

- NOTES**
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

THIS DRAWING IS PROVIDED FOR THE SOLE PURPOSE OF APPLICATIONS FOR APPROVAL TO REGULATORY REQUIREMENTS AS SUCH IT MAY NOT SHOW THE FULL EXTENT OF THE WORK REQUIRED. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR PRICING AND IS NOT FOR CONSTRUCTION.

H SANITARY FITTINGS & PIPEWORK.

To comply with BS5572.
All soil and vent pipes and accessories to be 100mm uPVC to BS4514 and fitted with rodding access at base. The lowest entry into a soil vent pipe shall be not closer than 450mm from the bend at the base of the stack. All soil ventilation pipes shall terminate a minimum of 900mm above any openable window. Internal 100mm vent pipes to connect to proprietary ridge ventilator.
Rodding access points shall be provided at all changes in direction in the above ground drainage system.
Waste branch pipework and accessories to be 50mm uPVC to BS5255. Fit deep seal traps to all sinks, showers, wash basins and baths with maximum unvented distance to 100mm soil connection of 3m. Over 3m the branch shall be vented direct to external air or fitted with an air admittance valve.
Install pipes, fittings and accessories in accordance with BS 8000 Part 13, Section 3 and BS 5572. Pipes fittings and joints shall be air tested to a positive pressure of at least 38mm water gauge for at least 3 mins.
Every trap shall maintain a water seal of at least 25mm.

H FOUL WATER DRAINAGE BELOW GROUND.

Before starting work check the levels and positions of existing drains, inspection chambers and manholes against the drawings and report any discrepancies to the architect.
Foul drainage system shall be flexible pipes to BS EN 1401 laid in full accordance with manufacturers instructions.
Cover Gardens:- Minimum cover 0.6m - Maximum cover 7.0m.
Footpaths and driveways:- Minimum cover 0.9m - Maximum cover 7.0m.
All pipes with less than the recommended cover shall be encased in minimum 100mm concrete with movement joints formed with compressible board at each socket or sleeve joint face.
Bedding & backfilling
Flexible pipes are to be laid with bedding class 52 with 80% compaction. Lay pipes on minimum 100mm granular fill bed of graded material size 5mm to 10mm same material to backfill around pipe to line level with top of pipe. Backfill over pipe with 300mm selected fill free from stones larger than 40mm. Backfill remainder of trench with selected fill to suit required finish.
Pipe gradients
All below ground foul drainage shall be minimum 100mm diameter pipe to connection with main sewer.
The minimum gradient at which foul drains are to be laid shall be in accordance with table 6 to regulation H1-1:80 subject to the drain serving a minimum of 1 WC, otherwise a minimum gradient of 1:40.
Pipes penetrating walls
All pipes passing through walls shall pass through a linteled opening allowing 50mm clearance around the pipe. Opening to be masked on both sides with rigid sheet material.
Comply with airtightness requirements detailed elsewhere.
Bends at base of soil stack
Unless specified otherwise, use a 90deg rest bend with a minimum radius of 200mm to centre line of pipe. Invert of horizontal drain at base of stack to be not less than 450mm below centreline of lowest branch pipe.
Access
Minimum dimensions of access points shall be in accordance with Table 8 to regulation H1
Maximum spacing of access points shall be in accordance with Table 10 to regulation H1.
A grease trap shall be installed to intercept the waste water outflow from the kitchens.
Testing
Upon completion the drainage system shall be water tested in sections to a pressure equal to 1.5m head of the drain (max 4.0m head). Leakage should be measured over 30mins and should not exceed 0.05 litres for each metre run of the drain.

