

- EXISTING FOUL WATER DRAINAGE RUN
- EXISTING SURFACE WATER DRAINAGE RUN
- EXISTING DRAINAGE DITCH
- EXISTING PIPEWORK TO BE REMOVED
- PROPOSED FOUL WATER DRAINAGE RUN
- PROPOSED SURFACE WATER DRAINAGE RUN
- PROPOSED TREATMENT PLANT DISCHARGE



BELOW GROUND DRAINAGE
Generally as necessary: Pipework & fittings by Osma. Nominal size of drains 100mm diam. unless otherwise shown. All drains laid to min 1:80 falls unless carrying waste water only in which case a min. fall of 1:40 is to be adopted. Pipework surrounded in min 150mm pea shingle. Inspection chambers to be proprietary circular types installed in accordance with manufacturer's recommendations: min. internal diam. 190mm with min. cover size up to 0.6m deep; All other inspection chambers to be of min. internal diam. 450mm with a min. cover size of 430mm diam. Up to a chamber depth of 1.2m and with a max. 350mm diam. cover (to provide restricted access) for depths greater than 1.2m. min. dimensions of manholes and cover sizes to be in accordance with Table 12 of Approved Document H. Covers to be of strength to suit location. any covers within buildings to inspection chambers and gullies to be screwed-down airtight type.

All rainwater downpipes to be connected to drainage system via trapped gullies, to be fitted with 75mm deep-seal trap. All gullies to be roddable/inspection types. Generally, all drainage works to be carried out in accordance with Approved Document H, with final details being agreed on site with the Building Control Surveyor following site investigation to fully determine the existing drainage layout.

Any redundant drain runs are to be plugged with concrete or removed. any retained existing drainage to be rodded and checked by CCTV survey prior to installation of new works. Any necessary remedial works to be carried out to existing drainage.

Surface water drainage is to discharge to existing drainage ditch. In the event of a soak-away: Soak-away to be in accordance with BS EN 752-4, or BRE Digest 365 Soakaway design. Soak-away is to be more than 5m from any building, 2.5m from a boundary and not in an area of unstable land in ground where the water table reaches the bottom of the soak-away at any time of the year. Percolation tests should be carried out to determine the capacity of the soil. Soak-away attenuation crates to be installed, wrapped in geotextile membrane and bedded on/surrounded by a minimum 100mm coarse sand. Minimum cover of attenuation crate to be 500mm.

Proposed drainage details shown on the drawings are subject to confirmation on site and building control. after laying, including any necessary concrete or other haunching or surrounding and backfilling, gravity drains to be capable of withstanding a final air test to ensure a max. loss of head on a manometer of 25mm in a period of 5-minutes for 100mm gauge or 12mm for a 50mm gauge.

Drain branch exit points through external wall to have pre-cast lintels over.

EXISTING SITE PLAN
scale 1:100 @ A1

PROJECT PROPOSED TWO STOREY SIDE & REAR EXTENSIONS, DETACHED DOUBLE GARAGE & GARDEN OFFICE	
DRAWING TITLE PROPOSED SITE PLAN	
DRAWING NUMBER P691 / 06	REV A
STATUS PLANNING	
SCALE 1 to 100 @A1	
DATE APRIL 2023	
CLIENT MR P WADDAMS WHITMOOR DAIRY COTTAGE ASHILL MOOR, ASHILL DEVON. EX15 3NP	
SITE WHITMOOR DAIRY COTTAGE ASHILL MOOR, ASHILL DEVON. EX15 3NP	