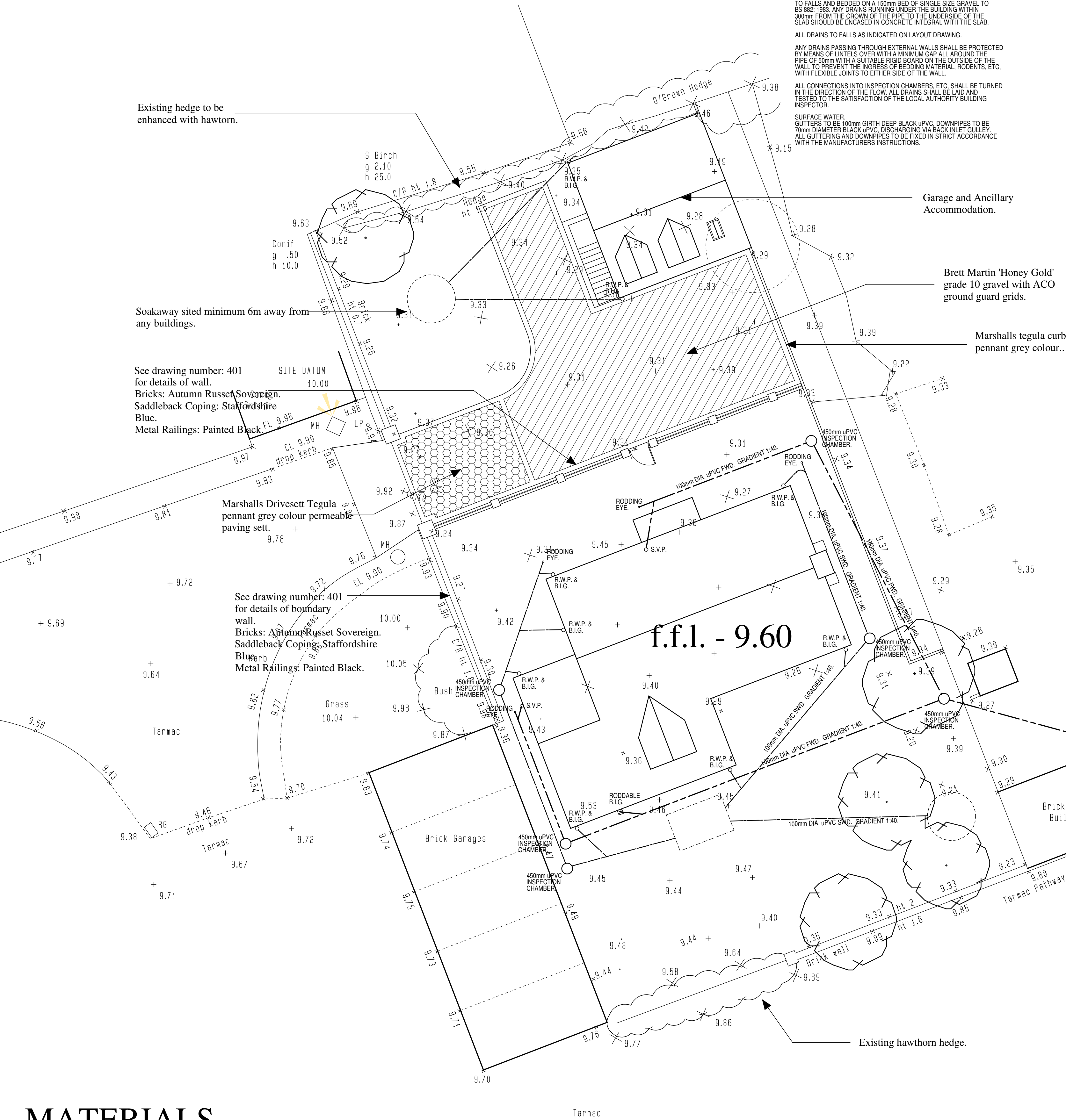


PLANNING REFERENCE - 16/00183/CONDIT.



DRAINAGE.
ALL DRAINAGE WORKS SHALL BE CARRIED OUT USING CLAY PIPES TO BS 65 AND BS EN 285, 1991 JOINTED WITH FLEXIBLE COUPLINGS, COMPLYING WITH BS 2484: 1990. ALL LAID IN ACCORDANCE WITH BS CODE OF PRACTICE BS 6901: 1995.

PIPES TO BE 'HERWORTH SUPERSLEEVE' VITRIFIED CLAY OR SIMILAR. ALTERNATIVELY 'OSMA' uPVC PIPES OR SIMILAR APPROVED TO BE IN ACCORDANCE WITH BS 5955; PART 6: 1980 CODE OF PRACTICE FOR PLASTICS PIPEWORK.

ALL DRAINAGE TO BE 100mm DIAMETER UNLESS OTHERWISE SHOWN, LAID TO FALLS AND BEDDED ON A 150mm BED OF SINGLE SIZE GRAVEL TO BS 682: 1983. ANY DRAINS RUNNING UNDER THE BUILDING WITHIN 300mm FROM THE CROWN OF THE PIPE TO THE UNDERSIDE OF THE SLAB SHOULD BE ENCASED IN CONCRETE INTEGRAL WITH THE SLAB.

ALL DRAINS TO FALLS AS INDICATED ON LAYOUT DRAWING.

ANY DRAINS PASSING THROUGH EXTERNAL WALLS SHALL BE PROTECTED BY MEANS OF LINTELS OVER WITH A MINIMUM GAP ALL AROUND THE PIPE OF 50mm WITH A SUITABLE RIGID BOARD ON THE OUTSIDE OF THE WALL TO PREVENT THE INGRESS OF BEDDING MATERIAL, RODENTS, ETC. WITH FLEXIBLE JOINTS TO EITHER SIDE OF THE WALL.

