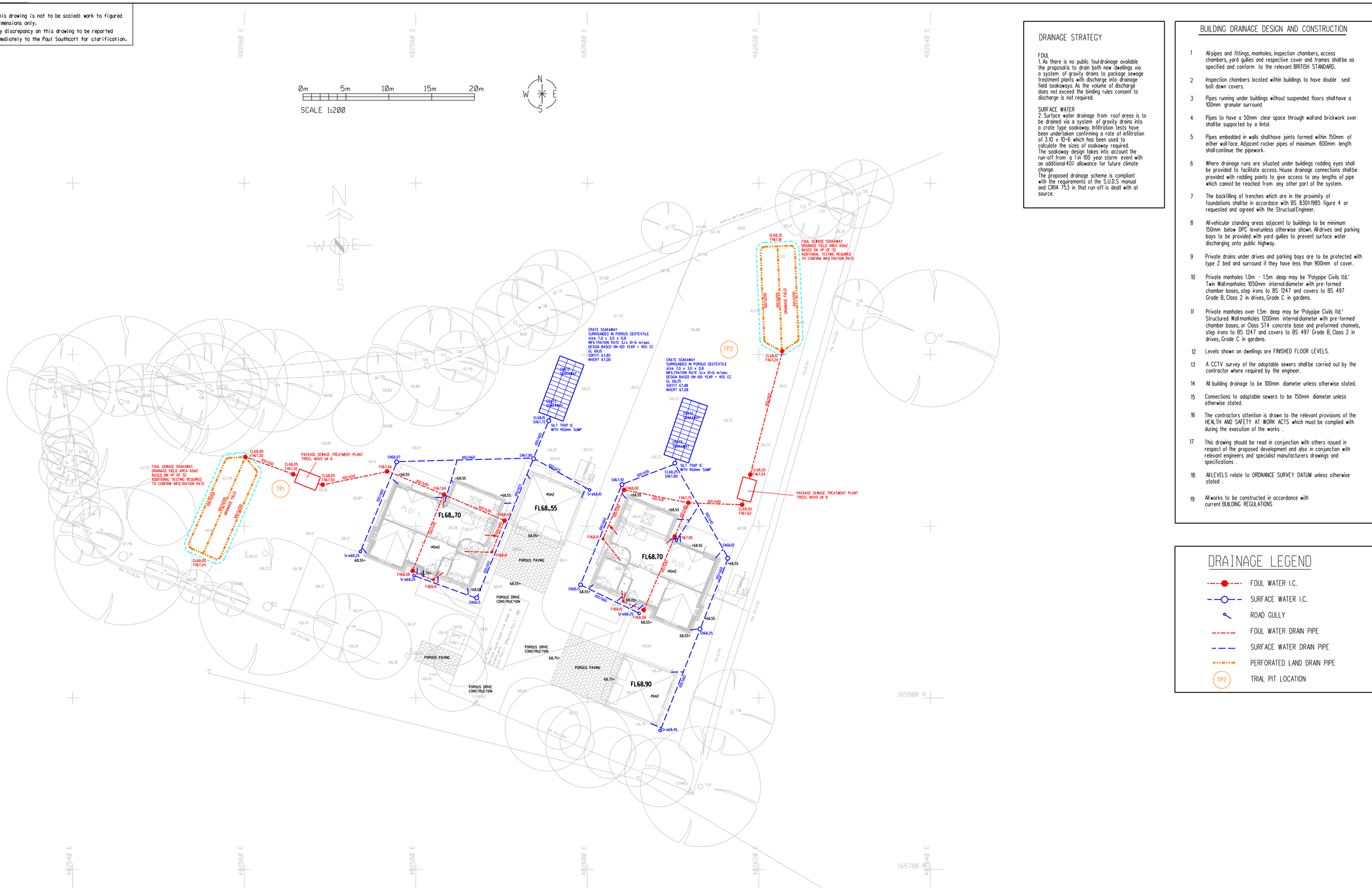
DO NOT SCALE FROM THIS DRAWING

This drawing is not to be scaled: work to figured dimensions only.
Any discrepancy on this drawing to be reported immediately to the Paul Southcott for clarification.



