

DRG NO	4276-10-1	A1 size
Date	December 2025	
Title	proposed new dwelling Oakwood Trenders Avenue	

Notes

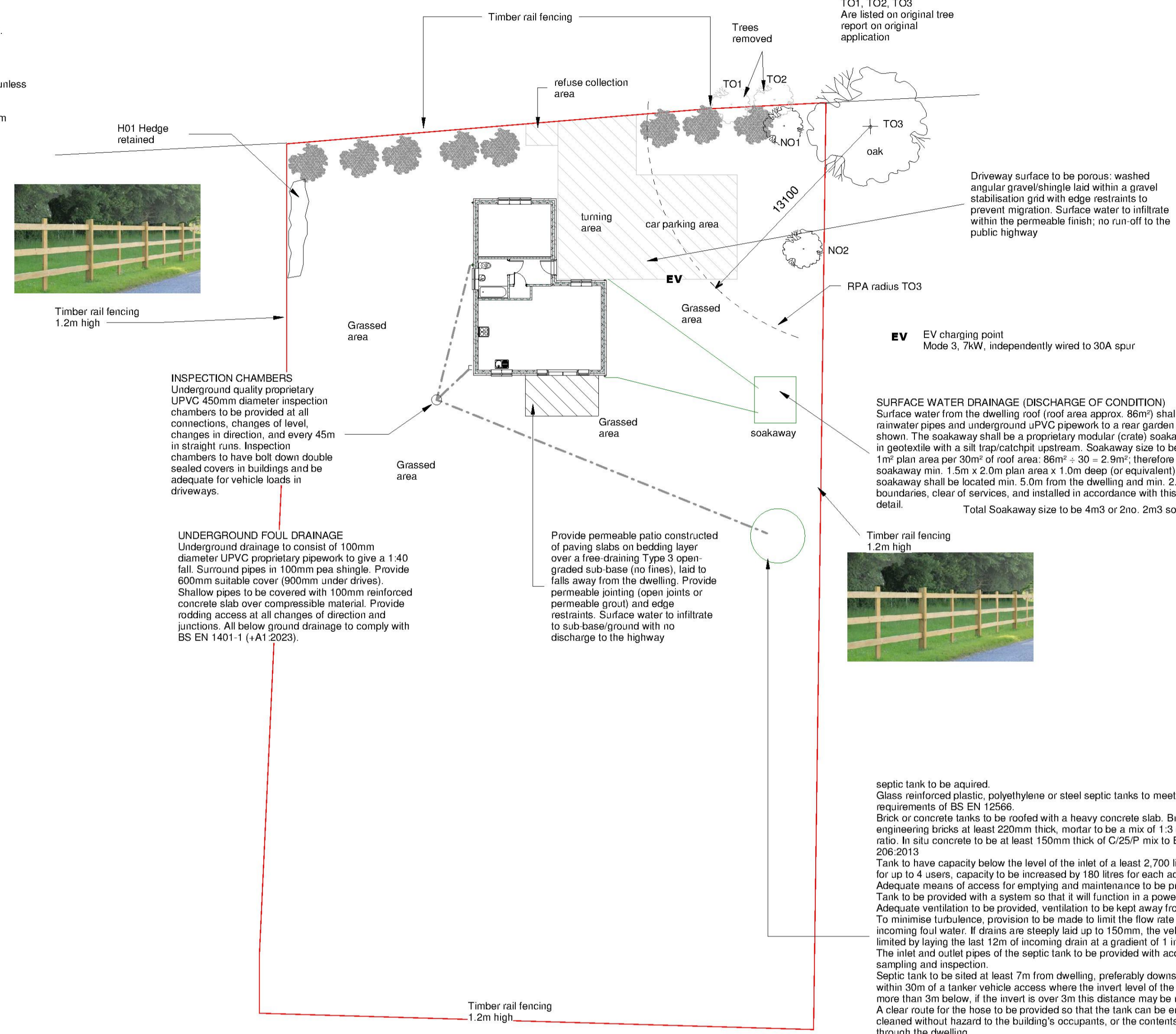
All dimensions and/or load-bearing walls to be checked and agreed on site as correct by contractor prior to commencement of works and ordering of materials. Any discrepancies to be reported to DK Building Designs prior to commencement of works. DK Building Designs will accept no responsibility for works commenced on site prior to planning approval (if relevant) and building control approval.

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If applicable, clients / contractor to liaise with neighbours to abide with party wall act etc

All beam calculations (if applicable) as per separate sheet. All stated spans of beams on calculation sheet are clear spans only between supports. Contractor to confirm all spans on site and if applicable to add end bearings prior to ordering. Beams to cover full length of padstones.