H2 SURFACE WATER DRAINAGE
The general provisions for the installation of the surface water drainage system including depth of cover, access, bedding & backfilling, pipes passing through walls and testing shall be as the four drainage systems.
Pipe gradients
All below ground surface water drainage shall be minimum 100mm diameter. The minimum gradient at which surface water drains are to be laid shall be 1:100.
Drainage of paved areas
Small paved areas around the site shall be free draining to adjacent garden areas, the paving set slightly above the surrounding gardens and with a minimum gradient or crossfall of 2.5%.
Larger paved areas are drained to the new surface water drainage system via channels and gullies & thence to the new surface water drainage system & soakaways located within the garden areas.
H3 RAINWATER DRAINAGE
Proprietary rainwater system to be installed in full accordance with the manufacturers instructions to ensure the complete discharge of rainwater from the building without leaking.
All down pipes shall be black 75mm dia upvc (TBC)
All gutters shall black upvc - profile (TBC)
Where a rainwater pipe is required to discharge onto a lower roof a pipe shoe shall be fitted to direct the flow away from the building.
New rainwater pipes generally discharge into back inlet gullies connected to the new surface water drainage system leading to soakaways within the curtilage.
SOAKAWAYS
Soakaways shall be designed in accordance with DG365 2016 subject to satisfactory percolation tests and calculations to be submitted to the BCO for approval to include surface water runoff from all roof and paved areas to accommodate:-
1) A no pipe system surge during a 1 in 2 year storm plus 30% for climate change.
2) No surface flooding during a 1 in 30 year storm plus 30% for climate change
3) No internal flooding to property including access and egress areas during a 1:100 year storm plus 30% for climate change.

H6 SOLID WASTE STORAGE
Solid waste shall be stored in wheeled containers with close fitting lids with a combined storage capacity of 0.25m³.

B Soakaways deleted. SW drains to run to existing combined drain. FW drains updated. 16Feb26

