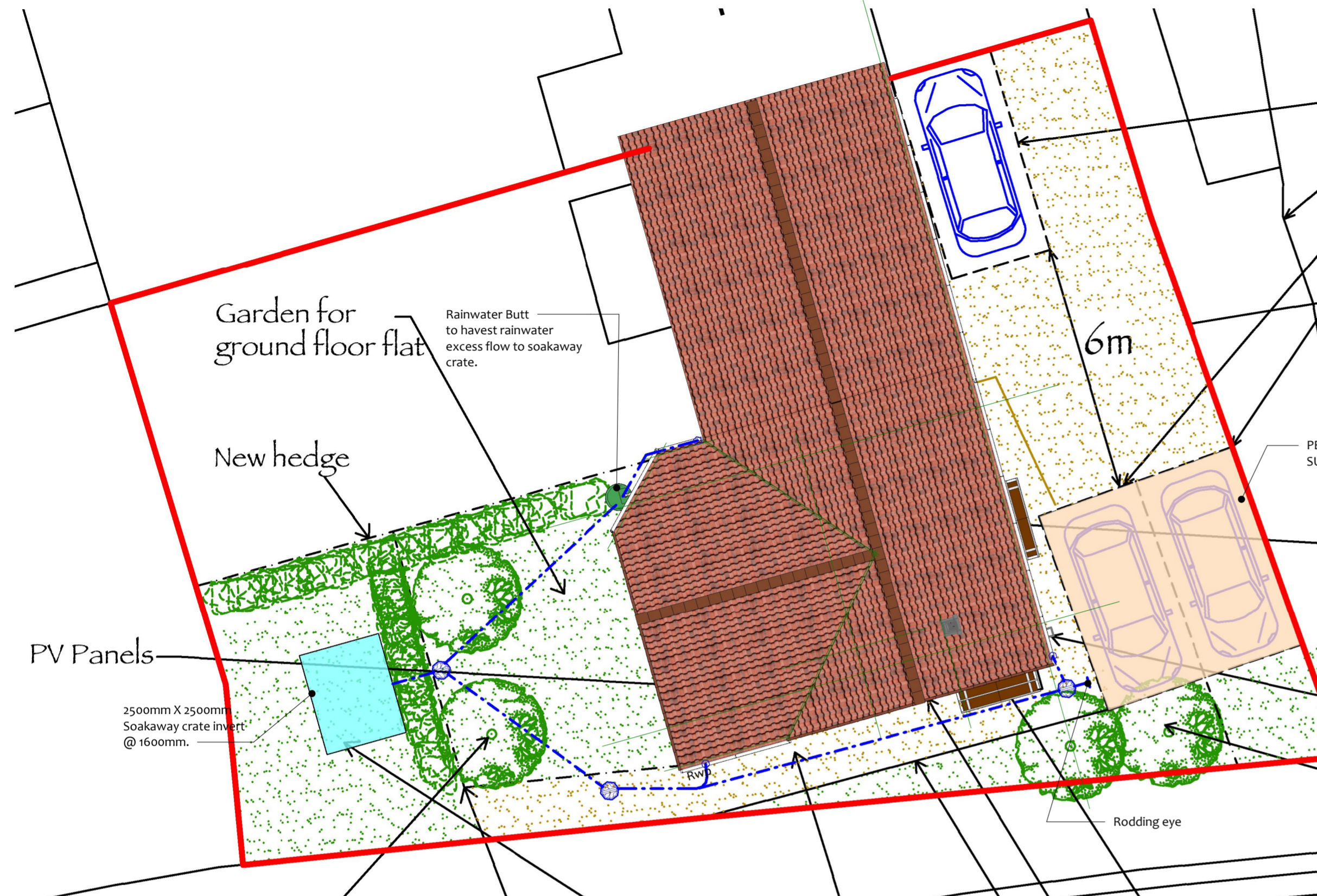


PLANNING APPLICATION

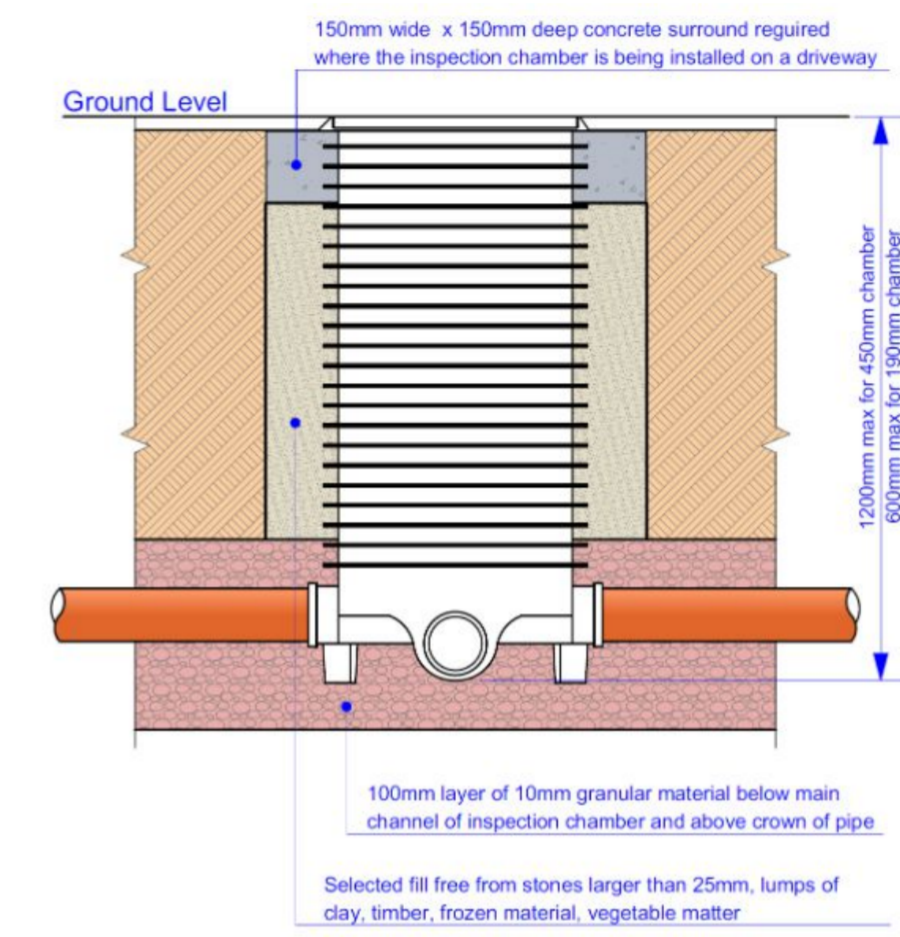


Access should be provided at the following points:

- on or near the head of each drain run
- at a bend and at a change of gradient
- at a change of pipe size (but see below if it is at a junction)
- at a junction unless each run can be cleared from an access point (some junctions can only be rodded through from one direction)
- at 45m maximum spacing in straight runs up to 1.2m in depth

Form manholes with uPVC round or 50 precast concrete units backed with 150 concrete. uPVC manholes to be surrounded with 150 pea shingle. Manhole bases to be 150 concrete on 150 granular material if concrete. Encase drains below building in concrete under building. Trapped rainwater gullies to have pea shingle surround as before and have rodding eye for cleansing.

Inspection chambers Polypropylene Hepworth or similar approved. Dimensions to BS 8301:1985. Depth to invert: 0.6m or less - 190mm diameter; 1.2m or less - 450mm diameter. Manholes: 1200 x 750mm int. 215mm brick unless otherwise indicated; 450x600mm clear cover size. Inspection chambers or manhole covers are to be mechanically fixed and suitable for vehicular loads, where located internally to the building covers are to have double seal and bolt down covers. To be fully accessible after floor coverings are installed.



