A STRUCTURE
A1 Foundations
(4) External garden retaining all footings as per SE details.
General
- Minimum depth of strips to be 800mm to provide a minimum of 600mm cover for frost protection.
- In all situations, footings to be 200mm deep with 200mm projection either side of wall.
- Steps in foundations are to be no greater than thickness of foundation (150mm) with a lap of twice the thickness.
- All foundations to be to the satisfaction of the building inspector on site.

A2 Floors
(4) Terrace
Terrace and paths to be formed as indicated. Flagging to fall away from the building, to be laid over sand blinded well compacted hardcore / fill in max layers of 150mm. Flags to be laid on full mortar bed and resin pointed.

A3 External Walls
(3) Garden walls generally to be 200mm natural stone facing leaf either side onto 100mm concrete backing block. Where difference in land level is greater than 600mm, blockwork backing to be min 215mm.

H DRAINAGE
H1 Foul Drainage
(1) WCs to have 100mm diameter wastes.
(2) Bath to have 50mm diameter wastes.
(3) Wash hand basins to have 40mm diameter wastes.
(4) All to have 75mm deep seal anti-syphonic traps.
(5) S&VP's as indicated to be terminated in flush slate vent terminals.

H2 Below Ground Drainage
(1) New foul and surface water drainage connection to be generally 100mm diameter UPVC pipes. Hepworth, Naylor, or equal approved. Drains to be laid at min fall of min 1:60 to manufacturer's instructions to new proprietary type inspection chambers as indicated on new foul drainage run as indicated to connect to main foul drain.
(2) Soil pipes to be connected to drain via rest bend and polypropylene adapter, external gullies to be formed using low back traps and square hoppers with integral back inlet set in 150mm concrete surround in accordance with manufacturer's instructions.
(3) Drains to be laid with min 300mm clean granular fill over, min 100mm granular bed to BS 882 table 4. Fill to be in layers of 300mm.
(4) Minimum cover of 900mm beneath driveways and 500mm beneath gardens, paths, etc.
(5) Drainage pipes with less than 300mm cover to be encased in 150mm concrete surround. Drains with less than 600mm cover to be bedded on 100mm granular bed with min 75mm granular cover over pipe.

H3 Rainwater Drainage
Rainwater to be discharged via continuous aluminium gutters, discharging to aluminium rainwater pipes in positions indicated. RWP's to be fitted directly over gullies fitted with grate covers, connected to 100mm diameter UPVC drains as indicated on ground floor plan and as described above.

H4 Soakaways
Surface water drainage system to be installed as per RG Parkins drainage design.

