

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.

SUMPS AND PUMPS DIRECT LTD
EVAIC H100 50
100mm dia
DIA 0.1010
WITH AIR VENT
AND HIGH LEVEL ALARM
RISING MAIN 63mm CO.

DRAINAGE LEGEND

- FOUL WATER INSPECTION CHAMBER
- SURFACE WATER INSPECTION CHAMBER
- SMALL FOUL WATER CHAMBER
- FOUL WATER DRAIN PIPE
- SURFACE WATER DRAIN PIPE
- CRATE SOAKAWAY
- SURFACE WATER RODDING EYE
- EXISTING FOUL DRAIN
- BASEMENT FOUL DRAINAGE
- DESIGN LEVEL

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.
- 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 onto 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 S14 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 dwelling are FINISHED FLOOR LEVELS.
- A CCTV survey of the private drains 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.
- All works are to comply with current BUILDING REGULATIONS

DRAINAGE STRATEGY

FOUL

THE PROPOSED FOUL DRAINAGE AT GROUND FLOOR LEVEL AND ABOVE ARE TO BE DRAINED VIA A SYSTEM OF GRAVITY FOUL PIPES WITH A NEW CONNECTION INTO AN EXISTING ADJACENT FOUL SEWER.

THE BASEMENT LEVEL'S FOUL DRAINAGE IS TO BE PUMPED UP FROM A SMALL PUMP SET LOCATED IN THE PLANT ROOM WITH DISCHARGE INTO THE FOUL DRAIN AT GROUND LEVEL VIA A 63mm DIA RISING MAIN.

SURFACE WATER

ROOF WATER FROM THE PROPOSED DWELLING (108m²) AND GARAGE ARE TO BE COLLECTED VIA A SYSTEM OF DOWN PIPES AND GRAVITY DRAINS AND DIRECTED TO A RAIN WATER HARVESTING TANK. WATER FROM THIS TANK WILL BE PUMPED UP TO A HEADER TANK IN THE ROOF SPACE AND RE-USED FOR TOILET FLUSHING, WATERING OF GARDEN AREAS AND CAR WASHING.

THE OVERFLOW FROM THE RAIN WATER HARVESTING SYSTEM WHEN THE TANK IS FULL IS DIRECTED INTO A CRATE TYPE SOAKAWAY. INFILTRATION TESTING HAS CONFIRMED AN ACCEPTABLE LOWEST INFILTRATION RATE OF 0.0052 m/hr WHICH HAS BEEN USED IN THE DESIGN. THE SIZE OF THE SOAKAWAY IS BASED ON A 1:100 YEAR STORM EVENT PLUS AN ALLOWANCE OF 45% FOR FUTURE CLIMATE CHANGE.

THE SMALL EXPOSED PATIO AREA WILL BE DRAINED VIA A GULLY INTO A SEPARATE SOAKAWAY DUE TO ITS LOWER LEVEL AND FITTED WITH A NON RETURN VALVE TO PROTECT AGAINST ANY UNLIKELY SURCHARGING.

REV A - SURFACE WATER DRAINAGE REVISED.06-03-25

dwg title:

PROPOSED DRAINAGE LAYOUT
SHOWING BASEMENT

PROJECT :

LAND TO REAR OF 63 HIGH STREET,
WARGRAVE, READING RG10 8BU

DATE FEB 2025

SCALE 1:100 @ A1

DRG NO 2025/06/02/A

client:

MR N TOWERS

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