

DRAINAGE

RAINWATER DRAINAGE

New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

SOAKAWAY USING CRATES

Trench of soakaway to be provided slightly larger than designed depth after porosity test (if required) but just over 1m3 min from invert level of pipe. Provide suitable geotextile over the base and up the sides of the trench over 100mm level and compact bed of coarse sand. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

SOIL AND VENT PIPE

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE

Ground floor fittings from WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

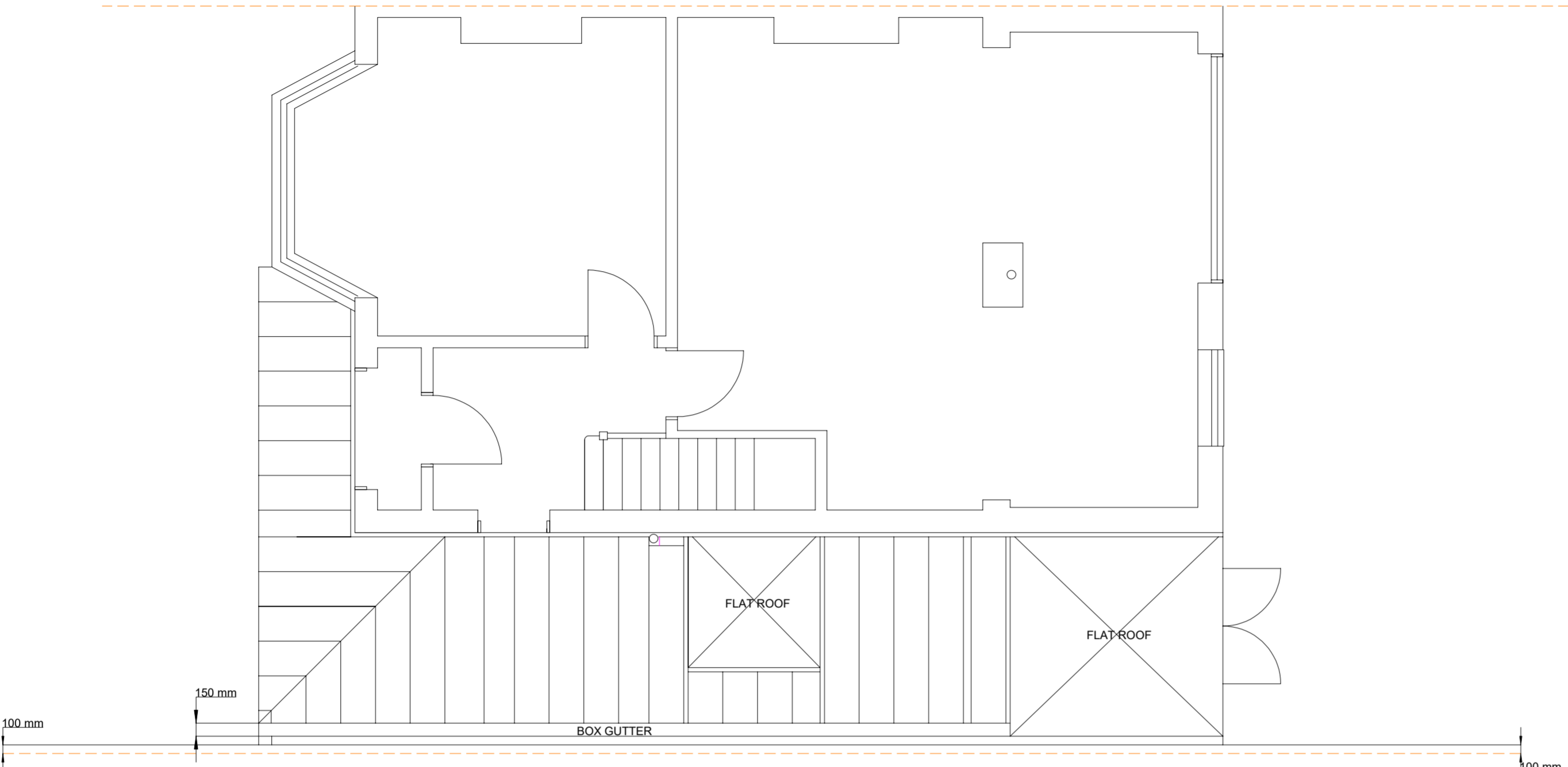
PIPEWORK THROUGH WALLS

Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS

The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:

- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225mm in diameter.



PROPOSED ROOF PLAN 1:50

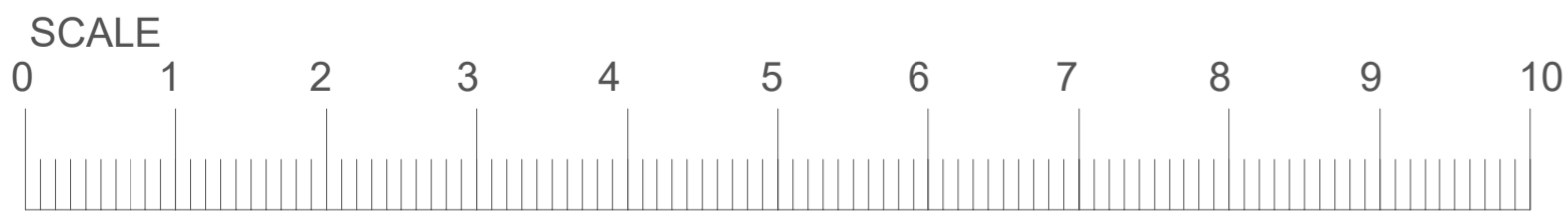
PUBLIC SEWER REQUIREMENTS


Special measures may be required for the following:

- Soils easily eroded by ground water leaking into the drain or sewer, e.g., silty sands, saturated silts and peat.
 - A rising main (except those used for the building only).
 - Any sewer or drain constructed from brick or masonry.
 - Drains or sewers in poor condition.
 - Sites prone to subsidence
- (Advice to be sought from the Sewerage undertaker).

Other provisions that apply to Sewers:

- Any repairs or replacements of a sewer public or drain is to be carried out by the sewerage undertaker.
- Access points to sewers to be in places where they are accessible and apparent for use in an emergency.
- All drains or sewers running under a building to be provided with a minimum of 100mm of granular fill around the pipe.
- the crown of a pipe is within 300mm of the underside of a floor slab special protection to be provided.
- Where a pipe runs less than 2m below a building the foundation is to be extended so that the pipe passes through the wall
- Where the pipe is more than 2m deep to the invert and passes beneath the foundation, the foundation is to be designed as a lintel, spanning over the drain, the lintel should span 1.5m either side of the pipe.
- A drain trench is not to be excavated lower than the foundations of any building nearby.



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| | <p>Mobile: 07739849534 e-mail: mblangley82@googlemail.com</p> | <p>ALL STRUCTURAL INFORMATION TO BE IN CONNECTION WITH STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS</p> | <p>CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liability for failure of these parties to carryout their duties as required by these statutes</p> | <p>Scale: 1:50 @A2</p> | <p>Date: 04/05/2021</p> | |
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