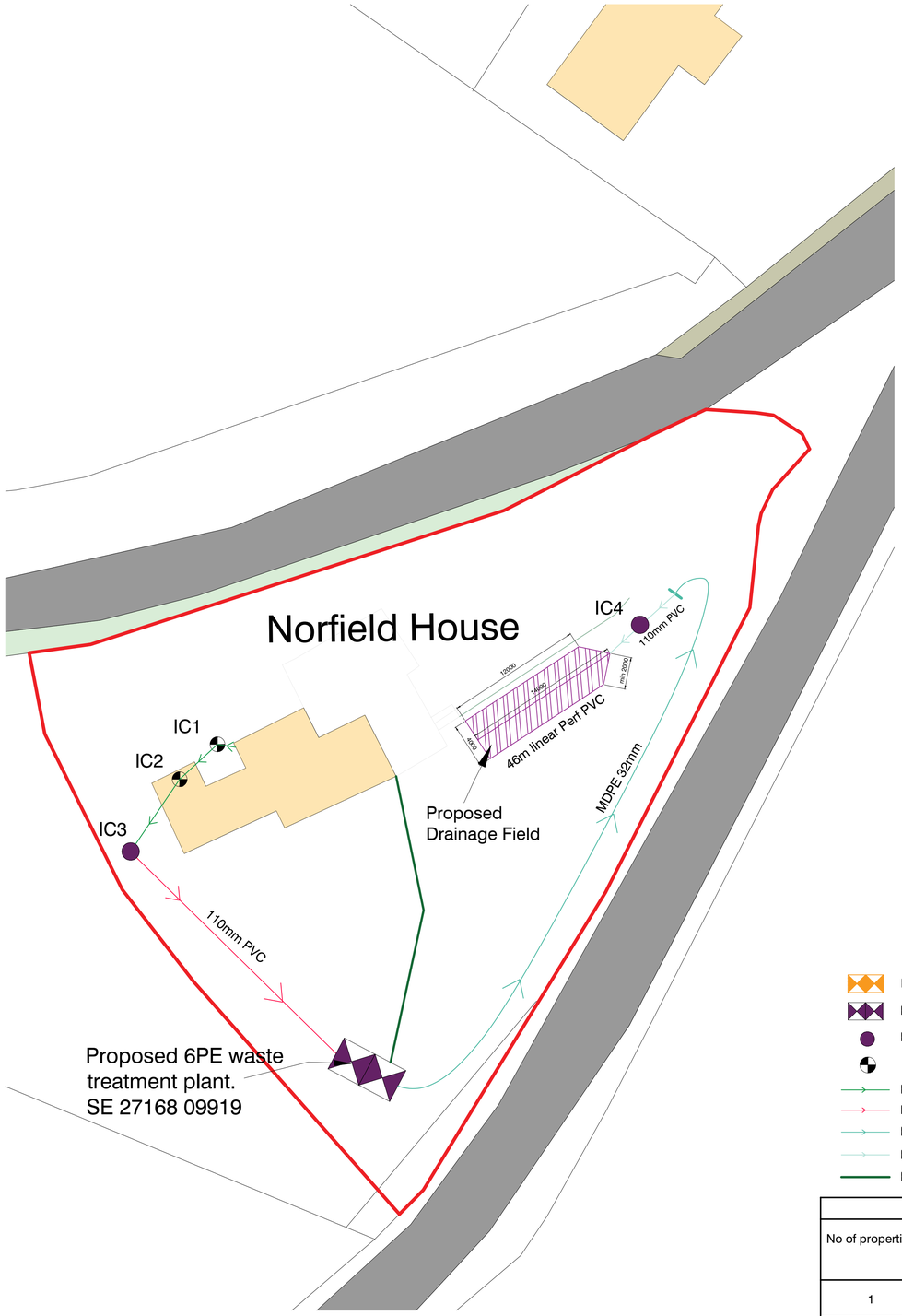
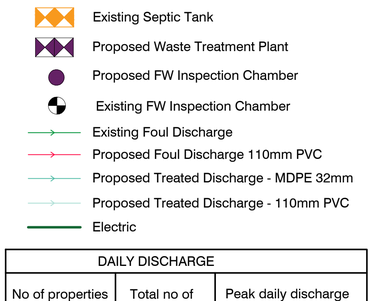
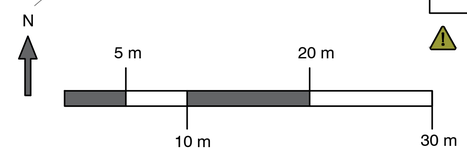


