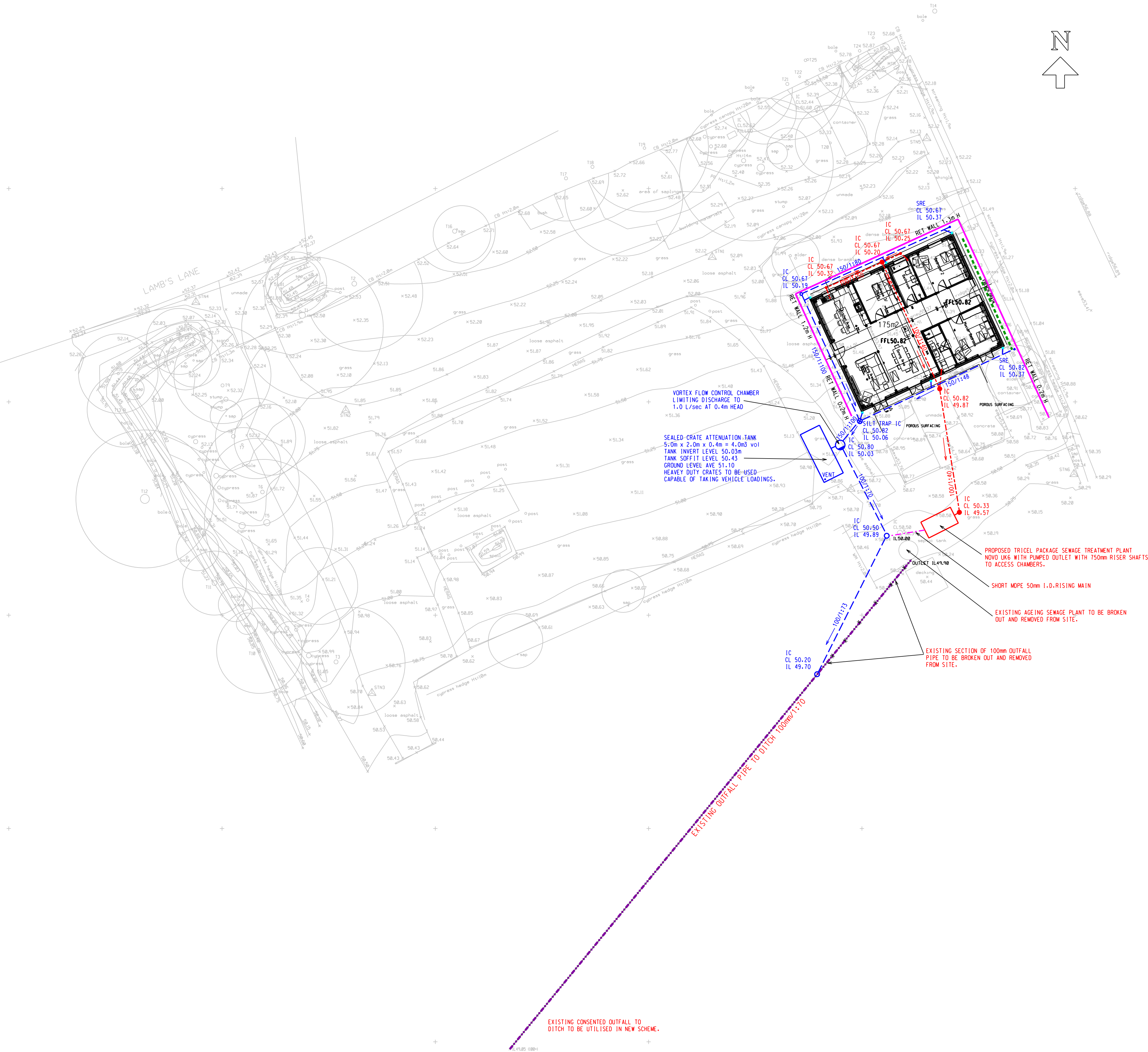


This drawing is not to be scaled: work to figured dimensions only.  
Any discrepancy on this drawing to be reported immediately to the Paul Southcott for clarification.



