



North East Derbyshire District Council

DRIVEWAYS AND HARDSTANDINGS

Specification for the Construction of Driveways and Hardstandings on Council Owned Property

This document must be read in conjunction with the Hardstanding Application Process and the appropriate permissions must be gained prior to any works starting on site.

The size and construction of your hardstanding will depend on ground conditions, space, drainage and which way your garden falls.

Size: Your hardstanding will be between 5m and 6m long and be approximately perpendicular (at right angles) to the road from which you will be accessing your driveway. It will be 3m wide unless it is directly alongside an existing path leading to your home, when it can be reduced to 2.5m. Unless you have special authorisation from Rykneld Homes, the maximum size allowed will be 3m x 6m.

Drainage: Unless you are installing a permeable hardstanding, like those in options C and D below, you must make sure that any surface water is dealt with and is not allowed to run onto neighbouring land or highway (including footpaths). If you have enough garden within your property, you may be able to use that to dispose of the run-off, otherwise you will need to pipe the water into an existing private surface water drain or into a soakaway.

Any soakaway must not be within 5m of any dwelling or highway and must be built in line with Building Regulations: Part H – this includes percolation testing of the soil to ensure that the soakaway is the correct size.

If you are planning to pipe your water into a surface water sewer, you will need to get written permission from the sewage undertaker (either Yorkshire Water or Severn Trent Water); they will charge you a fee to do this.

Slope: We will not permit any hardstanding that is steeper than 1 in 12. This means that the height difference between the front and back of your driveway can't be more than 415mm (for a 5m long drive). If you are planning a tarmac or concrete drive and it falls towards the road, you may need to install an ACO drain, or similar, connected to a sewer or soakaway, to catch any rainwater running off your hardstanding.

The finished level of the drive and hardstanding shall as far as possible be as existing. The finished level of the hardstanding must be at least 150mm below any damp proof course or membrane in an adjoining wall.

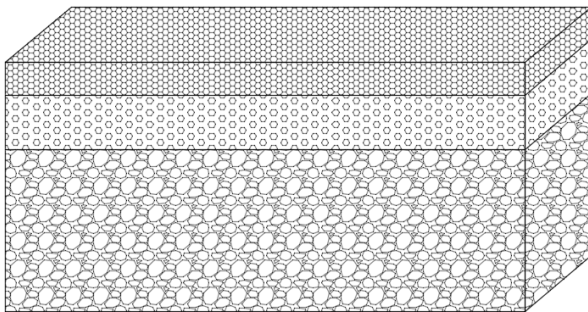
Details of any works requiring retaining structures, or retaining-slopes steeper than 1 in 2 (e.g. 1m change in height over a 2m length) must be submitted to North East Derbyshire District Council's Engineering Department for approval. This submission will require drawings and calculations to allow the proposal to be considered.



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Permitted options:

- A) Tarmac: 150mm compacted thickness of MOT type 1 sub-base with 50mm tarmacadam base course and 30mm wearing course, laid to appropriate falls. This type of construction needs edge support in the form of (50mm x 150mm) precast concrete edgings on each side - unless agreed otherwise by the Council's Engineering Department - bedded and haunched in concrete. If porous tarmac is to be used, MOT type 3 sub-base should be used in place of type 1.

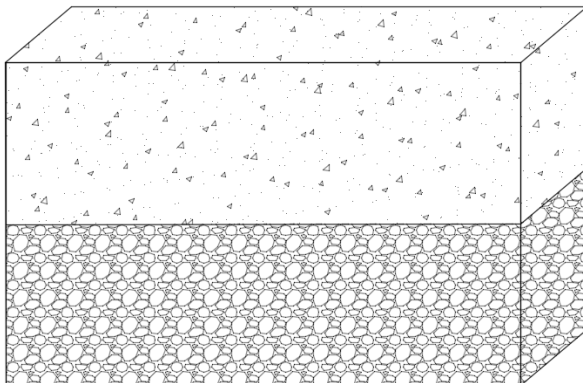


30mm thick 6mm aggregate wearing course

50mm thick 20mm aggregate base course

150mm thick MOT type 1 crushed stone

- B) Concrete: 150mm compacted thickness of MOT type 1 sub-base with a minimum of 150mm of poured in-situ C30 concrete (may be specified as PAV1 or ST3), reinforced with one layer of A142 reinforcing mesh (which must be a minimum of 50mm from the top or bottom of the concrete), laid to appropriate falls and finished with a tamped finish with edgings as appropriate (to be discussed with the Council's Engineering Section).



