Key

- Redline boundary, based on title
- Existing combined water sewer with pipe
- Existing foul water sewer with pipe
- Proposed location of Soakaways
- Proposed surface water sewer with pipe - 15Ø @ 1 in 150
- Proposed foul water sewer with pipe - 15Ø @ 1 in 150

(Site Area: 2165.3m²)

N

Drainage Plan

1:1250 0 25 50 60m

BELOW GROUND DRAINAGE

The foul drainage is to connect to the existing public foul or combined sewer. This is to be fully detailed and confirmed by the contractor/drainage designer. Should a gravity system not be feasible, a suitable pumping installation should be provided with adequate storage and alert system

Storm drainage should be to soakaways. If this is not possible then an outflow to a public water course may be used, or connection should be made to a public storm sewer. If this is not possible a combined sewer may be connected to. Flow restriction when connecting to a public watercourse or sewer should be agreed with the Water Authority prior to construction.

The sewerage undertaker should be notified at least three weeks before it is intended to connect to the public sewer. Should this not be possible please discuss alternative options with the building control body before works commence.
The likelihood of surcharging should be discussed with the sewerage undertaker and the relevant action taken if necessary. Where the risk is considered low, building protection may be acceptable in the form of gulleys.

Changes in direction and gradient should be minimised and access points provided where required. Connections should be made in the direction of flow and using prefabricated components.
When connecting to existing, repair couplings should be used to ensure a watertight joint and the junction packed to avoid differential settlement with adjacent pipes.
The system should be ventilated, pipes laid to even gradients and straight lines. Slight curves are acceptable subject to any blockages being accessible

Where pipes are laid within 1m of the building, backfill with concrete to a level below the lowest of the building, equal to the distance from the building less 150mm. Concrete encasements to have expansion joints at 9m maximum intervals
Where pipes pass through walls or substructure, provide bridge movement joints and structural lintels. Openings to be masked with suitable rodent barrier to prevent entry of vermin or fill material. All in accordance with ADH1, Section 2, Diagrams 7 and 8.Pipe gradients and sizes should be in accordance with ADH1, Section 2, Diagram 9.

The sewer should have a minimum diameter of 100mm with a minimum flow rate of 3.5 l/s. The drain carrying foul water should have a minimum internal diameter of 75mm. Drain gradients should be laid in accordance with ADH1, Section 2, Table 6.

Manholes and inspection chambers are to be constructed using precast units fixed in accordance with manufacturers instructions. Access fittings shall be not less than 225 diameter, where depth is less than 600mm, inspection chambers to be not less than 450 diameter, where not greater than 1200 deep, and manholes 1000 diameter, where depth is not more than 1500mm. Covers are to be appropriate duty, and must be screw fixed.

All foul drainage to have minimum falls of 1:40
All Storm Drainage to have minimum falls of 1:80

Pipes may be rigid or flexible, suitable materials for pipework include:
Vitrified clay to BS 65, BS EN 295, concrete to BS 5911, Copper (to BS 416 & BS EN 877) PVCu (to BS EN 1329), ABS (to BS EN 1455), Galvanised Steel (to BS 3868), others may be appropriate for use, note that not all are appropriate for trade effluents

Materials for pipes and jointing should be appropriate to the material of the pipes. Joints should be flexible and remain watertight. In general, Rigid pipes to bed onto 100mm of Granular material conforming to BS EN 1610, with minimum 150mm selected fill over top. Flexible pipes to bed onto 100mm granular material and surrounded, with 100mm of granular fill free from stones larger than 40mm, with 200mm selected fill over top. Where pipes are laid at shallow depths, encase in granular surround with compressible material overtop and reinforced concrete slab (300mm bearing on ground each side) over top. Dependent on ground conditions bedding may need to be increased

Sufficient and suitable access points should be provided in accordance with Table 11,12, 13, 14 and text 2.46 - 2.54. These are to be confirmed by specialist.

Workmanship to be in accordance with BS8000, care taken to prevent entry by rats and protected from trafficking.
An air or water test should be undertaken as described in BS8000

FIRE & NOISE PROTECTION OF SVP PIPES

Soil and vent pipes passing through other rooms of the dwelling are to be encased in a timber stud frame supporting 15mm British Gypsum Wallboard or 12.5mm British Gypsum Wallboard TEN & Skim, with 25mm unfaced and wire reinforced mineral wool around pipe. Seal junction of casing to ceiling/floor where they penetrate.

SOAKAWAY PIT CONSTRUCTION

3650 x 1000 x 1000mm soakaways pit to be formed from rubble or alternatively use suitable perforated ring units.

Use of soakaway pits is subject to the following requirements that must be met
1. Distance to nearest building, road, boundary or unstable land exceeds 5,000m
2. The water table does not reach the bottom of the device at any time of the year
3. The device is situated sufficiently far from other infiltration devices so as the soakage capacity of the ground is not exceeded and the effectiveness of said devices is not impaired
4. The runoff is free from any contaminates whereby runoff could pollute ground water
5. Subject to the ground passing a percolation test

BUILDING OVER SEWERS

Contractor / engineer to determine the location of the existing sewers. Should a build-over agreement be required, this should be submitted by the contractor / engineer and be fully in accordance with ADH, Section 4.

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Rev:	Date:	Check:	Drawn:

BUILDING REGULATIONS

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Graham Linney

Title.
Drainage Plan

Scale.	Drawn.	Checked.	Date.
As indicated	WEW	JCB	27/01/26

Drawing No.	Revision.
9169-04-0005	

HSSP A3