

SUITABLE MASONRY LOG STORE TO BE CONSTRUCTED TO REAR OF PROPERTY, AS SHOWN, FOR STORAGE OF CHOPPED LOGS FOR SOLID FUEL STOVE. STORE TO BE SIZED TO STORE A MINIMUM VOLUME OF 1m³ IN ACCORDANCE WITH TABLE 3.19 TO BUILDING STANDARD 3.24.4. REAR WALL FORMED WITH BLOCKWORK OUTER WALL OF DWELLING, SIDE WALLS FORMED WITH MINIMUM 100mm THICK BLOCKWORK, BUILT OFF SUITABLE 125mm THICK CONCRETE BASE. STORE TO HAVE TIMBER OR SHEET METAL ROOF OVER TO ENSURE MOISTURE CONTENT OF DELIVERED LOGS IS RETAINED. NO PART OF THE LOG STORE SHOULD BE WITHIN 1.8m OF THE EAVES OF ANY ADJACENT BUILDING. METAL SCUTTLE OR BUCKET TO BE PROVIDED WITHIN DWELLING. WOOD STORAGE TO BE IN FULL ACCORDANCE WITH BUILDING STANDARD 3.23.4.

ALL FUEL STORAGE TO BE POSITIONED A MINIMUM OF 1.8m FROM ANY OPENING WITHIN THE EXTERNAL WALL.

NOTE - LOG STORE POSITION SHOULD BE DEEMED INDICATIVE, WITH EXACT LOCATION DETERMINED ON SITE ONCE NEW GARDEN/RETAINING WALL LAYOUT HAS BEEN AGREED.

LOCATION OF EXISTING BUNDED OIL TANK SERVING PROPERTY, LOCATED AT END OF DRIVE/TURNING AREA TO WEST OF PROPERTY. REVISED OIL SUPPLY LINES TO BE INSTALLED BY A SPECIALIST INSTALLER, AND FITTED WITH A FIRE VALVE BETWEEN DWELLING AND TANK, IF NOT ALREADY PROVIDED.

EXISTING DRIVEWAY/PARKING SPACES TO SOUTH AND WEST OF PROPERTY, FINISHED WITH BLOCK PAVINGS. DRIVEWAY TO BE RETAINED, AND REPAIRED/REINSTATED ONCE WORKS HAVE BEEN COMPLETED.

PRIVATE DRIVEWAY FROM MINOR PUBLIC ROAD SHARED WITH DEAN COTTAGE TO WEST.

EXISTING BOUNDARY FENCES TO PROPERTY.

SURFACE WATER DRAINAGE TO PROPERTY DEEMED TO DISCHARGE TO GROUND SOAKAWAY IN FRONT GARDEN TO SOUTH OF PROPERTY, OR POSSIBLY CONNECTS INTO FIELD DRAINAGE ACROSS PUBLIC ROAD TO SOUTH. EXACT LOCATION OF ALL DRAINAGE TO BE ESTABLISHED ON SITE PRIOR TO COMMENCEMENT.

NOTE
SITE TO HAVE SUITABLE PROTECTIVE SECURITY FENCING TO PROTECT THE PUBLIC FROM THE WORKS INVOLVED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PROTECTIVE WORKS TO COMPLY WITH REGULATION 13 OF THE BUILDING STANDARDS.

EXISTING STONE GARDEN WALLS TO NORTH/EAST OF PROPERTY TO BE REMOVED WITH GROUND LEVELLED LOCALLY TO SUIT NEW EXTENSION PROPOSALS.

NEW GARDEN RETAINING WALLS TO BE CONSTRUCTED AS REQUIRED, TO NORTH AND EAST OF PROPOSED EXTENSION, ALLOWING A MINIMUM 900mm WIDE PATH/ACCESS AROUND HOUSE. NEW WALL ESTIMATED TO BE NO GREATER THAN 1200mm AT HIGHEST POINT, WITH EXISTING GROUND LEVELS GRADED BACK AS REQUIRED. EXTENT OF RETAINING WALLS TO BE DETERMINED ON SITE WITH APPLICANT.

