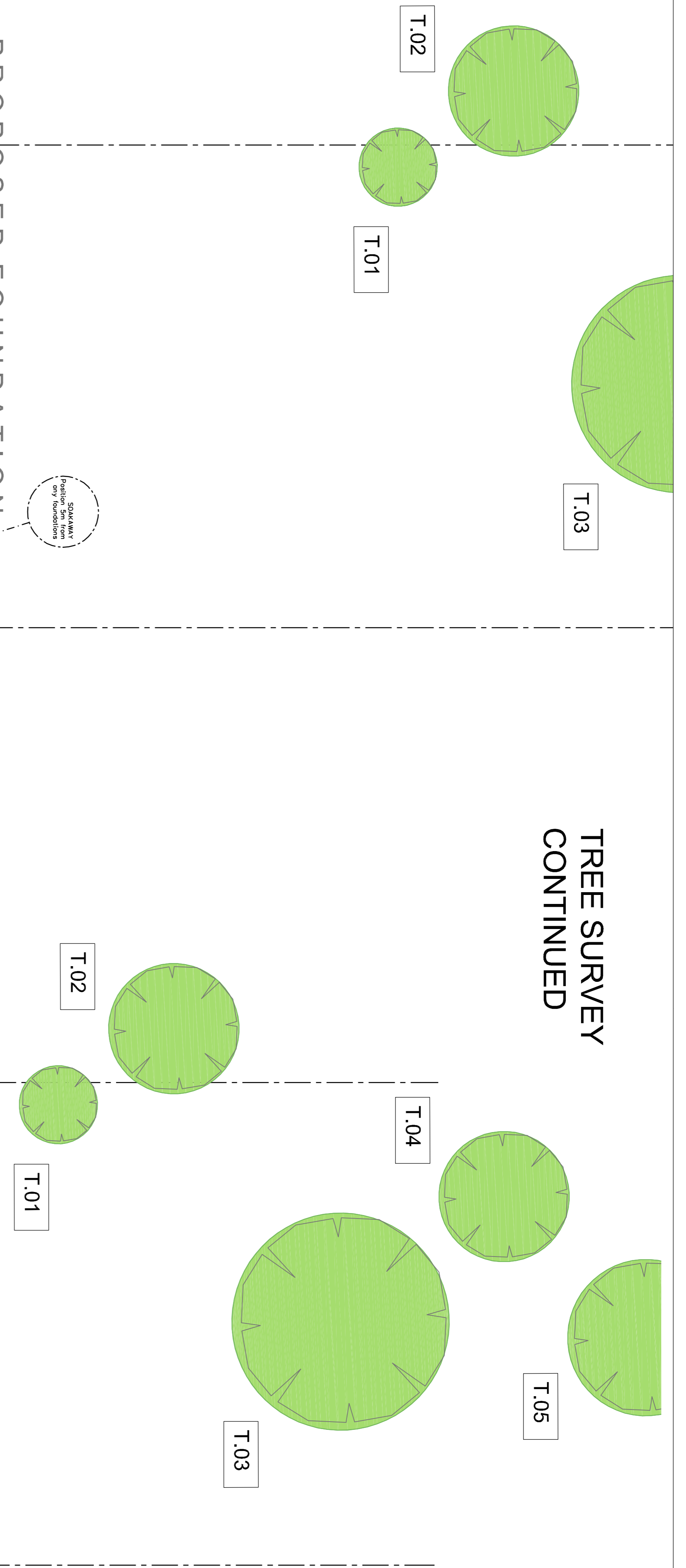
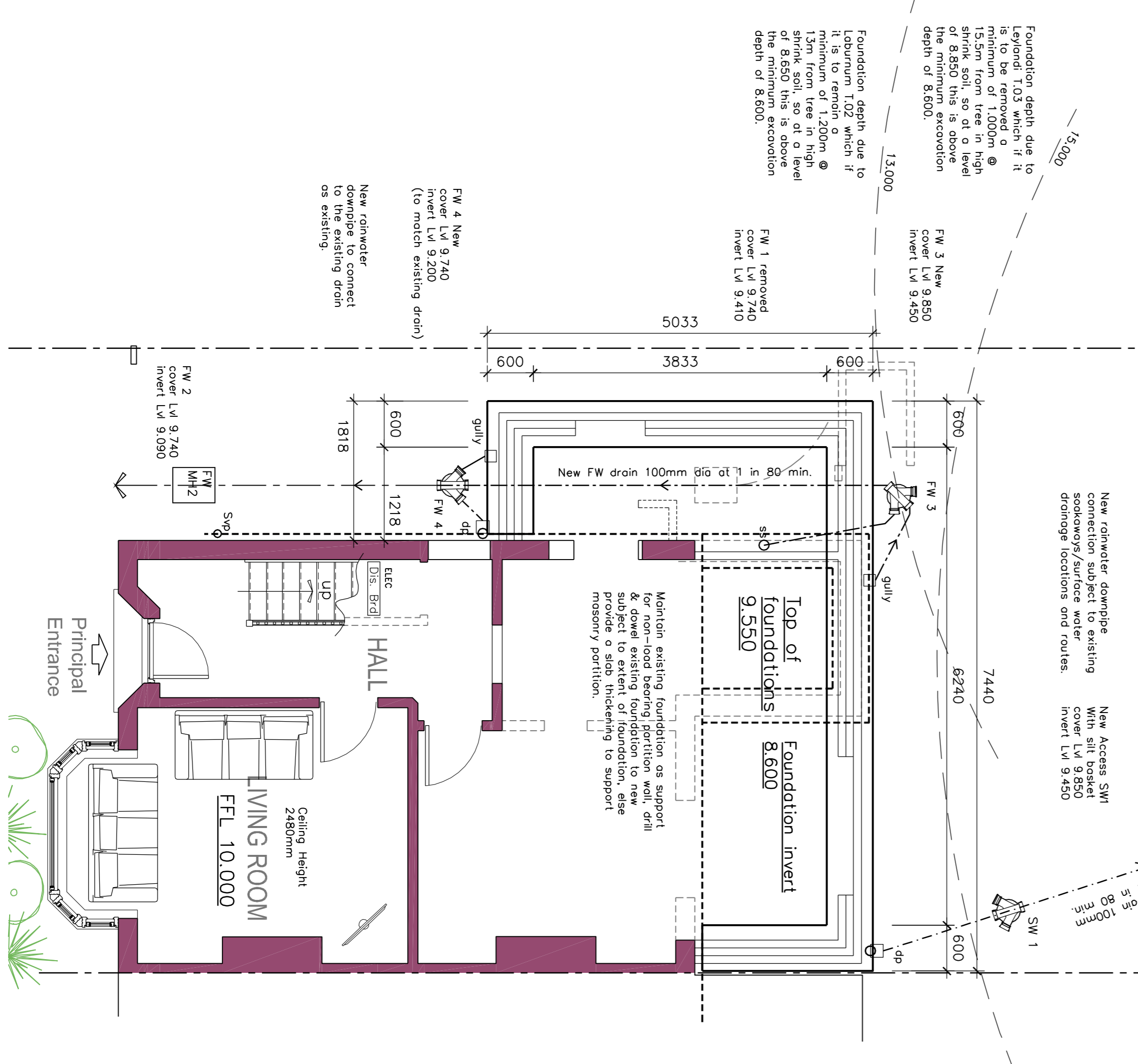


