

NOTES:

© 2006. Copyright of this drawing is held with Freeman Consultancy. This drawing is not to be scaled from and is to be read in conjunction with all Architects' and Engineers' drawings. Site dimensions are to be taken before work commences. Discrepancies are to be reported to Freeman Consultancy.

BELOW GROUND DRAINAGE

See site layout for line and level of drainage.  
All pipework in flexible jointed plastic on (min) granular bed.  
All drains running under slab to be encased in concrete. Drains to have flexible joints where passing through walls/slab.  
All drains under and within 1m of a building to be encased in min. 150mm concrete with joints remaining flexible. Rocker pipes with flexible joints to be provided through walls.  
All drain trenches more than 1m from any foundation, but deeper than the foundation to be bedded and surrounded and trench backfilled up to level of underside of foundation.  
Any concrete encasements to have expansion joints at max. 9.0m ctrs.  
UPVC inspection chambers to be  
For depth 0 - 0.6m 450 x 450mm with 450 x 450 cover  
For depth 0.6 - 1.0m 700 x 720 or 600mm dia with 450 x 450 cover  
For depths over 1.0m 750 x 1200mm with 600 x 600 cover  
All to the approval of the Building Control Authority.  
Manholes/ TJs over 1.0m deep to be fitted with step ladders as necessary.

FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give an Ideal 1:40 fall. Alternatively 100mm polypipe laid to min fall of 1 in 80 (serving at least 1no. WC)  
Max. 10no. properties on 100mm, use 150mm when serving more than 10 dwellings.  
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: 2005.

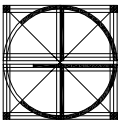
NOTES

**INSPECTION CHAMBERS**  
Underground quality proprietary UPVC 450mm diameter inspection chambers 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.

**EXTERNAL SURFACE WATER DRAINAGE**  
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.  
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturers details and in compliance with BS6717, to allow adequate drainage.  
or provided with a non slip surface and cross fall of 1:40 - 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.  
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.



SITE PLAN AND DRAINAGE LAYOUT 1:200

|                                       |                                                                                                                                                    |            |               |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
| Rev.A Drainage modifications Sept.17. |                                                                                                                                                    |            |               |
| CLIENT                                | Beckett, Beckett and Johnson<br>Property Partnership.                                                                                              |            |               |
| PROJECT                               | RESIDENTIAL DEVELOPMENT<br>ADJ 1 SAUNDERS ROW.<br>WOMBWELL, BARNSELEY                                                                              |            |               |
| DRAWING                               | SITE PLAN AND DRAINAGE LAYOUT                                                                                                                      |            |               |
| CONSULTANT                            | <div><div></div><div><b>freeman</b><br/>consultancy</div></div> |            |               |
| CONSULTING ENGINEERS                  | Boultonham House, 82 Church Street, Sleaford, Leicestershire, S. Yorks NG6 4BN                                                                     |            |               |
| BUILDING SURVEYORS                    | TEL: 01779 579072 FAX: 01709 574153                                                                                                                |            |               |
| ARCHITECTURAL DESIGNERS               | Website: www.freemanconsultancy.co.uk                                                                                                              |            |               |
| CONSULTANT No                         | SCALE                                                                                                                                              | DATE       | DRAWN CHECKED |
| Var                                   | July 17                                                                                                                                            | RF         | RAF           |
| PROJECT No                            | DISCIPLINE                                                                                                                                         | DRAWING No | STATUS REV    |
| FC/2015.43                            | 02                                                                                                                                                 | A          |               |