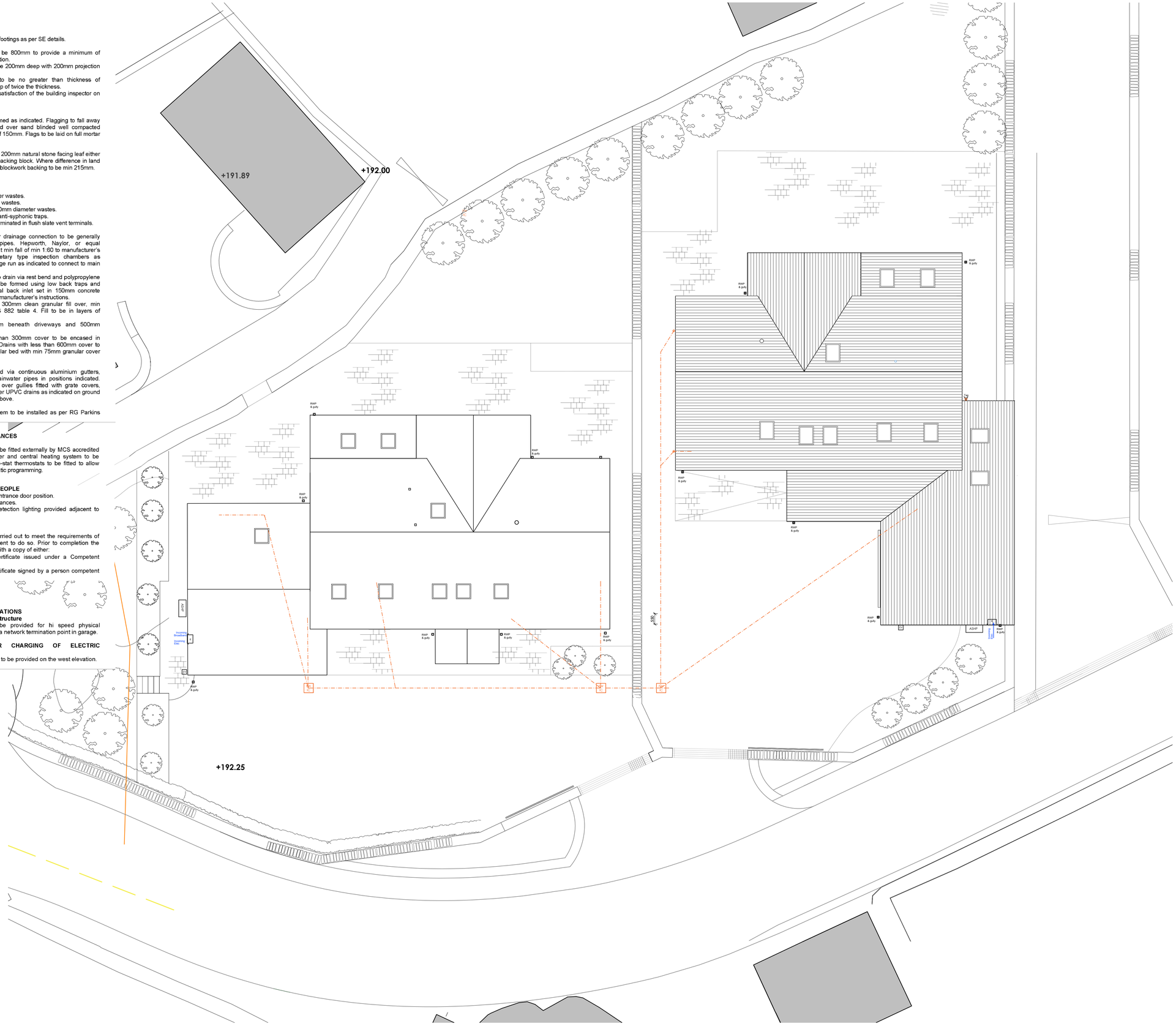
J HEAT PRODUCING APPLIANCES
J1 Space heating & hot water
(1) Air source heat pump (s) to be fitted externally by MCS accredited installer to provide hot water and central heating system to be installed with Heatmiser neo-stat thermostats to be fitted to allow fully automatic and thermostatic programming.

M ACCESS FOR DISABLED PEOPLE
(1) Level threshold provided to entrance door position.
(2) Canopy provided to both entrances.
(3) Dusk to dawn or motion detection lighting provided adjacent to entrances.

P ELECTRICAL SAFETY
(1) All electrical work will be carried out to meet the requirements of Part P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either:
– An electrical installation certificate issued under a Competent Person Scheme
– An electrical installation certificate signed by a person competent to do so.

R ELECTRONIC COMMUNICATIONS
R1 In-building physical infrastructure
Building work - duct to be provided for hi speed physical infrastructure to be taken to a network termination point in garage.

S INFRASTRUCTURE FOR CHARGING OF ELECTRIC VEHICLES
S1 Electric vehicle charge point to be provided on the west elevation.



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Revisions

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Issue Purpose
B U I L D I N G R E G U L A T I O N S

Drawn By	Date
ACP	October 2025

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Contract: 3 MILL LANE Low Biggins LA6 2DH		
Drawing title: SITE PLAN Working drawing		
Scale: 1:100 at A1	Job No.: 3024	Drg No.: WD 308