TREE SURVEY CONTINUED



PROPOSED FOUNDATION AND DRAINAGE PLAN



Due to close proximity with neighbouring properties then the Party Wall Act 1996 will apply to the proposed works and relevant building owners should be advised of the building owners.

The extent and projection of the neighbour's foundations should be ascertained prior to the commencement of works.

Minimum depth of foundations to be 1250mm from G.L. on suitable clay else 1000mm. Find depth to be confirmed by trees to NHPG signpost, existing ready Claymaster to internal face to within 500mm from foundation bearing.

Locate existing foul & surface water drains and confirm all details prior to work commencement. Clarify soakways will be provided for surface water drainage through permeation testing.

Down pipes to connect to water-butt with existing surface water drains. Soakways are to be located and removed if within 5m of proposed extension if there not connected.

Provide screw down type covers to existing and new drainage covers.

All rainwater downpipes to discharge in to plastic access gullies with hinged metal grids such as Hepburn SCS/1 & H1.

See construction manual for specifications.

Make good external works and surface water details as required and to the clients satisfaction.

New foundation to be concrete trench fill with reinforcement bars as per details following site investigation and sample testing.

Buried drainage to be confirmed on site. Client to advise on any public drainage on site or restrictive covenants.

All existing buried drainage to be site checked. Provide new drainage to connect to existing system with all agreements in place. Provide a slab thickening to support affected neighbours etc.

Inspect and make good and clean any existing drains and surface water drains to works, including drainage on adjacent properties to which new will connect.

Incoming service locations to be confirmed with utility companies.

New foundation to be constructed against existing foundations. All construction to be all to the satisfaction of the building inspector/ engineer.

New foundation to be at least equal to the depth of existing and lower than any adjacent drainage invert levels, if site soil is deficient dynamic and subject to change, for example from sign, changing environmental influences or the effect of pathogens. Trees are subject to change without notice as there may be weaknesses present which are not visible from a ground level inspection. Storm conditions and strong winds can cause damage to any tree and make any tree dangerous irrespective of its appearing free from defects.

TREE REF	SPECIES	HEIGHT	STEM DIA	BRANCH SPREAD	HEIGHT OF LEAVY CANOPY	AGE CLASS	RELATIVE VIGOUR	STRUCTURAL CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATION	ESTIMATED CONTRIBUTION YEARS	CATEGORY
T 1	LE.YL.ANDI	1,500	75	N 1.0 S 1.0 E 1.0 W 1.0	1,500	YOUNG	NORMAL	GOOD	NONE	20-40	B
T 2	LABURNUM	3,000	75	N 1.0 S 1.0 E 1.0 W 1.0	2,000	MIDDLE	NORMAL	GOOD	NONE	20-40	B
T 3	LE.YL.ANDI	15,000	75	N 1.0 S 1.0 E 1.0 W 1.0	0,500	REMOVED	/	/	NONE	/	/
T 4	LABURNUM	3,500	75	N 1.0 S 1.0 E 1.0 W 1.0	2,000	MIDDLE	NORMAL	GOOD	NONE	20-40	B
T 5	APPLE	4,000	75	N 1.0 S 1.0 E 1.0 W 1.0	1,500	YOUNG	NORMAL	GOOD	NONE	20-40	B

DATE OF SURVEY: Jun 2014

SURVEY METHODOLOGY

The following tree survey data was collected on 09 July 2013 by ground-level inspection only. All height measurements were made using a pocket clinometer and tape measure unless otherwise stated in survey comments.