REAR OF WALL TO BE PAINTED WITH TWO COATS OF BITUMINOUS PAINT FOR WATERPROOFING. AREA BEHIND RETAINING WALL TO BE BACKFILLED WITH GRANULAR FILTER MATERIAL, WITH 50mm DIAMETER WEEPHOLES PROVIDED AT LOW LEVEL, AT 1.35m MAXIMUM HORIZONTAL CENTRES TO RELIEVE ANY POSSIBLE GROUNDWATER PRESSURE.

FRONT OF RETAINING WALL TO BE FINISHED WITH FACING BRICK OR RENDER TO CLIENTS CHOICE. TOP OF WALL FINISHED WITH PRECAST CONCRETE COPING, LAID WITH SLOPE TO FRONT OF WALL, COMPLETE WITH DRIP EDGE.

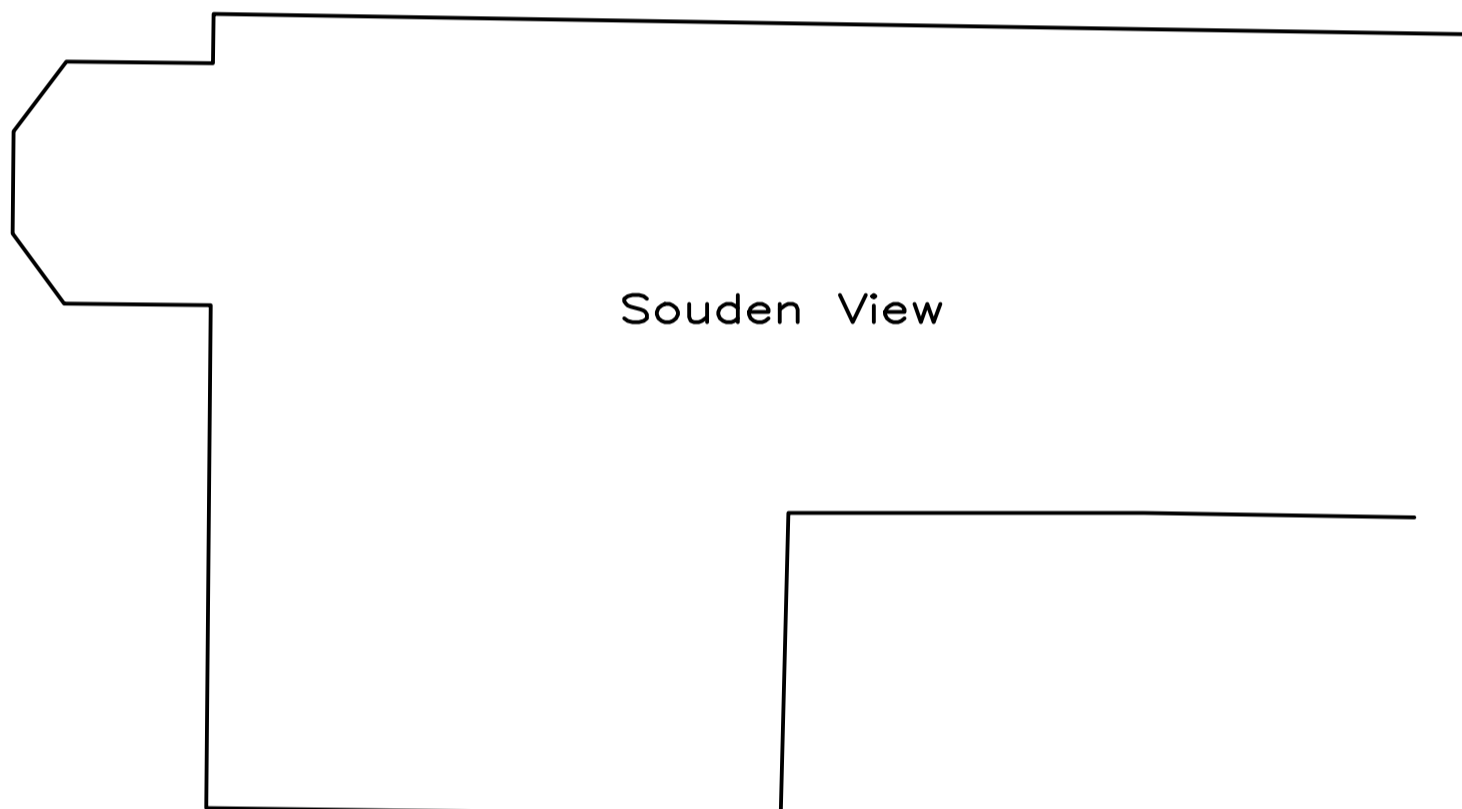
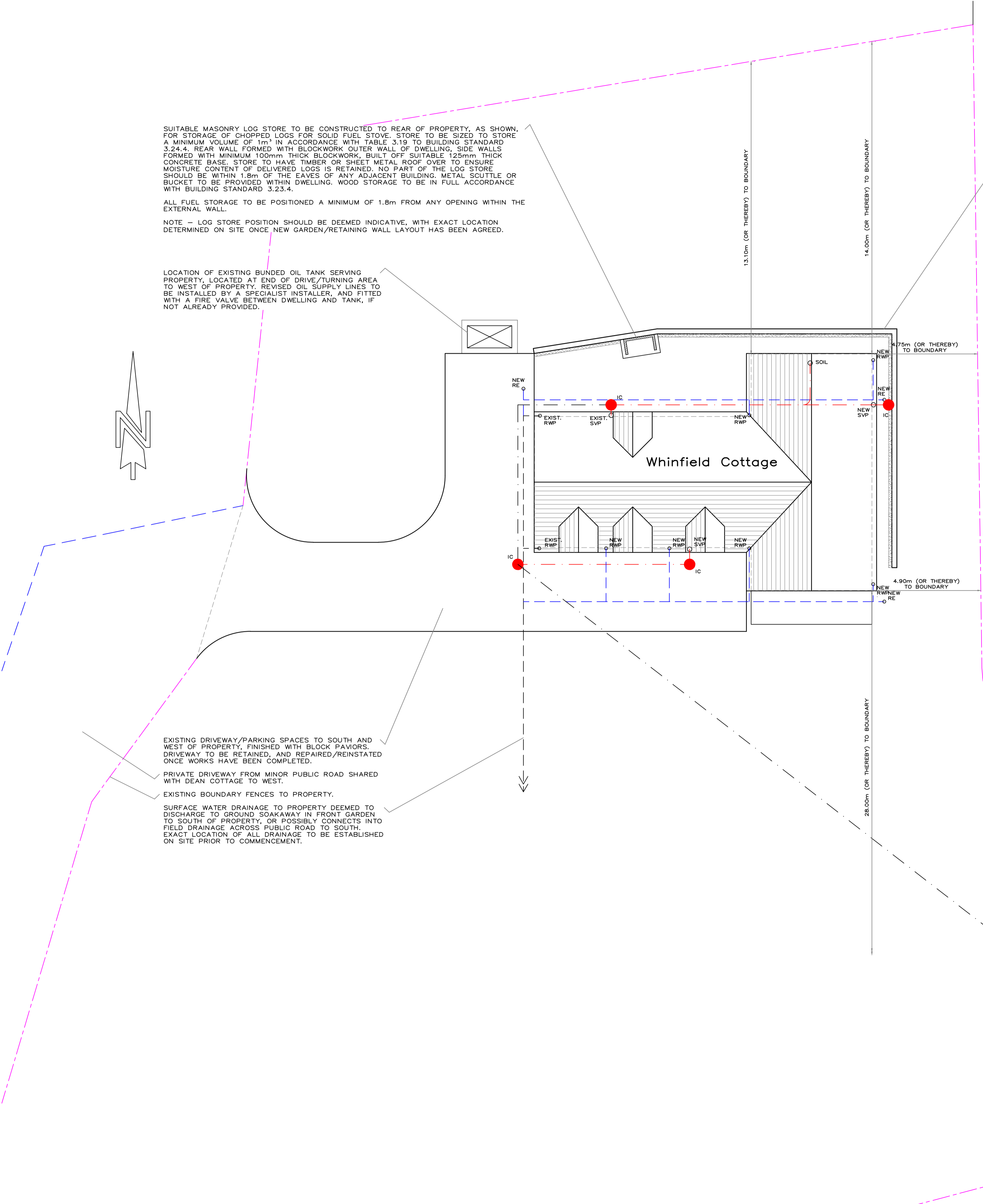
MINIMUM 150mm WIDE GRAVEL EDGE PROVIDED TO FRONT OF RETAINING WALL TO ALLOW FREE DRAINAGE OF ANY SURFACE WATER FROM WEEPHOLES. REMAINING AREA FINISHED TO CLIENTS CHOICE. ALTERNATIVELY PATH AROUND HOUSE MAY BE FINISHED WITH BROKEN STONE TO PROVIDE FREE-DRAINING SURFACE.