ALL CONNECTIONS INTO INSPECTION CHAMBERS, ETC. SHALL BE TURNED IN THE DIRECTION OF THE FLOW. ALL DRAINS SHALL BE LAID AND TESTED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

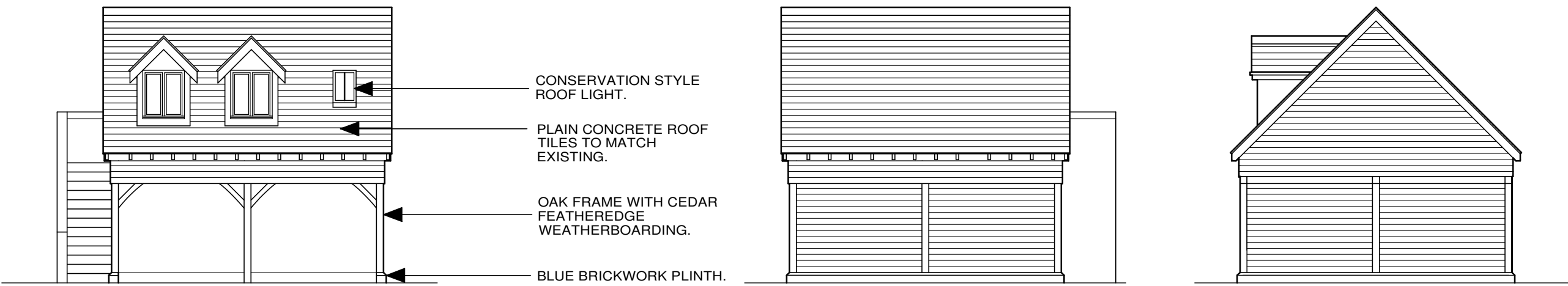
SURFACE WATER.
GUTTERS TO BE 100mm GIRTH DEEP BLACK uPVC, DOWNPIPES TO BE 70mm DIAMETER BLACK uPVC, DISCHARGING VIA BACK INLET GULLY. ALL GUTTERING AND DOWNPIPES TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

The Builder is to check and verify all buildings and site dimensions, levels and sewer invert levels prior to commencement of work.

Do not scale off this drawing, work to figured dimensions only.

This drawing must be read and checked with all structural and relevant specialist drawings.

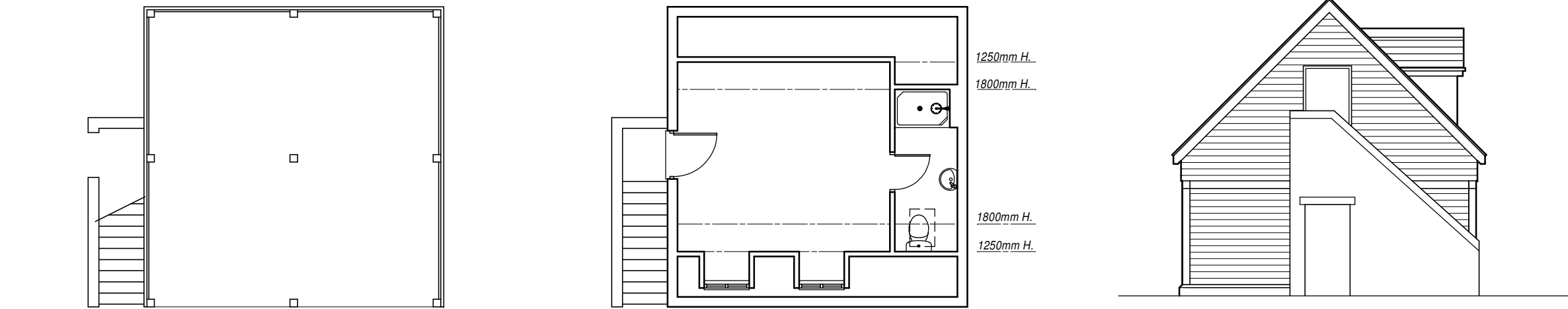
The Builder is to comply in all respects with the current Building Regulations and latest Codes of Practice.



FRONT ELEVATION - facing house. SCALE 1/100.

REAR ELEVATION. SCALE 1/100.

SIDE ELEVATION. SCALE 1/100.



GROUND FLOOR PLAN. SCALE 1/100.

FIRST FLOOR PLAN. SCALE 1/100.

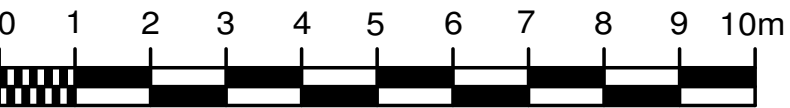
SIDE ELEVATION. SCALE 1/100.

LANDSCAPING.

For details of Landscaping see drawings numbers:03/16/04, 03/16/05 1 of 3, 2 of 3, 3 of 3, 03/16/06 & Planting Schedule.

Note. Raised sleeper beds to be constructed of oak.

All hard and soft landscaping to be implemented prior to occupation of the dwelling.



revisions			JOB No.
No.	Description	Date	

BAILEY DESIGN LIMITED
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RESIDENTIAL DWELLING
ADJACENT TO VINE COTTAGE,
MAIN ROAD, SHEEPY MAGNA.

EXTERNAL WORKS & GARAGE.

SCALE	DATE	DRAWN	JOB No.
1/100.	Feb. 25.	tb.	9854.01

MATERIALS.

Facing Brickwork - 65mm Autmn Russet Sovereign by Wienerberger.

Roof Tiles - Staffordshire Blue Sand Faced by Dreadnought.