

EXTERNAL WORKS GENERALLY

PLEASE NOTE: Any areas of grass should not be seeded. All rear gardens are to be turf'd. Front gardens as per landscaping layout. All turfed areas should be adequately drained so that ponding does not occur. Gardens should provide minimum 35m2 for a bungalow.

Close boarded fencing 1.80m high to be provided to boundary of rear garden areas as shown on external works plan and as a 3m long privacy screen between adjacent rear gardens. 1.2m high close boarded fencing between all fencing to be provided to concrete posts @ 2.4m centres. The posts should facilitate connection of timber rails via bolts through the concrete posts. 1.8m high lockable, timber personnel gates, minimum width 900mm to be provided to provide pedestrian access between rear and front gardens. Design to match fencing and to be framed, ledged and braced construction. Fit formwork/ply comprising one and a half joists of galvanised strip hinges, Suffolk latch and bolt.

PATHS WITHIN CURTIAGE OF DWELLINGS GENERALLY:

Minimum Width: 1200mm
Concrete slabs: non-slip to specification S81.
Handrails: to call changes in levels. Galvanised mild steel to BS279 (but only if at least 5mm thick) or BS 5463. Ensure that handrailings are adequately drained so that ponding does not occur.

PAVED AREA TO REAR GARDENS

Provide a rectangular, nominally level, paved area with no dimension less than 3.0m
Concrete tegula slabs: non-slip.
Yard gully to be provided to rear path/patio unless clear evidence that soft landscaped areas are naturally permeable. Ensure that handrailings are adequately drained so that ponding does not occur.

HARDSTANDING FOR PARKING

Types: Concrete block pavers minimum 60mm thick to Association's approval or tarmac/cordon to highways adoptable standards.
Overall size: 4.8m x 2.4m excluding front access paths.
Comprising concrete edgings /pavers to be provided for delineating parking spaces. Ensure that handrailings are adequately drained so that ponding does not occur.

MOWING STRIP

A 300mm minimum width concrete strip is to be provided when turfed or planted areas about external walls of dwellings and under external boundary railings.

CLOTHES LINES

Heavy duty rotary clothes drier of 4 arm design and minimum 120m linear length to be provided adjacent to the paved paths.

EXTERNAL STORAGE

Types: Robust timber garden shed with tongue and groove cladding and tongue and groove roof boarding to be provided. All timber to be preservative treated.
Manufacturer/Supplier/Design:- to Association approval.
Size: minimum size 2.5m2. 3 bed and above to be minimum size 4m2 but to meet sustainability requirements.
Lock: Provide permanent lock conforming to BS 3621:2004, not a padlock.
Base: In situ concrete 300mm thick slab allowing both the wheel and frame to be locked securely i.e. 'Shelfied' type lifting.
All hinges to be on the inside as SBD guidelines.
Decoration:- Preservative based stain; colour to Association approval.
Fittings:- Anchor post/frame for securing bicycles as Assembly/Sustainability requirements.

Waste Bin:

Indicates dedicated bin & recycling storage for LA collection scheme [2 No. 240L Bins] L.A. Also provide 1 No. 55 Liter Recycling box and 1 No. 38 Liter box per house. All storage containers to have lids. Refer also to C.602.142 for details.

Composting:

External proprietary 330 litre composting container, fitted according to the manufacturer's instructions. Containers should be accessible but not sited in close proximity of windows, doors, or ventilation inlets for habitable areas within the dwelling or surrounding dwellings. Provide call dwellings with information leaflet explaining how the composting system will work and materials that can be composted.

Rainwater Butts:

Indicates rainwater butt - Min Capacity: 150 Litres for 1-2 Bedroom
200 Liter for 3+ Bedroom

Notes:

Water butts will be located on a stable, adequately supported base and will be constructed of a durable material, opaque to sunlight. All butts will have a childproof lid. A top for drawing off water and a connection to the rainwater pipe with an automatic overflow into the conventional drainage system. There will be a means of detaching the rainwater pipe and access provision to enable cleaning.

Inclusive Design:

Access to all external storage and facilities noted above to be fully compliant with AD H and AD M. All surfaces on external works should be slip resistant and level. External works should be designed to be accessible to all. The level thresholds must be less than 30m walking distance from the main/closest external entrance door and therefore must be level thresholds to these doors. Door furniture must meet section 6.4 of BS 8300:2009. There must be a min 1500mm Diameter turning circle at any of these amenities.

Any gates forming access to or from each individual property must have a level threshold and have a clear opening width of min. 900mm.

Any lighting along the inclusive access route or at the amenity must be located at the HT between 450 & 1200mm from the floor.