3 MANHOLES

SCALE 1 : 30



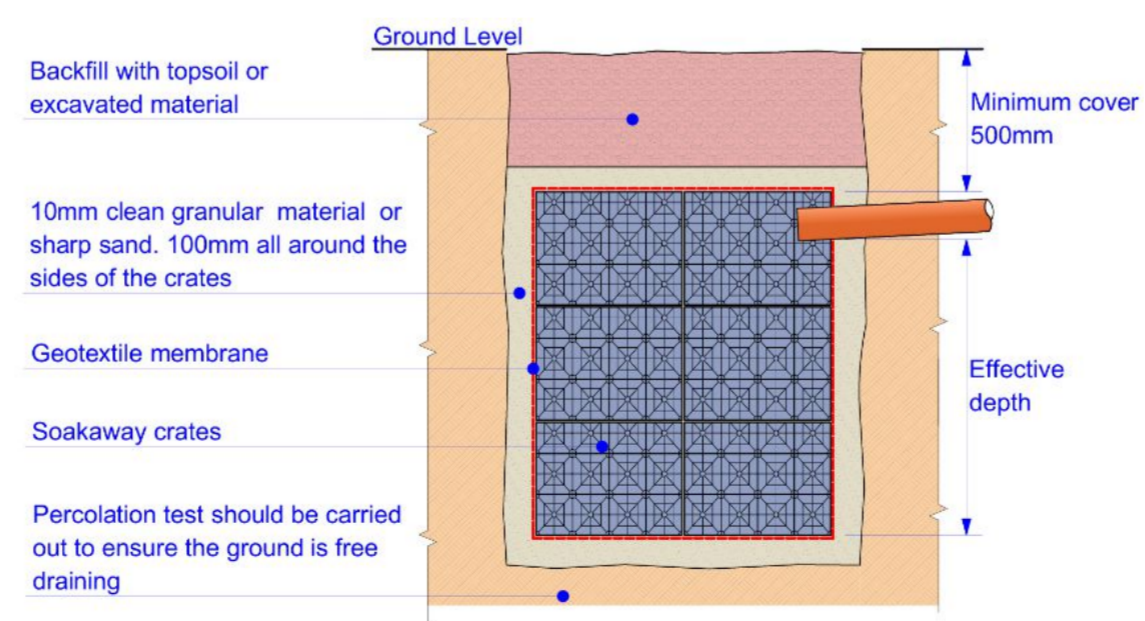
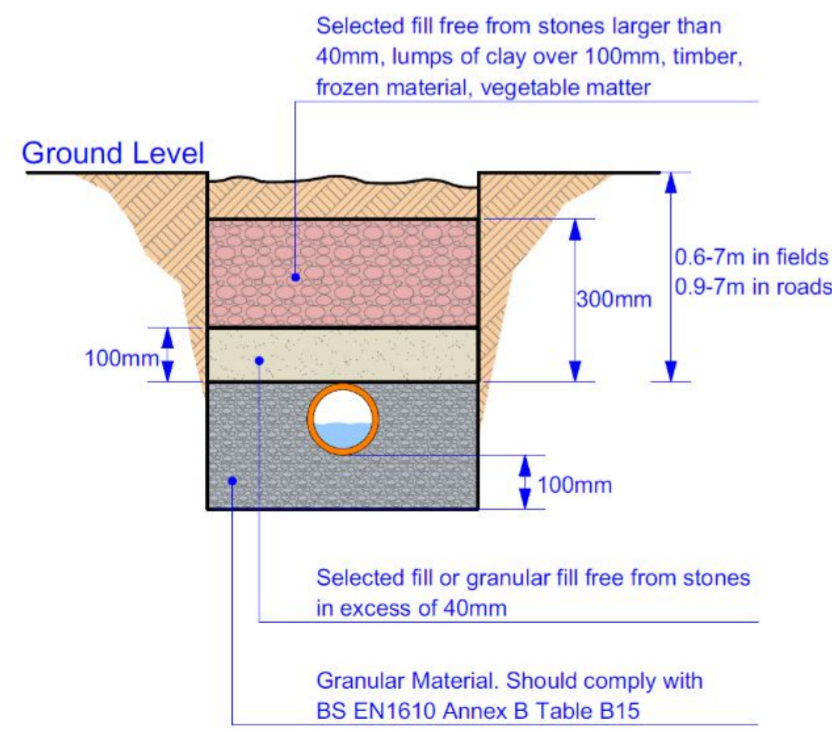
1 SITE

