



LEGEND

Foul Water ----
Surface Water ----
Agreed right of way for all
vehicles including larger
trucks & Fire Appliance ---

RAIN WATER GUTTERS AND DOWNPIPES

Install new 125mm diameter deepflow black half round black upvc gutter discharging into 68mm diameter black upvc downpipes, downpipes fitted with swan neck offsets and access plates at low level for rodding.

All to discharge into new trapped back inlet gullies & then into and then into Rainwater Rainwater Harvesting tank.

The 1500 Litre Shallow Dig Garden Irrigation system is an underground rainwater harvesting system thats designed to be easy and simple to set up. The system consists of a submersible water pump which you will need to lower into the water tank then you will need to connect to an outside tap. It also comes with pipe work connections (4" drainage not included) and a filter. A rainwater harvesting system is designed for user to save money on mains water consumption and is better for storing, collecting and using for domestic and commercial purposes. You can use your stored water for many jobs around the garden and for things like car washing, window cleaning , irrigation etc.

Tank Size to be 1500L underground storage tank (2.4m Long x 1.2m wide x 0.95m high). Tank to be provided with overflow system discharging into new 4cu.m.soakaway positioned a minimum 5m away from any building.

Black plastics half round gutters and circular downpipes,

Soakaway constructed using Soakaway crates, supplied by The Sustainable Drainage Centre, wrapped in a NW8 non-woven geotextile membrane and sealed using two different jointing tapes.

These Pre-Wrapped Soakaway Crates are suitable for installation under non-load bearing surfaces; such as pedestrian only or landscaped areas. They offer 3x more 'empty' space than a rubble filled soakaway and will last at least 3x Longer when installed correctly.

All crates are wrapped in an NW8 non-woven geotextile membrane and sealed using our high strength butyl and geotextile membrane jointing tapes.

Pipe inlet positions are marked with a cross and offer the flexibility to connect either a 110mm or 160mm diameter plastic drainage pipe. Top hat connectors can be fixed to the units to connect larger pipe sizes.

NOTE :- Soakaways must be installed in accordance with the manufactures recommendations. This includes ensuring at least 600mm of cover to the top of soakaway. These Soakaway Units are suitable under landscaped areas only and should not be used under areas of traffic/load bearing surfaces such as driveways and parking spaces or areas where loads can be generated by construction plant and machinery.

BELOW GROUND FOUL WATER DRAINAGE

All drainage works shall be in full accordance with approved document H of the building regulations, BS 8301 and to the complete satisfaction of the relevant building control body.

All drains beneath building to be bedded and surround in granular fill. All rising mains to be insulated.

Where drains pass through external walls they are to be protected with a pre-stressed concrete lintel over with min. 150mm end bearings, with 50mm clearance all round pipe and the opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

110mm 'Marley' upvc underground drainage or similarly approved system laid to a minimum fall of 1 in 60. Pipework laid on and surrounded with 150mm of pea shingle, 10mm maximum size, or similarly approved material in accordance with BS 5955 Part 6 1980.

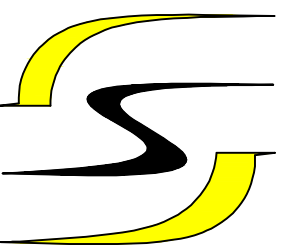
All pipework to be protected with 65mm deep precast, prestressed concrete lintel over, wrapped in quilt insulation, when passing through load bearing structure with min. 150mm end bearings, with 50mm clearance all round pipe and the opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

All manholes less than 900mm deep to be PVC inspection chambers.

All connections to have rodding eyes where required.

Foul water drainage to connect into Existing Mains Sewer Connection in Driveway.

CORPORATE ARCHITECTURE
& DESIGN GROUP



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Rev A - 24/05/23 - Surface Water Drainage
amended with additional details added

Date Dec 2022

Drawing No.2022/52/21A@A1

Proposed Foul and Surface Water drainage Plan - Scale 1:200@A1 - Condition 7

Proposed Development of Three Residential Units along with Associated Facilities
at Land adjoining Meadow Cottage, School Lane, Higham, Kent ME3 7JG