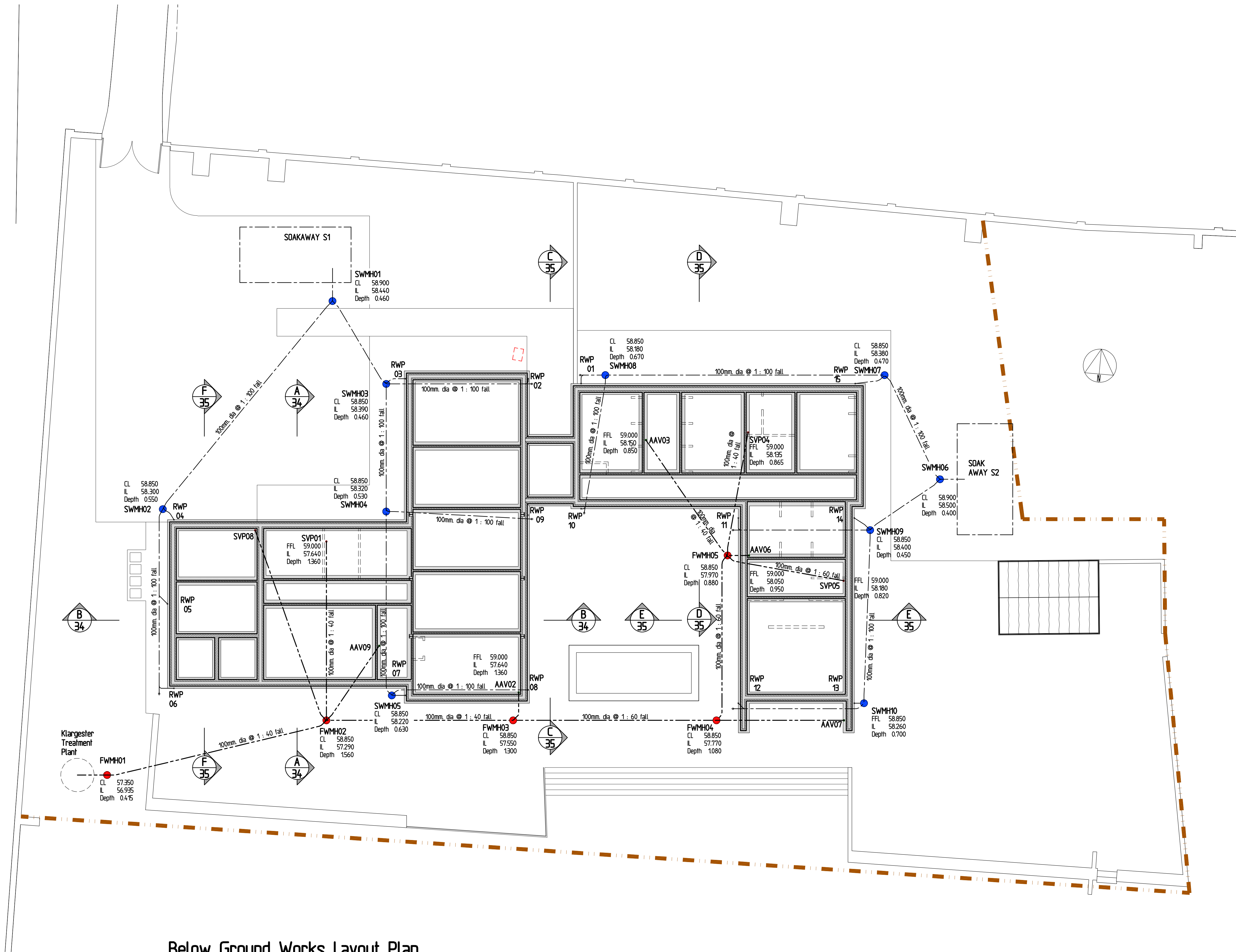




Below Ground Works Layout Plan

SERVICES:

- Consumer Unit/ electric supply
- Gas service supply
- Telephone entry point
- Water service supplies
- Water service pipes to be installed & insulated in strict accordance with bylaw 49

FOULWATER & SURFACE WATER DRAINS

- New external FW drain run
- - - Extg external FW drain run
- Sol Stub Stack & AAV
- SVP & vent pipe

Specification Notes

All dimensions to be checked and confirmed on site prior to commencement of works. Any discrepancies to be reported to the supervising officer.

