SITE PLAN SCALE 1:100

SPECIFICATION NOTES

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.

SITE INVESTIGATION
A survey of the site is to be carried out by a suitably qualified person including, an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist.
Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill

SOAKAWAY USING CRATES
Trench of soakaway to be provided slightly largely than designed depth after porosity test (if required), but a minimum of just over 1 cubic metres from invert level of pipe. Line the trench with suitable geotextile and provide a compacted bed of coarse sand to base. Install AquaCell crate units or equivalent as manufacturer's details. Geotextile to be wrapped around crates. Provide 100mm of coarse sand between the trench walls and over the AquaCell structure. Backfill with suitable material.
Paved areas to be suitably drained free from storm water.
Suitable crate system to be used where situated under road as & drives etc installed in strict accordance with the manufacturers instructions etc.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipework to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). 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.

INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, 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.

SOIL AND VENT PIPE
Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m² mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

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PIPEWORK THROUGH WALLS
Where new pipework passes through external walls the pipework is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mm.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form an opening in the wall which gives 50mm space all round pipe. Mask the opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

KLARGESTER BIO-DISC SEWAGE TREATMENT PLANT
Manufacturer's details of the Sewage treatment plan to be submitted to building control for approval.
Glass reinforced plastic, polyethylene or steel septic tanks to meet the requirements of BS EN 12566.
Tank to have capacity below the level of the inlet of a least 2,700 litres (2.7m3) for up to 4 users, capacity to be increased by 180 litres for each additional user.
Adequate means of access for emptying and maintenance to be provided.
Tank to be provided with a system so that it will function in a power failure.
Adequate ventilation to be provided, ventilation to be kept away from buildings.
To minimise turbulence, provision to be made to limit the flow rate of the incoming foul water. If drains are steeply laid up to 150mm, the velocity may be limited by laying the last 12m of incoming drain at a gradient of 1 in 50 or flatter.
The inlet and outlet pipes of the septic tank to be provided with access for sampling and inspection.
Tank to be sited at least 7m from dwelling, preferably downslope and within 30m of a tanker vehicle access where the invert level of the tank is no more than 3m below, if the invert is over 3m this distance may be reduced.
A clear route for the hose to be provided so that the tank can be emptied and cleaned without hazard to the building's occupants, or the contents being taken through the dwelling.
Access covers to be of durable quality having regard to the corrosive nature of the tank contents. Access to be lockable or otherwise engineered to prevent personnel entry.
A notice to be fixed within the building describing the necessary maintenance.
Tank to be inspected monthly to check that it is working correctly.

H4 BUILDING OVER OR NEAR PUBLIC SEWERS

The developer is to consult the Local Sewers Undertaker when constructing, extending or underpinning over a sewer or within 3m of the centreline of sewer shown on the sewerage undertakers sewer records and when the following applies:
- The building or extension is to be constructed over a manhole or inspection chamber or other access fitting on a sewer.
- The length of the drain or sewer under the proposed building or extension will exceed 6m.
- The Building or extension is to be constructed over or within 3m of any drain or sewer more than 3m deep or greater than 225m in diameter.

PUBLIC SEWER REQUIREMENTS

Special measures may be required for the following:

- Soils easily eroded by ground water leaking into the drain or sewer, e.g. silty sands, saturated silts and peat.
- A rising main (except those used for the building only).
- Any sewer or drain constructed from brick or masonry.
- Drains or sewers in poor condition.
- Sites prone to subsidence.

(Advice to be sought from the Sewerage undertaker).

Other provisions that may apply to Sewers:

- Any repairs or replacements of a sewer public or drain is to be carried out by the sewerage undertaker.
- Access points to sewers to be in places where they are accessible and apparent for use in a emergency.
- All drains or sewers running under a building to be provided with a minimum of 100mm of granular fill around the pipe.
- the crown of a pipe is within 300mm of the underside of a floor slab special protection to be provided.
- Where a pipe runs less than 2m below a building the foundation is to be extended so that the pipe passes through the wall.
- Where the pipe is more than 2m deep to the invert and passes beneath the foundation, the foundation is to be designed as a lintel, spanning over the drain, the lintel should span 1.5m either side of the pipe.
- A drain trench is not to be excavated lower than the foundations of any building nearby.

NYP

Chartered Institute of Architectural Technologists
Registered Practice

Notes.

Revisions.

Date	Suffix	Description	Date	Suffix	Description

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Project. NEW DWELLING, LAND AT WORK BANK LANE, THURLSTONE S36-9RR

Client. ROGER COLDWELL

Drawing Title. PLANNING DRAWING S/W AND FOUL DRAINAGE LAYOUT

Date. MARCH 2024

Scale. AS INDICATED

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