The position of each tree was recorded and these are shown on drawing No.L01 as five individuals.

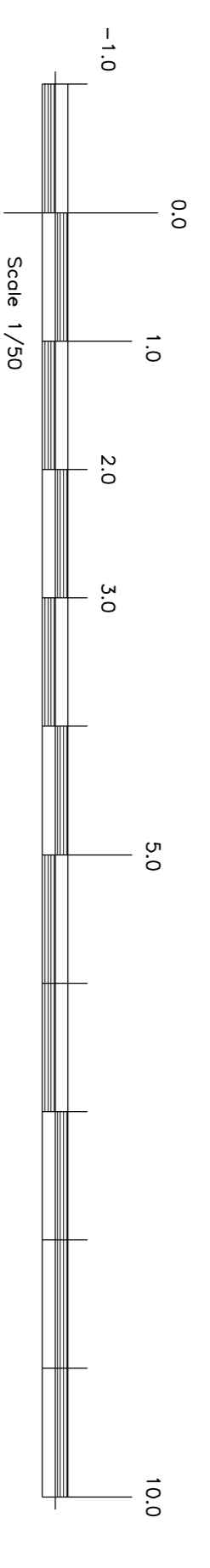
Relative vigour was assessed from shoot extension growth. This is indicated as N for normal or L for low. Age groups were recorded as young, middle-aged or mature and are indicated using the abbreviations Y, MA and M.

Trees have been ascribed categories according to their suitability for retention within the development. These are as follows:

- (A) trees/groups of high value in terms of their potential aesthetic, functional and ecological contribution to the development, e.g. major features, groups of strategic screen value, avenues and trees with high wildlife habitat value;
- (B) trees/groups of moderate value in terms of their potential aesthetic, functional and ecological contribution to the development, e.g. trees/groups that collectively will help define the character of the site, provide privacy and shelter and provide habitat and corridors for wildlife;
- (C) trees/groups of low value in terms of their potential aesthetic, functional and ecological contribution to the development, e.g. dead, declining or potentially hazardous trees, or trees of very poor form;
- (E) young trees that can be retained where convenient, but that are transplantable/replaceable;

FUTURE MONITORING

Assessments of tree condition are valid for a limited period only and should be regarded as pertaining to their condition at the time of inspection. Trees are biologically dynamic and subject to change, for example from sign, changing environmental influences or the effect of pathogens. Trees are subject to change without notice as there may be weaknesses present which are not visible from a ground level inspection. Storm conditions and strong winds can cause damage to any tree and make any tree dangerous irrespective of its appearing free from defects.



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ALL SIZES OF STRUCTURAL COMPONENTS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

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PLEASE NOTE ELECTRICAL CONTRACTORS MUST BE MEMBERS OF THE NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION & CONTRACTING (NICEIC) & THE ELECTRICAL CONTRACTORS ASSOCIATION.

MECHANICAL INSTALLATION OR MODIFICATION INCLUDING HEATING & HOT WATER SYSTEMS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING REGULATIONS INCLUDING AMENDMENTS 1 & 2. THE LOCAL WATER COMPANY, BRITAINS, THE CISE CARE AND C.O.P.S THE LATEST EDITION OF THE BUILDING REGULATIONS APPROVED DOCUMENTS AND ALL NATIONAL AND LOCAL REGULATIONS.

ALL WORKS ARE TO COMPLY WITH THE LATEST VERSION OF THE BRITISH STANDARDS.

THE CLIENT IS RESPONSIBLE FOR OBTAINING PERMISSION FOR ANY NEIGHBOUR BURIED SERVICES AND DRAWING CONFORMANCE RESTRICTIVE COVENANTS.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL PLAN DRAWINGS & DOCUMENTS RELATING TO THE WORKS, DO NOT SCALE FROM THIS DRAWING EXCEPT FOR DIMENSIONAL PURPOSES.

CDM Regulations 2007 : Designers' Notes on Significant Residual Risks

1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Reference to drawings	Verification Status	Verified by	Date
MEP/PERSON	PLANNING		
BUILDING CONTROL	CONSTRUCTION	N&I	Jun 14

No	Revision	Date	Drn	Chkd

INIGO ARCHITECTURE LTD

Client: **Mr & Mrs Campbell**
 Proposed Side And Rear Extension
 8 Grange Road Ampphill
 Bedfordshire MK45 2PA

Project Title: **Proposed Foundation & Drainage Plan**

Scale: 1/50
 Date: Jan 14
 Checked: MHJ

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