



PHOTO A



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 larger 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.

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 (+A1:2023).

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 both down double sealed covers in buildings and be adequate for vehicle loads in driveways.

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).
Wash basin - 17m for 32mm pipe 3m for 40mm pipe.
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.
WC - 4m for 100mm pipe for single WC.

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.

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.

AUTOMATIC AIR VALVE

WC to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380. Air admittance valve to be placed at a height so that the outlet is above the spill over level of the highest fitting.

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.

LEVEL APPROACH

Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm, non-slip and capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

RAMPED APPROACH MAX 1:15 (WHERE GRADIENT EXCEEDING 1:20 BUT NOT 1:15)

Provide a ramped approach to the principal entrance door with a firm, even, non slip surface capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable). Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:15. Landings of 1.2m to be provided every 10m. Ensure the top and bottom landing are at least 1.2m clear of any door swing (provide intermediate landings if necessary).

RAMPED APPROACH MAX GRADIENT 1:12

Provide a ramped approach to the principal entrance door with a firm, even, non slip surface capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable). Ramp to be at least 900mm wide and with cross falls no greater than 1:40 and a maximum gradient of 1:12. Landings of 1.2m to be provided every 5m. Ensure the top and bottom landing are at least 1.2m clear of any door swing (provide intermediate landings if necessary).

EXTERNAL STEPPED APPROACH SITES WITH A SLOPE OF MORE THAN 1:15

Provide suitable firm, hard and non slip steps to principal entrance door at least 900mm wide, with landings 900mm long (min) at the top and bottom of the steps. Steps to have suitable tread nosing profile and uniform rise between 75-150mm and a uniform going of 280mm (which for tapered treads should be measured at a point 270mm from the inside of the tread). Provide a continuous handrail with a grippable profile fixed 850-1000mm above the step pitch line and extending 300mm beyond the top and bottom nosings. The rise of the flight not to exceed 1.8m between landings.

	Title	Project	Client	Date	Scale
	NEW DWELLING	NEW DWELLING	WALKER	MAR 23	1:50
			Status	Drawn by	Rev
			PR	MWA	4
				Rev	A