This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.



Technical Specification

Unit Reference	BA	BAx	BB	BC
Population Equivalent (Std Flow)	6	9	12	18
Maximum Daily BOD (kg)	0.36	0.54	0.72	1.08
Maximum Daily Flow (m3)	1.2	1.8	2.4	3.6
ID/Width (mm)	1995	1996	1995	2450
Length (mm)	-	-	-	-
Inlet Invert depth (mm)	450/750/1250	450/750/1251	450/750/1250	600/1100
Depth Below Inlet Invert (mm)	1400	1400	1400	1820
Outlet Invert Depth (mm)	1385	1385	1315	1735
Overall Height (mm)	2160/2460/2960	2160/2460/2960	2160/2460/2960	2825/3325
Height to Rim of Cover (mm)	1945/2245/2745	1945/2245/2745	1945/2245/2745	2485/2985
Empty Weight (kg)	510/525/580	510/525/580	535/550/605	650/750
Standard Power Supply	1 phase	1 phase	1 phase	1 phase
Motor Rating - 1 Phase (Watts)	50	50	50	75
Full Load Current 1 Phase (amps)	0.51	0.51	0.51	1.1
Optional Power Supply	3 phase	3 phase	3 phase	3 phase
Motor Rating - 3 Phase (Watts)	N/A	N/A	N/A	90
Full Load Current 3 Phase (amps)	N/A	N/A	N/A	0.38
Sludge Return Pump Rating (watts)	250	250	250	250

KLARGESTER BAx (UPTO 9 PERSON) SEWAGE TREATMENT PLANT - SPECIFICATION INFO

PROPOSED MANAGERS AND FAMILY ACCOMMODATION
SITE PLAN
SCALE 1:100

LANDSCAPING:

ALL WORKS WITHIN THE DEVELOPMENT AREA SHALL BE SUBJECT TO BS 5837:2012.

PLANTING SPECIFICATION:

GRASSED AREAS TURFED, GRADED AND CROSS GRADED TO EVEN RUNNING FALLS. APPLY FERTILISER AT A RATE OF 70g/m AND RAKE IN. A DRESSING OF FINELY SIFTED TOPSOIL TO BS3882 SHOULD BE APPLIED TO THE LAID TURF AND BRUSHED IN.

ALL SHRUB MATERIAL SHALL BE FIRST QUALITY, STURDY AND WELL ROOTED STOCK. SHRUBS PLANTEDINTO 450mm GOOD QUALITY TOP SOIL INCORPORATING ORGANIC COMPOST AND SLOW RELEASE FERTILISER.

TOP SOIL, WHETHER EXISTING ON SITE OR IMPORTED, SHALL COMPLY WITH BS3882:2007 AND BE OF PREMIUM GRADE, FREE DRAINING, FRIABLE, TOP SPLIT, MEDIUM LOAM. TOPSOIL CONTAINING EXCESS SAND OR CLAY WILL NOT BE ACCEPTABLE. THE TOPSOIL SHALL BE FREE FROM PERNICIOUS WEEDS, STRAW, STONES, WOOD, CLAY LUMPS AND FOREIGN MATTER EXCEEDING 50MM IN SIZE. TOP SOIL TO HAVE A PH VLAUE OF BETWEEN 0.6 AND 0.75 AND A HUMUS CONTENT OF NOT LESS THAN 50% ON A DRY WEIGHT BASIS. ALL TOPSOIL SHALL BE OBTAINED FROM THE TOP 150MM OF GROUND. STONE CONTENT SHALL NOT BE IN EXCESS OF 5%. PC CONTENT SHALL BE SALT FREE AND NOT MORE THAN 2MM HOS/CM AT 25O CENTIGRADE. NUTRIENT STATUS SHALL BE MEDIUM TO VERY HIGH - MIN OF AG ADAS DEFINITION.

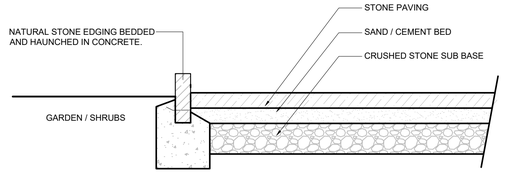
TOPSOIL TO BE SPREAD OVER PREPARED LEVEL SUBSOIL BASE TO ENSURE A MINIMUM DEPTH OF 450mm TO ALL SHRUB PLANTED AREAS AND 150mm DEPTH TO GRASSED AREAS. SPREAD OVER PREPARED SUBSOIL IN LAYERS NOT EXCEEDING 150MM AND GENTLY FIRM BEFORE SPREADING THE NEXT.

NATIVE HEDGE SPECIFICATION:
60% HAWTHORN 10% FIELD MAPLE 10% HAZEL 5% GUELDER ROSE 5% DOG ROSE 5% HOLLY 5% WILD PRIVET. SPACE PLANTS AT 7 PER METRE IN A STAGGERED DOUBLE ROW THAT IS 70 TO 80 CM WIDE.

SHRUB PLANTING SCHEDULE:

SPECIES / SIZE:
7No. ANCANTHUS : 3L
7No. CALLUNA : 3L
7No.ESCALLONIA DONARD SEEDLING : 3L
7No.PITTOSPORUM TENUIFOLIUM : 3L
7No.VIBURNUM TINUS: 3L

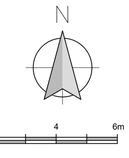
ALL PLANT MATERIAL TO BE A MIN. 3 LITRE POT SIZE AND BE COMPLIANT TO BS 3936 PARTS 1 AND 4, AND BS4428. FINISHED BEDS DRESSED WITH A 50mm LAYER OF COARSED FOREST BARKMULCH.



STONE FLAG PATHS / PATIOS
LAY STONE FLAGS ON 50MM 3:1 COARSE SAND/CEMENT BED, OVER MINIMUM OF 100MM OF COMPACTED DTP1 CRUSHED STONE SUB-BASE MATERIAL TO FALLS AND LEVELS. EXCAVATE ANY SOFT SPOTS IN SUB-GRADE AS REQUIRED AND DISPOSE. CART ALL SPOIL TO LICENSED, OFF-SITE TIP.

SANDSTONE FLAG PATHS / PATIOS

SECTION DETAIL THROUGH STONE PAVING
1:10 SCALE



KEY

EXISTING BUILDING

PROPOSED BUILDING

INDICATIVE DRAINAGE KEY

SURFACE WATER DRAINAGE

FOUL DRAINAGE

Rev C: Updated following redesign, indicative foul and surface water drainage added. 03.08.2026 CH
Rev B: Landscape detail added. 07.07.2026 CH
Rev A: Updated scheme proposal. 30.06.2026 CH

Client
Miss A. Vines

Job Title
Lowerfold Stables
Northcote Road
Langho
BB6 8BE

Drawing Title
Proposed Manager's and Family Accommodation.
Site Plan and Drainage Strategy

Scale	Date	Drawn
1:100 @A1	April 2026	Craig Harrison

spa ARCHITECTS
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