MAXIMUM GRADIENT OF GARDEN GROUND TO REAR OF WALL TO BE 30°.

EXISTING MATURE PLANTING, BUSHES AND TREES TO REAR OF RETAINING WALL TO BE RETAINED, PREVENTING ACCESS TO HIGHER GROUND LEVEL.

CERTIFYING STRUCTURAL ENGINEER TO PROVIDE ALL DESIGN AND DETAIL FOR PROPOSED RETAINING WALLS.

NOTE
SEE DRAWING 21-714-3001 FOR ALL DETAILS RELATING TO FOUNDATIONS, UNDERBUILDING AND DRAINAGE PROPOSALS AROUND THE HOUSE.



- GENERAL**
- EXISTING BOUNDARY FENCES AND HEDGES TO BE RETAINED AS FAR AS REASONABLY PRACTICAL.
 - ALL NEW PATHS AROUND PROPERTY TO BE FORMED WITH STONE OR CONCRETE SLABS, WITH PEDESTRIAN ACCESS FROM PRIVATE DRIVEWAY, AS INDICATED.
 - ALL UNSUITABLE MATERIALS INCLUDING TURF, TOPSOIL, ROOTS, VEGETABLE MATTER AND WOOD WILL BE STRIPPED FROM THE AREA OF THE BUILDING, INCLUDING THE GROUND SURROUNDING THE PROPERTY, THAT WILL PREVENT FUTURE GROWTH THAT WILL EFFECT THE BUILDING OR SUBSTRUCTURE.
 - FOUNDATIONS TO BE FORMED IN ACCORDANCE WITH THE FOUNDATION & DRAINAGE LAYOUT DRAWING, THE PROJECT SPECIFICATION AND THE CERTIFYING ENGINEERS DESIGN AND DETAIL.
 - ALL MATURE LANDSCAPING TO BE RETAINED, UNLESS STATED OTHERWISE.
- EXISTING SEPTIC TANK**
- OCCUPATION OF HOUSE INCREASED FROM TWO TO FOUR BEDROOMS. IN ACCORDANCE WITH 'BRITISH WATER CODE OF PRACTICE - FLOWS & LOADS' THE CAPACITY OF THE HOUSE IS NOW DEEMED TO HAVE AN INCREASED DESIGN CAPACITY OF 6 PEOPLE.
 - SEPTIC TANK REQUIREMENTS FOR 4 BED/6 PERSON HABITATION = 2900 LITRE (6x150L/1/4 = 2000L STORAGE). EXISTING SEPTIC TANK MEASURED TO AN APPROXIMATE INTERNAL SIZE (MEASURED TO INVERT OF OUTLET) OF 3240 LITRES. SO STILL CONSIDERED SUITABLE FOR INCREASED ACCOMMODATION.
 - DESIGN CAPACITY TAKEN FROM 'BRITISH WATER CODE OF PRACTICE - FLOWS & LOADS 4'.

| DATE | REVISION | INDEX |
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CLIENT
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PROJECT
 PROPOSED EXTENSION & ALTERATION AT WHINFIELD COTTAGE, CHESTERS, HAWICK.

DRAWING TITLE
PROPOSED SITE LAYOUT

| SCALES | DATE |
|----------|---------|
| 1:100.. | 14/1/21 |
| REVISION | |

DRAWING No. **21-714-4001**