DRAINAGE STRATEGY

FOUL
1. As there is no public foul drainage available the proposal is to drain both new dwellings via a system of gravity drains to package sewage treatment plants with discharge into drainage field soakaways. As the volume of discharge does not exceed the binding rules consent to discharge is not required.

SURFACE WATER
2. Surface water drainage from roof areas is to be drained via a system of gravity drains into a crate type soakaway. Infiltration tests have been undertaken confirming a rate of infiltration of 3.10 x 10-6 which has been used to calculate the sizes of soakaway required. The soakaway design takes into account the run-off from a 1 in 100 year storm event with an additional 40% allowance for future climate change.
The proposed drainage scheme is compliant with the requirements of the S.U.D.S. manual and CIRIA 753 in that run-off is dealt with at source.

BUILDING DRAINAGE DESIGN AND CONSTRUCTION

1 All pipes and fittings, manholes, inspection chambers, access chambers, yard gullies and respective cover and frames shall be as specified and conform to the relevant BRITISH STANDARD.

2 Inspection chambers located within buildings to have double seal bolt down covers.

3 Pipes running under buildings without suspended floors shall have a 100mm granular surround

4 Pipes to have a 50mm clear space through wall and brickwork over shall be supported by a lintol.

5 Pipes embedded in walls shall have joints formed within 150mm of either wall face. Adjacent rocker pipes of maximum 600mm length shall continue the pipework.

6 Where drainage runs are situated under buildings rodding eyes shall be provided to facilitate access. House drainage connections shall be provided with rodding points to give access to any lengths of pipe which cannot be reached from any other part of the system.

7 The backfilling of trenches which are in the proximity of foundations shall be in accordace with BS 8301:1985 figure 4 or requested and agreed with the Structual Engineer.

8 All vehicular standing areas adjacent to buildings to be minimum 150mm below DPC level unless otherwise shown. All drives and parking bays to be provided with yard gullies to prevent surface water discharging onto public highway.

9 Private drains under drives and parking bays are to be protected with type Z bed and surround if they have less than 900mm of cover.

10 Private manholes 1.0m - 1.5m deep may be 'Polypipe Civils ltd.' Twin Wall manholes 1050mm internal diameter with pre-formed chamber bases, step irons to BS 1247 and covers to BS 497 Grade B, Class 2 in drives, Grade C in gardens.

11 Private manholes over 1.5m deep may be 'Polypipe Civils ltd.' Structured Wall manholes 1200mm internal diameter with pre-formed chamber bases, or Class ST4 concrete base and preformed channels, step irons to BS 1247 and covers to BS 497 Grade B, Class 2 in drives, Grade C in gardens.

12 Levels shown on dwellings are FINISHED FLOOR LEVELS.

13 A CCTV survey of the adoptable sewers shall be carried out by the contractor where required by the engineer.

14 All building drainage to be 100mm diameter unless otherwise stated.

15 Connections to adoptable sewers to be 150mm diameter unless otherwise stated.

16 The contractors attention is drawn to the relevant provisions of the HEALTH AND SAFETY AT WORK ACTS which must be complied with during the execution of the works .

17 This drawing should be read in conjunction with others issued in respect of the proposed development and also in conjunction with relevant engineers and specialist manufacturers drawings and specifications .

18 All LEVELS relate to ORDNANCE SURVEY DATUM unless otherwise stated .

19 All works to be constructed in accordance with current BUILDING REGULATIONS

DRAINAGE LEGEND

- FOUL WATER I.C.
- SURFACE WATER I.C.
- ROAD GULLY
- FOUL WATER DRAIN PIPE
- SURFACE WATER DRAIN PIPE
- PERFORATED LAND DRAIN PIPE
- TP2 TRIAL PIT LOCATION

REV-A MINOR MODS TO DRAINAGE LAYOUT 14-01-25

dwg title:
PROPOSED DRAINAGE LAYOUT

PROJECT :
KIMBERDALE CATTERY, HEATHLANDS ROAD
WOKINGHAM RG40 3AS

DATE JAN 2025
SCALE 1:200 @ A1
DRG NO 2025-01-01-A

client:
SILOAM CONSTRUCTION

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