Notes

Do not scale off this drawing except for planning purposes

Check all dimensions on site before any work commences

All goods, materials and workmanship must conform to current building regulations, british standards and codes of practice.

Drawing to be printed A1

0m 1m 2m 3m 4m 5m

Scale 1-100

N

Ash
Ash
Ash
Ash
Existing surface water drainage ditch.
Beech
Beech
Beech
Secure bike stores in locked storage shed in garden.
EX. MH
CL 76.54
IL 75.50
NEWLY PLANTED ACER AS PART OF THE WORKS
Beech
EXT. DRAINAGE RUN
New surface water drainage runs in 100mm Ø pipe fall to suit change in level. New soakaway attenuation, constructed at minimum 5m distance from building structures and 3m from any boundary, using attenuation crates, ground permeation testing to be carried out on site by contractor to establish soakaway design. Sizing and Installation to BCO approval. Design and specification of crate installation by manufacturer to allow for depth of installation, ground percolation and site conditions and back fill specification for traffic loadings over.
NEWLY PLANTED MAGNOLIA AS PART OF THE WORKS
Cypress
Cypress
Ex. Closed Boarded Fence
EX. IC
CL 76.71
IL 76.17
SW DRAINAGE RUN - 100mm Ø - 1:80 FALL
ASHP
Mustibushi Ecodan PUZ-WM50VHA Air source heat pump installed to MCS specification by accredited installer. on slab by contractor. Slab 150mm thk concrete laid to falls to central 40mm drain pipe through slab to condensate soakaway under. Final position to be determined by installer.
BR F1
1.4M FOUNDATION DEPTH - 10M FROM ASH
BR F
BR E1
BR E
1.2M FOUNDATION DEPTH - 12M FROM ASH
1.0M FOUNDATION DEPTH - 18M FROM ASH
IC2
Paving laid to fall away from building
New I.C. Silt trap with removable filter bucket from incoming surface water drains to soak away.
76.935 FFL
10,358
905
4,810
1,810
1,575
3
SW
RWP
RWP RODDABLE GULLEY
EX. IC
CL 77.19
IL 76.65
BR D
BR B1
76.985 FFL
Kitchen Living Dining
A: 48.2 m²
FIRST FLOOR METAL WEB JOIST SPANS OVER. Refer to SE calcs and beam and block manufacturers design for details
Approximate location of redundant well previously filled with rubble. An assessment of well and stability of surrounding ground required by contractor prior to commencement of works. The contractor is to ensure site operations, material movements/ storage and messing are organised to avoid the well.
3,950
100
2,100
1,074
870
Cupboard
1.1 m²
C1
WC
A: 1.9 m²
Utility
4.9 m²
BR B
10,854
4,789
Living
A: 16.6 m²
77.835 FFL
Entrance
A: 9.6 m²
Study
A: 8.5 m²
IC3
Electricity meter in recessed cabinet to statutory authority specification and approval.
Cabling for Fast charge point installed 1 per new dwelling as pre occupation condition 7 of planning permission minimum 7KW Mode 3 with type 2 connector. Service installed in ducting
3,950
100
3,558
3,300
1,220
2,035
1,335
1,579
2,035
1,220
Paving laid to fall away from entrance.
COOMBE COTTAGE
INGLESIDE
PORCH:
1. Mass concrete foundation refer to SE Calcs.
2. Brickwork Plints in 215mm Thk brickwork capped in header 2422406267 Heritage Blend PL.3.1 Height to match brickwork plinth to house.
3. Timber structure refer to SE Calcs. Seasoned oak posts nominally 125x125mm installed on lead saddles seasoned oak 125x75mm braces morticed + seasoned oak eaves level beam nominally 150x100mm oak finished in Osmo Polyxoil Matt Clear.
4. Roof structure nominally 100x50mm treated SW rafters/plates+bearers to SE calcs.
5. Roof construction: Hand made clay double camber tiles, matcing bonnet tiles to hips - fixed to 38x25mm treated tiling battens, Breather membrane, Vaulted ceiling to porch, roof skeiling finished in painted Wrought T+G SW planking.
6. Facia constructed with exposed rafter feet.
7. Rainwater goods black Cast Iron Effect PVCu 115mm Deep Flow Gutter/Round ø82mm RWP + matching rainwater goods.
8. Cavity trays to rendered masonary walls at porch abutment including weep holes including steps+cover+apron lead flashing to Lead Sheet Association spec.
9. Concrete ground bearing slab over prepared sub base tiled finish paviour or similar to Employer's spec and tofall away from door.
Low level retaining wall in 215mm Thk brickwork on mortar beds to match brickwork plinth to house. On mass concrete strip foundation refer to SE calcs.
Steps in slabs with brick risers. Min Going 280mm Max Rise 150mm. ToAD PART M.
TERRACED PLANTING
LAID TO GRASS
PERMEABLE BRICK PAVIOURS
Fast charge point installed 1 per new dwelling as pre occupation condition 7 of planning permission minimum 7.4KW Mode 3 with type 2 connector.
GRAVEL DRIVE
Acer to be removed as part of the works
LINEAR SLOT DRAIN
INCOMING LIVE RUNNING UNDERGROUND CABLE TO COOMBE COTTAGE LOCATION AND DEPTH TO BE CONFIRMED ON SITE
New closed boarded timber fence to Employer's spec.
Remove concrete hardstanding and replace with permeable construction. Refer to hard and soft landscaping plan for details.
NOTE EXISTING LIVE INCOMING POWER SUPPLY TO COOMBE COTTAGE RUNNING ACROSS SITE IN APPROXIMATE POSITION AS SHOWN. CONTRACTOR TO ESTABLISH PRECISE LOCATION & ENSURE THE POSITION IS CLEARLY IDENTIFIED THROUGHOUT THE WORKS. APPROPRIATE MEASURES TO BE TAKEN WHEN FORMING TRENCHES TO AVOID DISRUPTING BREAKING INTO SETHE SERVICE. ANY ALTERATION TO THE SERVICE TO UKPN APPROVAL
Ash
Yew
Granite setts threshold at boundary line. with tarmac crossover to prevent gravel spread.
Overhead Electrical Cable.
Visibility Splay.
New Hedge Fence
Visibility Splay.
New driveway with dropped kerb.
NOTE BURIED POWER LINES RUNNING TO COOMBE COTTAGE TO ELECTRICAL POLE. CONTRACTOR TO EXCERCUISE CAUTION THROUGHOUT THE WORKS ANY ALTERATION TO THE SERVICE TO UKPN APPROVAL..

CHURCH ROAD

N

Building Regulations

RevID	Transmitted By	Transmittal Set Date	Layout Comment

Client: Chris & Jo Equi

Address: Coombe Cottage
Church Road
Mannings Heath
RH13 6JE

Description: BR Site Plan

Scale: **1:100** Date: **Nov'26**

Drawn: RM Checked: **CE**

Drawing No: 643 **/400F**

0. BR Proposed Site Plan