150mm thick C30 concrete

150mm thick MOT type 1 crushed stone

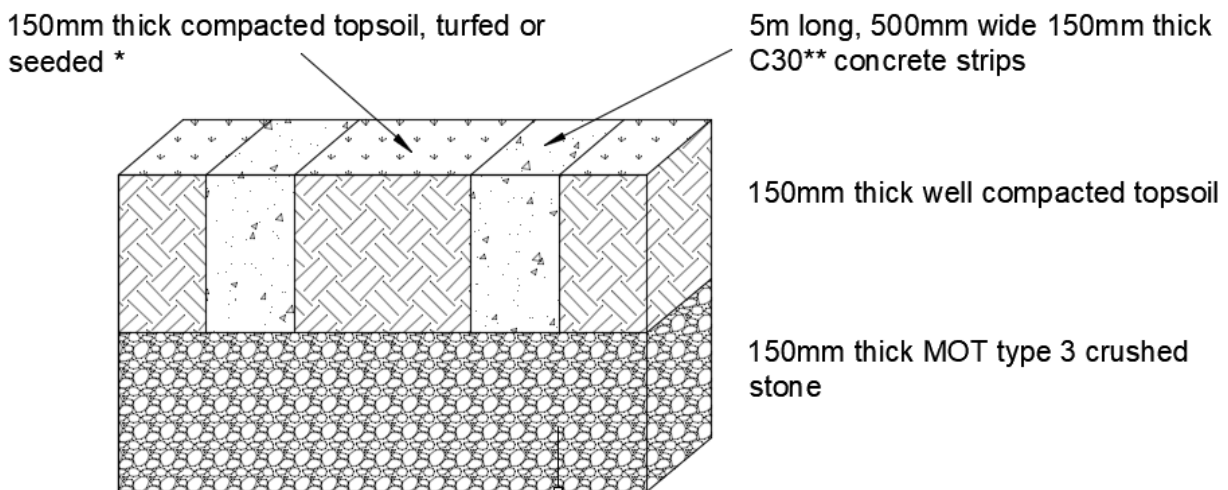


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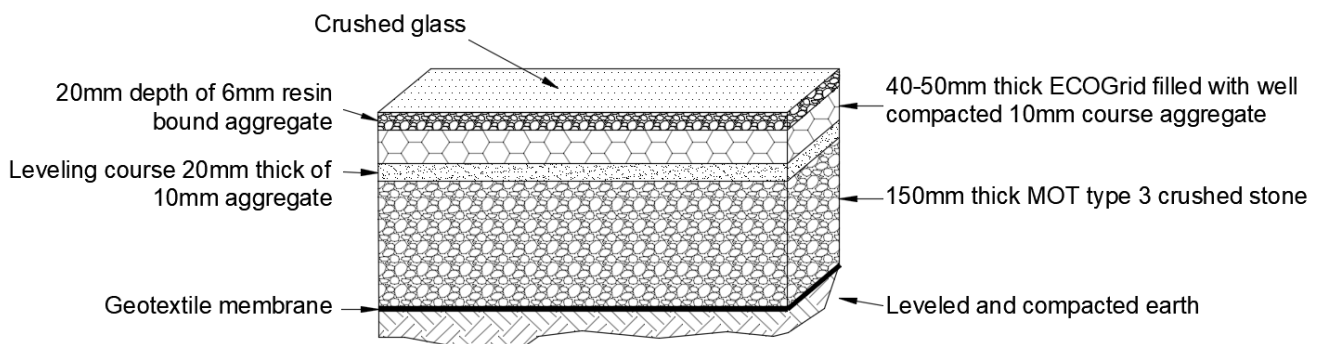
- C) Concrete Strips: 150mm compacted thickness of MOT type 3 sub-base with two 5m long, 500mm wide, 150mm thick concrete strips placed with well-compacted topsoil in a 1m strip in-between and 500mm to either side which is to be level with the finished concrete level. All edges of concrete to be properly shuttered to provide a neat and tidy appearance.

*The topsoil can be planted with hardy grass or plants or can be turfed. Loose gravel will not be permitted.

** C30 concrete may also be specified as PAV1 or ST3



- D) Resin Bound Gravel: A geotextile membrane laid on levelled and compacted earth with a 150mm thick layer of MOT type 3 sub-base; 20mm thick levelling course of well-compacted 10mm aggregate; 40-50mm thick ECOGrid (or similar approved) filled with well compacted 10mm aggregate; 20mm thick layer of 6mm resin bound aggregate with crushed glass broadcast on to the uncured surface.



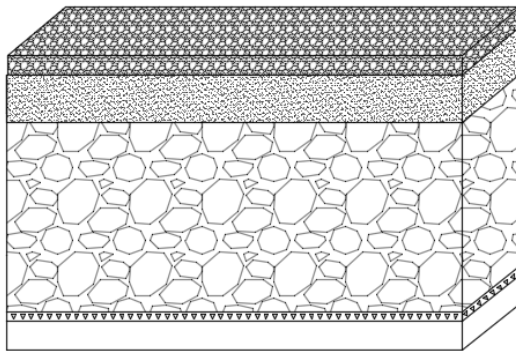


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Drainage Area

Any areas that are required for drainage run-off, as specified by the Engineer from North East Derbyshire District Council, may either be left as a grassed area or a gravel area. The area must **NOT** be covered in a non-permeable surface (such as concrete, tarmac etc.).

If the **run-off area** is being converted to gravel surfacing, it must adhere to the following specification: A Permeable geotextile fabric laid under 200mm consolidated thickness of Type 1 sub-base, a 50mm thick laying course of Type M sharp sand, topped with a 20mm thick decorative gravel layer. **(The size of the area is to be discussed with an Engineer from NEDDC). Any graveled area must be a minimum of 1 metre away from the property boundary and must not be used to park on or drive over.**



20 mm Decorative Gravel
50 mm Laying Course (Type M
Sharp Sand)

200 mm Type 3 Sub-base

Permeable geotextile fabric

Notes:

All excavated material must be either:

- Transported away from site, or
- Spread over the adjoining ground and graded to a good line and level, leaving the site neat and tidy. Any subsoil must be covered with a minimum of 75mm topsoil.

You must inform the Engineering Department, North East Derbyshire District Council (Telephone 01246 217397) prior to commencement of the work for the necessary site inspections to be carried out. All work must be carried out to the Council's satisfaction. Failure to comply with this request will result in action being taken against you for a breach of your Terms and Conditions of Tenancy.