

BELOW GROUND DRAINAGE – REFER TO DART ENGINEERS DESIGN

Below ground foul and surface water drainage shown on this drawing is indicative only. All drainage is to be constructed strictly in accordance with the DART Engineers Ltd drainage design, drawings 26942-DR-C-0100 (Drainage Strategy) and 26942-DR-C-0101 (Drainage Details), current revision, together with the DART soakaway hydraulic calculations (26942), percolation report 26942-PR-001 Rev A and surface water maintenance schedule. Where there is any discrepancy between this drawing and the DART design, the DART design takes precedence for pipe routes, sizes, gradients, invert and cover levels, inspection chamber and rodding access positions, soakaway size and location, and permeable paving construction.

Foul water discharges by gravity to the existing 150mm Yorkshire Water public foul sewer via the existing private connection (connection point IL 127.85 confirmed by trial pit). Yorkshire Water have confirmed (Oct 2026) that no build-over / build-near agreement is required (dwelling more than 3m from the public sewer) and no Section 106 connection application is required as the existing point of connection is re-used. The existing private 100mm drain and inspection chamber within the footprint are to be removed and grubbed out as shown on the DART strategy.

Surface water from roofs and hard surfaces discharges to a geo-cellular soakaway (7.0 x 3.5 x 0.8m, min. 5m from any building) designed to BRE Digest 365 on the site infiltration test results; the parking areas are permeable paving. No surface water is to be connected to the foul system or the public sewer.

Rainwater pipe and soil / vent pipe positions are as shown on the White Agus plans and elevations and are to be confirmed to DART prior to construction. The contractor is to verify the line, level and condition of all existing drainage on site before works start and report any variation to the drainage engineer; any changes are to be agreed with Building Control before the drainage is laid. Drainage to comply with Approved Document H and BS EN 752.

White Agus Architectural Services
OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNSLEY, S70 2EU
Phone: 01226 208482
Email: info@whiteagus.co.uk
Web: www.whiteagus.co.uk

Project. PROPOSED DWELLING AT 6 BOURNE WALK, STAINCROSS BARNSLEY, S75 6JQ	Client. CHRIS & BETH
Drawing Title. SITE PLAN	Date. OCTOBER 2026
	Scale. 1:50 & 1:100 @ A1
	Ref. 25–161
	Dwg. No. 10
	Rev.

Date	Suffix	Description	Date	Suffix	Description