



**GENERAL NOTES FOR THE DRAINAGE WORKS**

Existing drainage is only evident on the side of the property. This is the only inspection chamber. There is top water drainage to the building perimeter. This will be subject to a full inspection as the premises prior to finalising the details. New foul drain connection to the existing inspection chamber which will be reformed with a double seal cover Any drainage running under structures/slabs etc or with less than 450mm cover shall be encased in 150mm concrete with flexible joints at every pipe joint, comprising 18mm compressible boards, pre cut to pipe diameter and to height and width equal to concrete cross section. Drains below foundation level within 1m of a wall shall be encased in concrete upto level of foundation. Generally the drainage shall be in accordance with BS8301 and to the satisfaction of the Local Authority Building Inspector. External soil and vent pipes to be fitted with a PVC bird guard and terminate a minimum of 900mm above any window opening.

Toilet/en-suites and kitchen drainage. All wastes from sinks to be 38mmØ with 75mm deep seal traps. WC wastes to be 100mmØ encased in sound insulated ducts where they pass through rooms. Anti syphonic traps to be used where 50mmØ common waste pipes are used for one or more appliance. Waste pipes are to be connected to SVP or BIG. Waste pipes to fall at a minimum 1:55 with support brackets at 600mm centres. Rodding access to be provided at the head of each run.

100mmØ soil and vent pipes connected by new 100mmØ foul drainage run to new below ground sytem with a rest bend on haunching and rodding eye in the face.

Precast gully pots with 150mm concrete surround to have 100mmØ outlet connected to drainage system. Grating and cover to be grade E 200x200 heavy duty ref-Broads and Co. or similar approved.

38mmØ kitchen wastes to terminate over new and extg gulleys with vertical back inlet. Gulleys to be connected to drainage run at the rear.

New polypropylene inspection chambers to be positioned at changes in direction and junctions of new drainage runs. Chambers to be Hepworth Supersleve or similar approved.

Notes.

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Plan prepared for the discharge of planning condition 3 from the approval notice dated 23 November 2023  
To ensure appropriate management of surface water and to prevent increasing flood risk on site or elsewhere in accordance with Policies CC4 and CC5 of Burnley's Local Plan: July 2018.

Project .  
243 BURNLEY ROAD  
CLIVIGER

Client.  
RACHEL YATES & JAMIE SMITH

drawing title:  
DRAINAGE STRATEGY PLAN  
planning condition 3

status.

scale.  
1:100 AT A1

Drawn by: checked: PH

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**BURNLEY ROAD**