A Revised footprint 7Jul22

REV AMENDMENT DATE

THIS DRAWING IS FOR STATUTORY APPROVALS NOT FOR CONSTRUCTION ALL DIMENSIONS ARE SUBJECT TO VERIFICATION

Project HOLLINS HOUSE FARM, HOLLINS LANE, BURY

Drawing PROPOSED DRAINAGE PLAN

Client Mr & Mrs W Nield

Dwn. By mc

Scale 1:100 when printed @ A1

Drg. No. 17.492.17B

Drg. Size A1

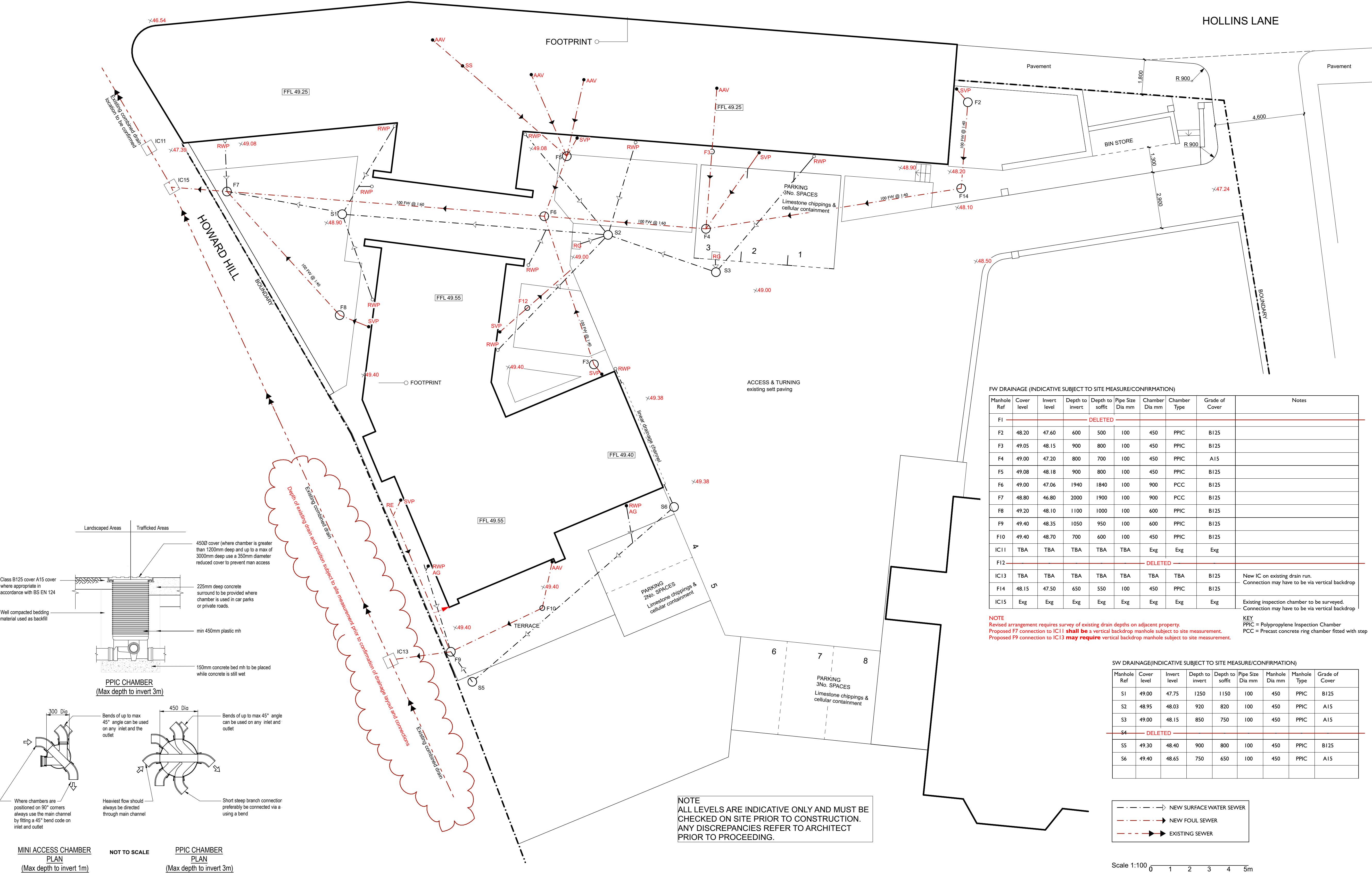
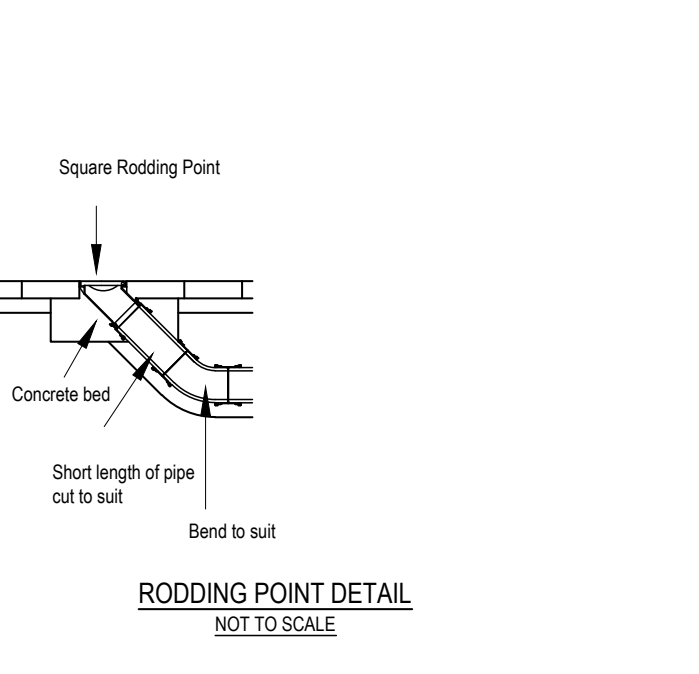
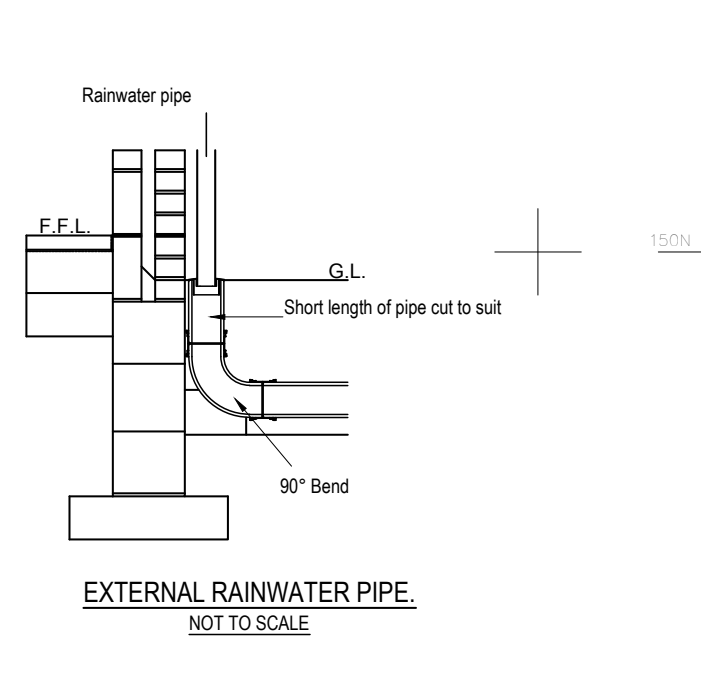
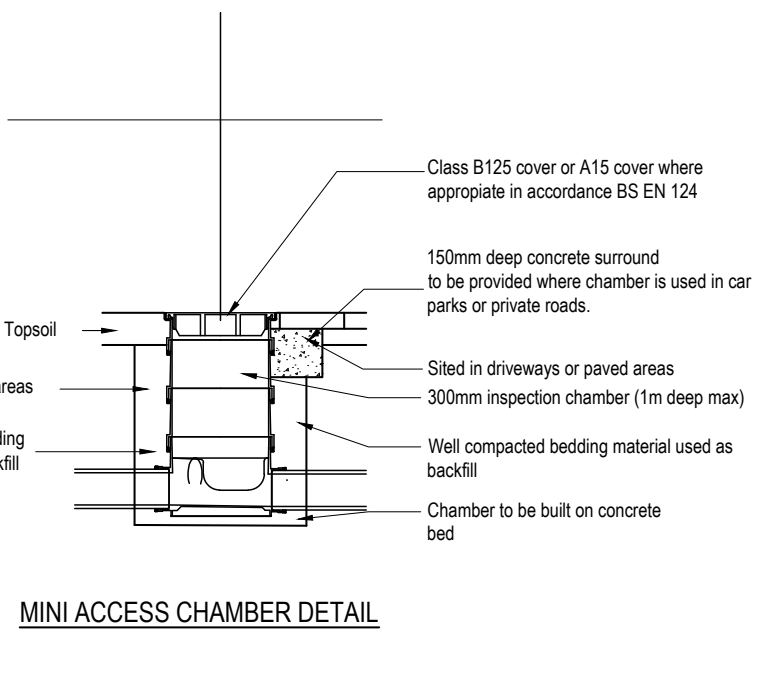
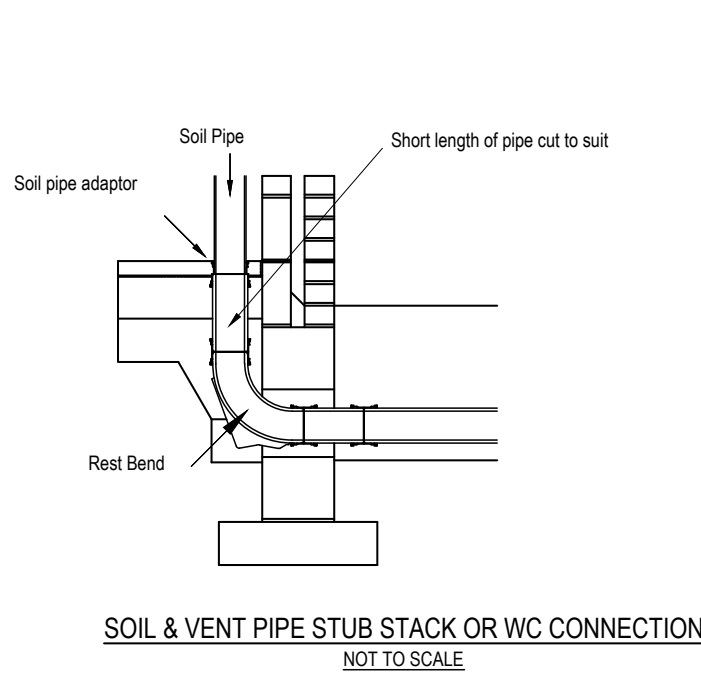
Date March 2021