- NO1 - Silver Birch (*Betula pendula*)
Standard 10-12cm girth (approx. 2.5-3.0m height).
Qty: 1, Mulch ring 1.0m dia, stake/tie
- NO2 - Field Maple (*Acer campestre*)
Heavy Standard 12-14cm girth (approx. 3.0-3.5m height). Qty: 1
Plant outside any retained tree RPA influence and min. 2.0m from
- A mix of Dogwood (*Cornus sanguinea*) and Viburnum opulus will be planted to provide berries, nectar and seasonal colour, supporting pollinators and bird species. Shrubs will be grouped in mixed clusters to increase habitat connectivity and visual quality. 0.6m high x 3
- Plant shrub beds at 3-5 plants per m² in informal drifts unless otherwise stated.
- Common Dogwood (*Cornus sanguinea*) 2L pot, 40-60cm
Guelder Rose (*Viburnum opulus*) 2L pot, 40-60cm
Holly (*Ilex aquifolium*) 2L pot, 40-60cm (use sparingly)
- Landscaping to be implemented in full during the first planting season (October-March) following commencement (or as otherwise agreed).
- 5-year replacement: Any trees/shrubs/hedges that die, are removed, uprooted, destroyed, or become seriously damaged/defective within 5 years shall be replaced in the first available planting season with the same species and size (or as otherwise agreed).
- Minimum maintenance:
Watering during establishment/dry spells
Keep beds weed-free; maintain mulch
Inspect stakes/ties quarterly for 2 years and adjust/remove as required
Replace failures during 5-year period
Hedge trimming to promote dense growth (avoid nesting season where practicable)



SOAKAWAY SIZING CALCULATION (ROOF SURFACE WATER ONLY)

Given:
 Roof catchment area, A = 86m²
 Soakaway type = geocellular crate (typical void ratio, n = 0.95)

Design basis (plan-area method):
 1m² soakaway plan area per 30m² roof area
 Required soakaway plan area:
 Areq = 86 / 30 = 2.87m² (say 2.9m²)

Proposed soakaway:
 Plan = 1.5m x 2.0m => Aprop = 3.00m²
 Depth, D = 1.00m

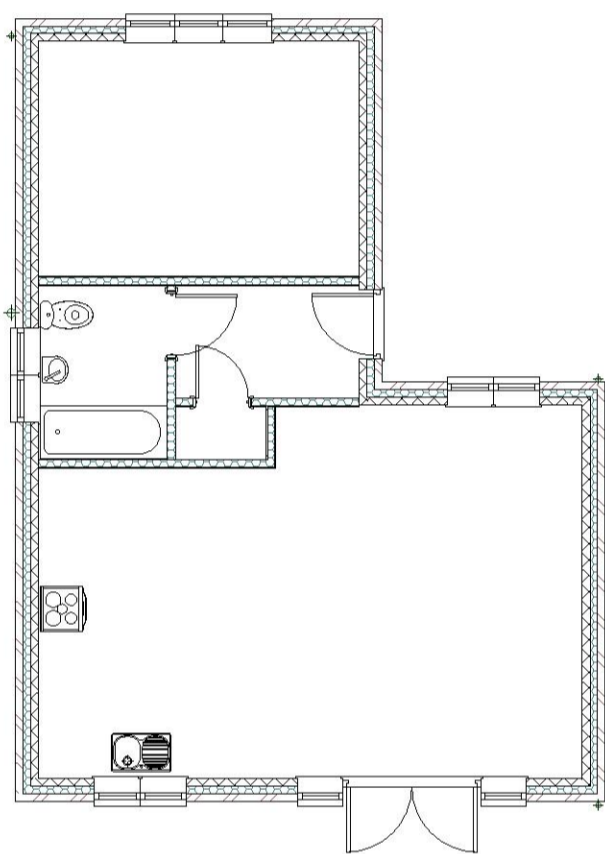
Effective storage provided (crate voids):
 Veff = Aprop x D x n
 Veff = 3.00 x 1.00 x 0.95 = 2.85m³

Equivalent roof rainfall depth stored:
 Re = Veff / A
 Re = 2.85 / 86 = 0.033m = 33mm

CHECK:
 Aprop (3.00m²) > Areq (2.87m²) OK
 Provide 1 no. geocellular crate soakaway 1.5m x 2.0m x 1.0m deep (min.) in rear garden

