



Drainage Legend

	Proposed primary surface water drainage network.
	Proposed primary foul water drainage network.
	Existing surface water drainage network.
	Existing foul water drainage network.
	Proposed surface water perforated pipe.
	Proposed rain water pipe with 100mm Ø outlet pipe at minimum 1:100 gradient U.N.O.
	Road gully with Heelguard grating and 150mm Ø outlet pipe.
	Yard gully with Heelguard grating and 150mm Ø outlet pipe.
	Proposed drainage channel with universal sump unit and D400 Heelguard grating or similar. See layout for reference.
	Proposed Foul Outlet with 100mm Ø outlet pipe at minimum 1:40 gradient.
	Proposed Yard Gully with Heelguard grating and 100mm Ø outlet pipe at minimum 1:40 gradient.
	Existing road gully to be re-used. Gullies to be emptied and jetted. Location and condition of existing soakaways to be confirmed.
	Proposed soakaway. Refer to plan for details.
	Proposed permeable surfacing to drain via infiltration.

- NOTES**
- This drawing is to be read in conjunction with all Peter Dann Consulting Engineers, Architects, MEP Engineers and Specialists drawings along with all relevant specifications.
 - All gridlines, building lines, etc. are to be set out in accordance with the relevant Architects drawings. Any discrepancies between the information given by the Engineer and that provided by others must be referred to the Architect before work proceeds.
 - Dimensions are NOT to be scaled from this drawing. If in doubt ask. Dimensions marked * are subject to confirmation by site measurement before construction commences.
 - All proprietary fixings shall be installed in accordance with the manufacturer's recommendations.
 - The Contractor shall comply with the health and safety requirements as set out by the CDM Regulations, THE HEALTH AND SAFETY EXECUTIVE.
 - All works are to be undertaken in accordance with the Building Regulations and latest relevant British Standards.
 - All construction products are to be CE marked in accordance with the Construction Products Regulation (EU) No. 305/2011.
- CDM 2015**
- CONSTRUCTION** - It is considered that the proposed works are within the scope of a competent contractor and as such no unusual hazards have been identified, with the exception of the following:
- New extension constructed on footprint of existing fire damaged building. Survey of the existing foundations and below ground services is to be completed prior to proposed construction works starting.
 - Contamination including suspected asbestos containing material identified in existing ground. Asbestos survey to be completed prior to commencement of groundworks. Health and safety requirements to be followed during groundworks.
- LIFETIMEUSAGE** - The building has no exceptional structural features that present a hazard to potential users, with the exception of the following:
- Any additional proposed trees / planting in the vicinity of foundations should not be planted without the approval of the Structural Engineer (medium volume change potential).
- DECOMMISSIONING/DEMOLITION** - There are no unusual structural aspects to this building that require highlighting in the event that the building is demolished.
- RECORD INFORMATION** - The record drawings / operating manual for the building should be thoroughly studied and its implications assessed by the demolition contractor.

Soakaway 2
 8.0m x 1.0m x 1.2m Dp Polypropylene Polyform ref: PSM1 40 tonne units. Soakaway to be installed in accordance with manufacturers details.
 Ground Level: 33.500
 Top of Tank: 32.960
 Tank Invert Level: 31.760
 Incoming Pipe Invert Level: 32.185
 *Location to be a minimum of 10m from existing building.
 Soakaway Catchment Area = 0.020ha.
 Design for 1 in 100 year return period and 40% Climate Change.

Soakaway 1
 2 No. 17.5m x 1.0m x 1.2m Dp Polypropylene Polyform ref: PSM1 40 tonne units. Soakaway to be installed in accordance with manufacturers details.
 Ground Level: 33.860
 Top of Tank: 33.260
 Tank Invert Level: 32.000
 Incoming Pipe Invert Level: 32.485
 *Location to be a minimum of 10m from existing building.
 Soakaway Catchment Area = 0.109ha.
 Design for 1 in 100 year return period and 40% Climate Change.

Soakaway 3
 4.0m x 1.0m x 1.2m Dp Polypropylene Polyform ref: PSM1 40 tonne units. Soakaway to be installed in accordance with manufacturers details.
 Ground Level: 33.820
 Top of Tank: 33.175
 Tank Invert Level: 31.975
 Incoming Pipe Invert Level: 32.800
 *Location to be a minimum of 10m from existing building.
 Soakaway Catchment Area = 0.014ha.
 Design for 1 in 100 year return period and 40% Climate Change.