JOHN HOLT ARCHITECTS LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR

TELEPHONE 0161 764 8314 E-MAIL mail@holtiarchitects.co.uk

DO NOT SCALE DRAWING



FW DRAINAGE (INDICATIVE SUBJECT TO SITE MEASURE/CONFIRMATION)

Manhole Ref	Cover level	Invert level	Depth to invert	Depth to soffit	Pipe Size Dia mm	Chamber Dia mm	Chamber Type	Grade of Cover	Notes
F1									DELETED
F2	48.20	47.60	600	500	100	450	PPIC	B125	
F3	49.05	48.15	900	800	100	450	PPIC	B125	
F4	49.00	47.20	800	700	100	450	PPIC	A15	
F5	49.08	48.18	900	800	100	450	PPIC	B125	
F6	49.00	47.06	1940	1840	100	900	PCC	B125	
F7	48.80	46.80	2000	1900	100	900	PCC	B125	
F8	49.20	48.10	1100	1000	100	600	PPIC	B125	
F9	49.40	48.35	1050	950	100	600	PPIC	B125	
F10	49.40	48.70	700	600	100	450	PPIC	B125	
IC11	TBA	TBA	TBA	TBA	Exg	Exg	Exg	Exg	
F12									DELETED
IC13	TBA	TBA	TBA	TBA	TBA	TBA	B125	B125	New IC on existing drain run. Connection may have to be via vertical backstop
F14	48.15	47.50	650	550	100	450	PPIC	B125	
IC15	Exg	Exg	Exg	Exg	Exg	Exg	Exg	Exg	Existing inspection chamber to be surveyed. Connection may have to be via vertical backstop

NOTE
Revised arrangement requires survey of existing drain depths on adjacent property.
Proposed F7 connection to IC11 **shall be** a vertical backstop manhole subject to site measurement.
Proposed F9 connection to IC13 **may require** vertical backstop manhole subject to site measurement.

KEY
PPIC = Polypropylene Inspection Chamber
PCC = Precast concrete ring chamber fitted with step

SW DRAINAGE(INDICATIVE SUBJECT TO SITE MEASURE/CONFIRMATION)

Manhole Ref	Cover level	Invert level	Depth to invert	Depth to soffit	Pipe Size Dia mm	Manhole Dia mm	Manhole Type	Grade of Cover
S1	49.00	47.75	1250	1150	100	450	PPIC	B125
S2	48.95	48.03	920	820	100	450	PPIC	A15
S3	49.00	48.15	850	750	100	450	PPIC	A15
S4								DELETED
S5	49.30	48.40	900	800	100	450	PPIC	B125
S6	49.40	48.65	750	650	100	450	PPIC	A15

--- NEW SURFACE WATER SEWER
--- NEW FOUL SEWER
--- EXISTING SEWER

Scale 1:100 0 1 2 3 4 5m