SCALE 1 : 100

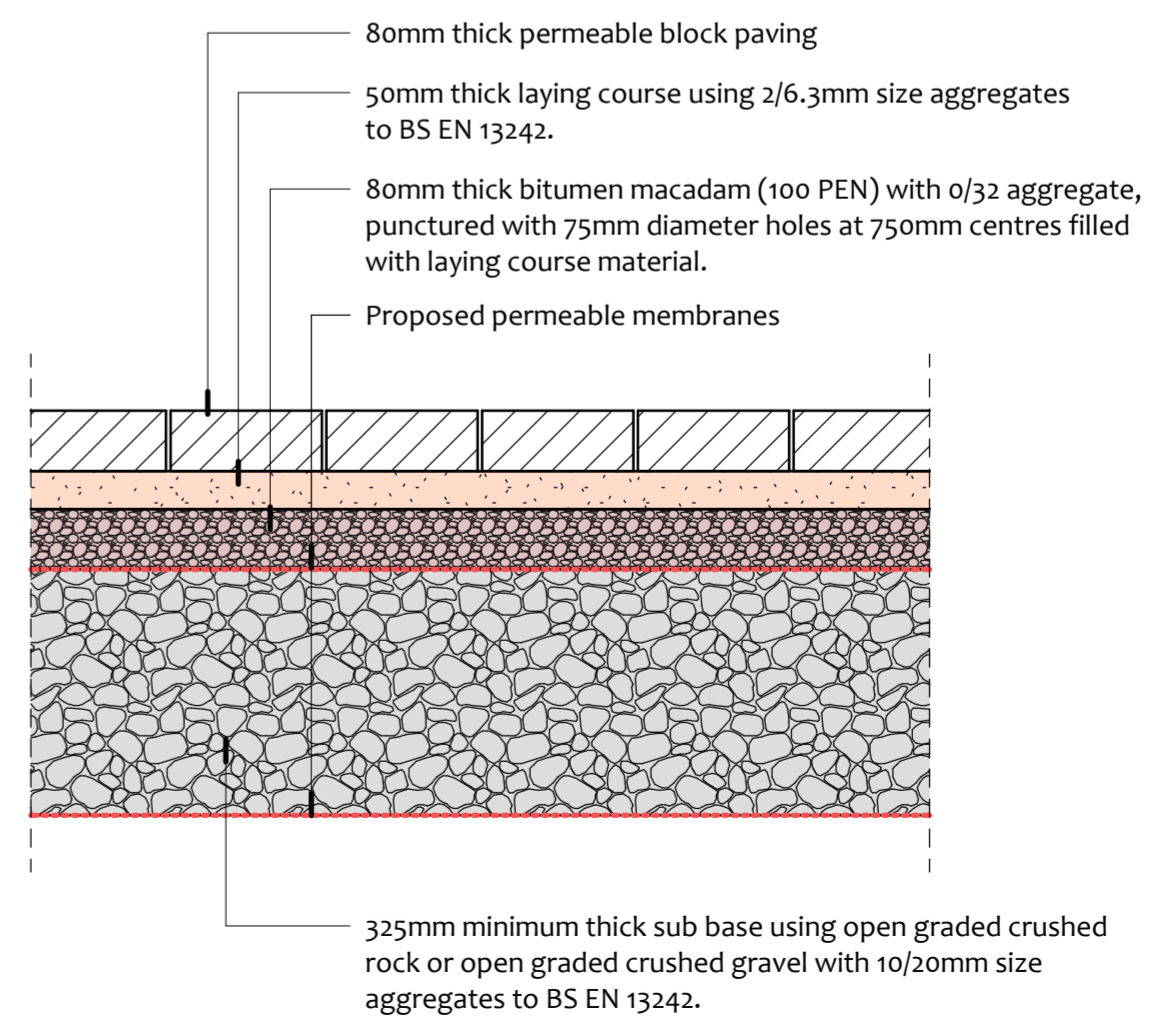


All drainage system carried in Osma drain by Wavin Building Products Ltd. or equal approved system. New drains and components in UPVC to BS 4660 and BS 5481. Nominal size of drains 100mm diameter unless otherwise shown. Falls for foul drainage are 1:40 you can go to 1:80 for surface water if required. Falls given are absolute minimum's and shallower gradients must not be used. Surrounded in granular material min. 100mm pea shingle (size 5-10mm) or alternative fill to BS 882:1983 Table 4 or BS 8301:1985 Appendix D. Minimum depth of pipe cover 600mm in fields and 900mm in drives. Where pipes have less than the minimum recommended cover, the pipes should, where necessary, be protected from damage by a 100mm reinforced concrete cover slab.

Form soakaways a minimum of 5.0 metres from buildings and 2.5m from the boundary in free draining granular type sub soils. Size of soakaways to be subject of ground condition. Minimum of 1m³ below the incoming pipe. Excavate pit slightly larger than designed size. A 100mm base layer of sharp sand should be laid in the base of the excavation. All outer faces of the crates should be wrapped in non-woven geotextile membrane. Install crates in accordance with the manufacturer's details. The soakaway should be backfilled using 100mm of pea shingle all around the sides and above the top of the crates. A further 400mm of the soil that was excavated can then be filled back in and firmly tamped down. Minimum ground cover: 500mm for non-traffic areas, 600mm for car parks (less than 2500kg), 800mm for car parks (more than 2500kg).



Soakaways to be located a minimum of 5m from a foundation of the buildings and 2.5m from the boundary. Have a minimum capacity of 1m³ per 25m² of area to be drained as agreed with Building Control



5 TYP. PERMEABLE PAVING CONSTRUCTION DETAIL

SCALE 1 : 10

2 BELOW GROUND DRAINAGE

SCALE 1 : 30

4 SOAKAWAY

SCALE 1 : 30

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Project No. M18/REG/060/AUG/23

01/31/24

Revisions

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Project North



Scale As indicated

SURFACE WATER DRAINAGE LAYOUT

A121

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