Foundations

New concrete trench fill foundation for cavity blockwork, in designated concrete mix GEN 3 to BS 8500, on firm excavation base a minimum of 100mm below finished ground level and all to Building Control Officers approval.

Ground Floor (Specialist beam and block floor) 'U' value of 0.11W/m²K. (based upon P/A Ratio = 0.36)

Floor finish comprising 75mm thick sand/cement screed (with fibre reinforcement) to SI Engineers details on separating layer of 500 gauge polythene on 165mm Celotex XR4000 (to suit under floor heating if required) under floor insulation installed strictly to manufacturers recommendations on 1200 gauge Visqueen DPM on specialist pre-cast concrete beam and block floor. Contractor to submit details for approval to Local Authority. Note: 20mm Celotex Thermal Break TB4020 (20mm) boards to be cut around perimeter to prevent horizontal thermal bridging. Floor void beneath floor structure to be ventilated along perimeter walls using proprietary cranked floor void ventilators at max. 2m ctrs.

DPC

Polymer type dpc to all walls min 150mm above ground level and continuous with existing. Provide 150mm wide dpc to all cavity closers. Close cavities at reveals with good dpc detailing and incorporating "RMC - Thermobate" insulated cavity closer to outer cavity, installed to manufacturer's recommendations. Install dpc cavity trays to heads of openings and dpc tray below sills and at lean-to roof abutment, in accordance with established good dpc detailing practice.

Foul Water Drainage

All materials and workmanship shall comply with Local Authority and Water Authority Bye Laws. All underground drainage pipes to be 100da Hepworth 'supersleeve' vitrified clay pipe and laid to 1:60 - 1:40 falls and installed strictly in accordance with manufacturers recommendations. Any drain runs running below floor slabs to be surrounded in pea shingle - runs within 1 metre of building below foundation level to be surrounded in concrete. Provide lintels over where passing through wall using reinforced concrete lintels below ground level. New inspection chambers to be proprietary Upvc bedded on concrete base. All back inlet and rainwater gullies to be Upvc, roddable type bedded on concrete. Upvc inspection chambers and gullies to be installed strictly to manufacturers recommendations. The new foul drainage system shall connect and discharge to the new Klargestar treatment plant, as manufacturers design & details.

Surface Water Drainage

All new rainwater goods are to be round section Upvc min 100mm down pipes fixed to walls with brackets at 1200mm centres connected to existing gutters (or if new or replacement system to be 150mm half round 'Deepflow') with brackets at 900mm centres max. include for all swan necks and connections to allow for discharge in to surface water system. Downpipes to discharge to new roddable Upvc gullies bedded in concrete, run in upvc as foul drain, to soakaways. New soakaways to be minimum 5 metres from any building with minimum 2.0 cubic metres capacity below pipe entry position. Fill using Hydrocell. Soakaway crates 1000x500x400mm. Line bottom and sides of pit with geotextile membrane. Backfill with as-dug material.

Rev D TENDER ISSUE 27/03/25
Rev C AAV7, SVP8 & AAV8 & Fw drains added 05/03/25
Rev B BUILDING REGULATIONS APPLICATION 10/02/25
Rev A Drainage layout/manholes updated 04/02/25

**REPLACEMENT DWELLING AT
TIRYNS FOREST ROAD
WOKINGHAM RG40 5QR**

**FOR:
Mr & Mrs. MEAD**

**GENERAL ARRANGEMENTS
Below Ground Works
Layout Plan**

SCALE: DATE: REF:

1 : 100 Dec. 2024 23-104-22D

**BOWEN EVANS
CONSULTANCY**

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