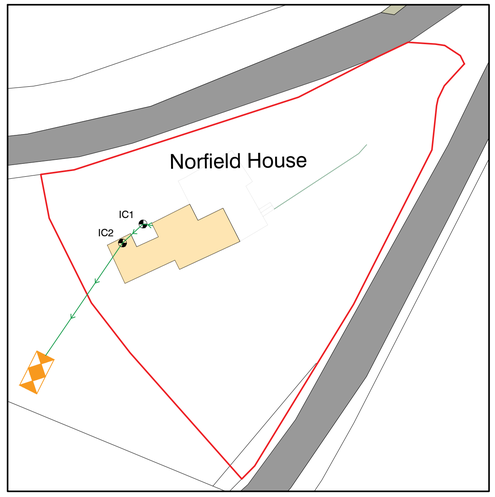
Site Plan - Proposed 1:250



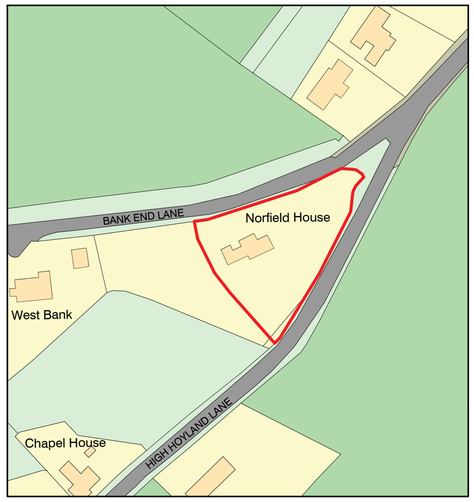
DAILY DISCHARGE		
No of properties	Total no of bedrooms	Peak daily discharge (m^3)
1	3	0.75

Final pipe runs and invert levels to be determined on the site





Existing layout 1:500



Location Plan 1:1250

BUILDING REGULATIONS NOTES

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 110mm diameter UPVC proprietary pipe work to give a minimum 1:80 gradient. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (1200mm under highway). 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 and BS 4660:2000 for unplasticised PVC pipes or BS EN 295 for Vitrified Clay pipes.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers, to BS 7158:2001, 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.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking

SITE PREPARATION Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

DRAINAGE FIELD
Before installation of the drainage field, a preliminary assessment to be carried out including consultation with the Environment Agency and local authority to determine the suitability of the site. Drainage field not to contaminate any watercourse, underground water or water supply. Trial hole to be dug to determine the position of the standing ground water table, trial hole to be a minimum of $1m^2$ and 2m deep or a minimum of 1.5m below the invert of the proposed drainage field pipework. The ground water table to not rise to within 1m of the invert level of the proposed effluent distribution pipes. A percolation test to be carried out by a competent person to assess the suitability of the proposed area, taking into account the varying groundwater levels at different times of the year. The test to be carried out at least three times with at least two trial holes. The average figure from the tests to be taken. The test not to be carried out during heavy rain, heavy frost or drought. Vp (percolation value) to be used to determine the total floor area of the drainage trenches and total length of irrigation drain in accordance with Approved Document H

SITTING
Drainage field to be:
- Not situated uphill of dwellings.
- At least 10m from any watercourse or permeable drain.
- At least 50m from the point of abstraction of any groundwater supply and not in any Zone 1 ground water protection zone.
- At least 15m from any building.
- Sufficiently far from any other drainage fields, drainage mounds or soakaways so that the overall soakage capacity of the ground is not exceeded.
- Away from a water course or ditch. - 2m away from site boundaries.
- Away from trees and plants with extensive root systems.
- Downslope of groundwater sources.

No underground services, water pipes, access roads, driveways or paved areas to be located within the dispersal area.

DESIGN AND CONSTRUCTION
Drainage field design to be in accordance with BS 6297:2007 + A1 2008 and pollution prevention guideline no 4 (PPG4), ensuring aerobic contact between liquid effluent and the subsoil. Layout of pipes to ensure even distribution throughout and to be designed as a closed circuit, set out as a continuous loop fed from the inspection chamber. Drainage field to be constructed using 110mm downward facing perforated pipes, laid in trenches with a uniform gradient not steeper than 1:200. Drainage trenches to be from 300mm to 900mm wide, with areas of undisturbed ground 2m wide being maintained between parallel trenches. Pipes to be laid at a minimum depth of 500mm below the surface on a 300mm layer of clean shingle or broken stone graded between 20mm and 50mm. Trenches to be filled with the same material to a level 50mm above the pipe and covered with a layer of geotextile. The remainder of the trench to be filled with soil. Facilities for inspection and maintenance to be provided between the septic tanks and the drainage field. A vent to aid the growth of aerobic bacteria and increase treatment quality to be provided, if required

General Notes

The Contractor must check all dimensions and general layout before commencing work on site - IF IN DOUBT-ASK
DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES.
The contractor will ensure that all elements of the structure are suitable for the intended purpose and fitted / installed in accordance with the manufacturers instructions.
All elements of the structure / project to be manufactured / installed to current UK & EU standards, including BBA and Building Regulations 2010.
The contractor will be aware of current H&S / CDM legislation and ensure that the Site / Project operates within and conforms to said legislation.
If this project is subject to Planning Approval and Building Regulations, it is the clients responsibility to ensure that all samples of facing materials, such as brickwork, roof tiling, etc, are examined and approved by the Local Authority Planning & Building Departments, before work commences on Site.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

1.	Issue	23.03.26

Produced by:
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Beech Tree Farm
Sutton On The Forest
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Project Name and Address
New Waste Treatment Plant
Norfield House
Bank End Lane
S75 4BB

Project: 2603–004	Sheet: A1
Date: 20.03.2026	
Scale: As Noted	