

**CONSTRUCTION OF NEW TWO STOREY  
THREE BEDROOM END TERRACE HOUSE**

**on garden land adjacent to**

**56 KINGS ROAD, HAYLING ISLAND  
HAMPSHIRE PO11 0PD**

**BRIEF CONSTRUCTION NOTES ON DRAINAGE  
TO INDICATE COMPLIANCE WITH  
THE BUILDING REGULATIONS 2000 (AS AMENDED)  
& TO SATISFY CONDITION 7 OF  
PLANNING PERMISSION REF: APP/19/00870**

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## BELOW GROUND DRAINAGE:

1. Drainage layout to be as indicated on drawing no. 21902/205.
2. Foul drainage to connect to existing foul drain at rear of No.56 Kings Road.
3. Existing brick built foul chamber at the rear of No.56 to be removed and new preformed polypropylene chamber (F1) installed in adjusted position on existing foul drain run as shown on the above layout. Existing external SVP to be connected to branch as shown.
4. New rest bends to be provided to new stubstacks (SS) to receive wastes from new kitchen and ground floor WC and connected via subfloor to new chamber F2. New SVP serving first floor bathroom to connect onto top of drain immediately below using upward facing branch connection.
5. New underground drains to be in 110mm PVCu to BS4660:1989 with ring seal sockets. New foul drains to be laid to levels shown on the drawings and 1 in 40 below new building where possible. New surface water drains to be laid at min. fall of 1 in 60.
6. Where as dug material is suitable (in accordance with the recommendations of BS5955:Part 6:1980 Appendix A) it may be used for backfill and pipe laid on trimmed trench bottom. Otherwise use suitable granular material min. 100mm for bedding and backfill in accordance with the manufacturer's recommendation.
7. New drains under building to be laid within the subfloor construction, bedded and backfilled as above.
8. Lintels to be installed where pipes pass through walls below ground. Where pipes pass through foundations, shuttered sleeves to be formed with min. 50mm soft packing between pipe and concrete.
9. New surface water and foul drainage inspection chambers to be constructed as follows:

|        |                                                                                                                                                                                                  |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type A | Marley or equal 450mm dia. preformed polypropylene type UCC1/2 with nom. 450 dia. coated cast iron class 3 cover and frame to BS EN 124 where max. invert depth does not exceed 1000mm.          |
| Type B | Marley or equal 250mm dia. shallow access type UAC41/42/43 chamber base (as applicable), UAR1 riser & double seal recessed cover & frame up to 600mm invert depth and where configuration suits. |
10. Long radius bends to be used at the base of stacks in accordance with BS5572 : 1978.
11. New surface water drainage to discharge into new drain runs to soakaway in the location shown on the architect's drawing 21902/205 (minimum 5m from building). Soakaway to be formed in proprietary interlocking modular plastic cells to provide a minimum capacity of 1.5m<sup>3</sup>. Cells to be wrapped in geotextile membrane and backfilled in pea shingle to top of cells. Soakaway to be designed in accordance with BRE Digest 365 subject to percolation test or as otherwise agreed on site with Local Authority Building Inspector. Soakaway to be constructed in Wavin 'AquaCell' units or similar in accordance with manufacturer's recommendations.