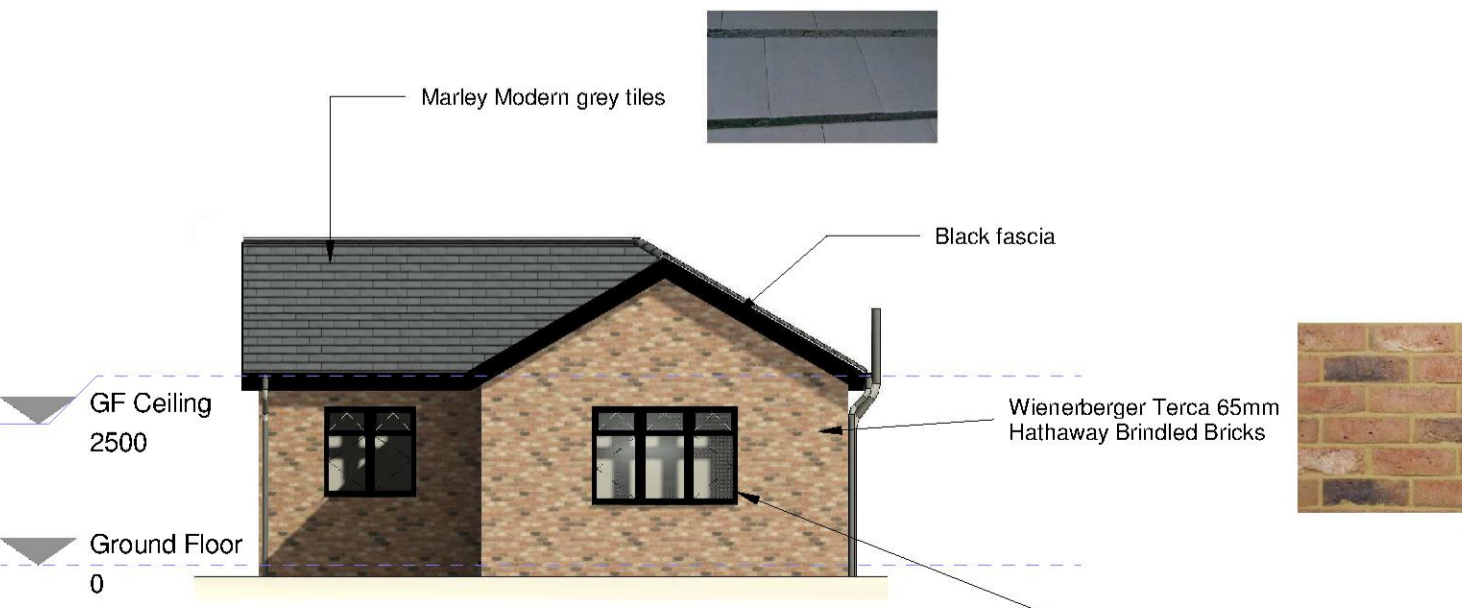
Proposed Site
1 : 200

Proposed Ground
1 : 100



Proposed Side R
1 : 100

Proposed Side L
1 : 100



Proposed Front
1 : 100

Proposed Rear
1 : 100

septic tank to be acquired.
 Glass reinforced plastic, polyethylene or steel septic tanks to meet the requirements of BS EN 12566.
 Brick or concrete tanks to be roofed with a heavy concrete slab. Brickwork to be engineering bricks at least 220mm thick, mortar to be a mix of 1:3 cement/sand ratio. In situ concrete to be at least 150mm thick of C/25/P mix to BS EN 206:2013.
 Tank to have capacity below the level of the inlet of a least 2,700 litres (2.7m³) for up to 4 users, capacity to be increased by 180 litres for each additional user. Adequate means of access for emptying and maintenance to be provided.
 Tank to be provided with a system so that it will function in a power failure.
 Adequate ventilation to be provided, ventilation to be kept away from buildings. To minimise turbulence, provision to be made to limit the flow rate of the incoming foul water. If drains are steeply laid up to 150mm, the velocity may be limited by laying the last 12m of incoming drain at a gradient of 1 in 50 or flatter. The inlet and outlet pipes of the septic tank to be provided with access for sampling and inspection.
 Septic tank to be sited at least 7m from dwelling, preferably downslope and within 30m of a tanker vehicle access where the invert level of the tank is no more than 3m below, if the invert is over 3m this distance may be reduced. A clear route for the hose to be provided so that the tank can be emptied and cleaned without hazard to the building's occupants, or the contents being taken through the dwelling.
 Access covers to be of durable quality having regard to the corrosive nature of the tank contents. Access to be lockable or otherwise engineered to prevent personnel entry.
 A notice to be fixed within the building describing the necessary maintenance.
 Tank to be inspected monthly to check that it is working correctly.