB422	01	/