DRAINAGE LEGEND

- PUBLIC FOUL WATER MANHOLE AND SEWER
- PUBLIC SURFACE WATER MANHOLE AND SEWER
- FOUL WATER INSPECTION CHAMBER  
Depth over 1.0m
- SURFACE WATER INSPECTION CHAMBER  
Depth over 1.0m
- FOUL WATER INSPECTION CHAMBER  
Depth up to 1.0m (Polypropylene)
- SURFACE WATER INSPECTION CHAMBER  
Depth up to 1.0m (Polypropylene)
- FOUL WATER INSPECTION CHAMBER  
Depth up to 0.6m (Polypropylene)
- SURFACE WATER INSPECTION CHAMBER  
Depth up to 0.6m (Polypropylene)
- BACK INLET GULLY
- SURFACE WATER RODDING EYE
- RAIN WATER PIPE
- ROAD GULLY
- YARD GULLY
- SOIL AND VENT PIPE / STUB STACK
- SURFACE WATER CATCHPIT CHAMBER  
MIN 300mm SUMP
- SURFACE WATER ATTENUATION TANK
- FOUL WATER DRAIN PIPE
- SURFACE WATER DRAIN PIPE

RETAINING WALL

BUILDING DRAINAGE DESIGN AND CONSTRUCTION

- 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 and current BUILDING REGULATIONS.
- Inspection chambers located within buildings to have double seal bolt down covers.
- Pipes running under buildings without suspended floors shall have a 100mm granular surround
- Pipes to have a 50mm clear space through wall and brickwork over shall be supported by a lintol.
- 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.
- 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.
- The backfilling of trenches which are in the proximity of foundations shall be in accordance with BS 8301:1985 figure 4 or requested and agreed with the Structural Engineer.
- 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 into public highway.
- 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.
- 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.
- 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.
- Levels shown on dwellings are FINISHED FLOOR LEVELS.
- A CCTV survey of the adoptable sewers shall be carried out by the contractor where required by the engineer.
- All building drainage to be 100mm diameter unless otherwise stated.
- Connections to adoptable sewers to be 150mm diameter unless otherwise stated.
- 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.
- 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.
- All levels relate to ORDNANCE SURVEY DATUM unless otherwise stated.

ADDITIONAL DRAINAGE NOTES

SOAKAWAY DRAINAGE HAS BEEN CONSIDERED AND REJECTED DUE TO THE PREVAILING UNSUITABLE HEAVY CLAY GROUND CONDITIONS.

THE EXISTING BARN CURRENTLY DISCHARGES UNCONTROLLED SURFACE WATER RUN OFF OVER GROUND INTO ADJACENT DITCHES. AS PART OF A S.U.D.S. SOLUTION WE PROPOSE TO LIMIT DISCHARGE FROM THE BARN CONVERSION TO A RATE OF 1.0 L/SEC.. THIS WILL BE ACHIEVED BY UTILISING A VORTEX CONTROL DEVICE AND CRATE STORAGE.. LIMITING S.W. RUN-OFF WILL HELP PROTECT THE DOWNSTREAM ENVIRONMENT FROM FUTURE FLOODING. TO ACHIEVE THIS AN U/G CRATE STORAGE SYSTEM WILL ATTENUATE FLOWS. THE TANK BEING DESIGNED TO STORE THE 1:100 YEAR STORM EVENT PLUS AN ADDITIONAL ALLOWANCE OF 40% FOR FUTURE CLIMATE CHANGE. (SEE MASTER-DRAIN CALCULATION).

THIS SOLUTION ACCORDS WITH SUDS PRINCIPALS. THE OUTLET FROM THE ATTENUATION SYSTEM WILL BE CONNECTED TO AN EXISTING 100mm OUTFALL PIPE.

FOUL DRAINAGE FROM THE BARN CONVERSION WILL DRAIN INTO A NEW PACKAGE SEWAGE TREATMENT PLANT CAPABLE OF PRODUCING HIGH QUALITY TREATED EFFLUENT SUITABLE FOR DIRECT DISCHARGE TO A WATERCOURSE. IT WILL ALSO UTILISE THE EXISTING OUTFALL PIPE FROM THE PREVIOUS SYSTEM.

dwg title:

PROPOSED DRAINAGE LAYOUT  
S.U.D.S SCHEME

PROJECT :

BARN CONVERSION AT KINGSBRIDGE FARM,  
SPENCERS WOOD, SWALLOWFIELD. RG71JE

DATE AUG 2022

SCALE 1:200 @ A1

DRG NO 2022/65/01

client:

MR D REYNOLDS

CIVIL ENGINEERING SERVICES

19 THE HAMLET NAILSEA

NR BRISTOL BS48 1BY

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