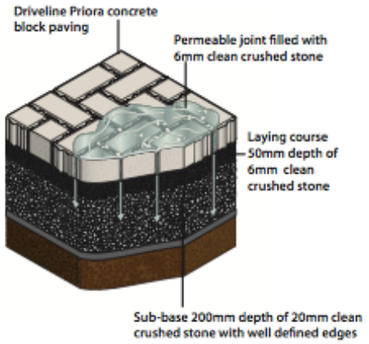
Indicates a Soakaway designed to Part H and BRE Digest 365 All approved by Building Control. The sq m area is the area of roof to be served by the soakaway

FW Inspection Chamber

Foul Drain 100 mm at 1 : 40 fall



DRIVELINE PRIORA PERMEABLE PAVING BY MARSHALLS TO BE USED FOR THE NEW DRIVEWAY, PATHS AND ANY PATIO AREAS

SUDS

The development will incorporate a SUDS system including rainwater harvesting for each property (with overflow soakaways), permeable paving, filter strips, minimal paved surfaces, maximised infiltration methods.

The SUDS design (Reserved Matter) will take the effects of Climate Change into account with a sensitivity range of 30% for rainfall intensity.

The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 metres clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

Non-permeable areas will be reduced following removal of industrial roadways, buildings and hardstandings. The volume run-off reduction to their watercourses is to be agreed with the IDB.

Any existing storm water connections to the Foul Drainage system will be blocked off.

The SuDS scheme will be designed to ensure that the health and safety of people and animals is not put at risk.

NOTES

Do NOT scale from this drawing or any other prepared by JDA in connection with this project

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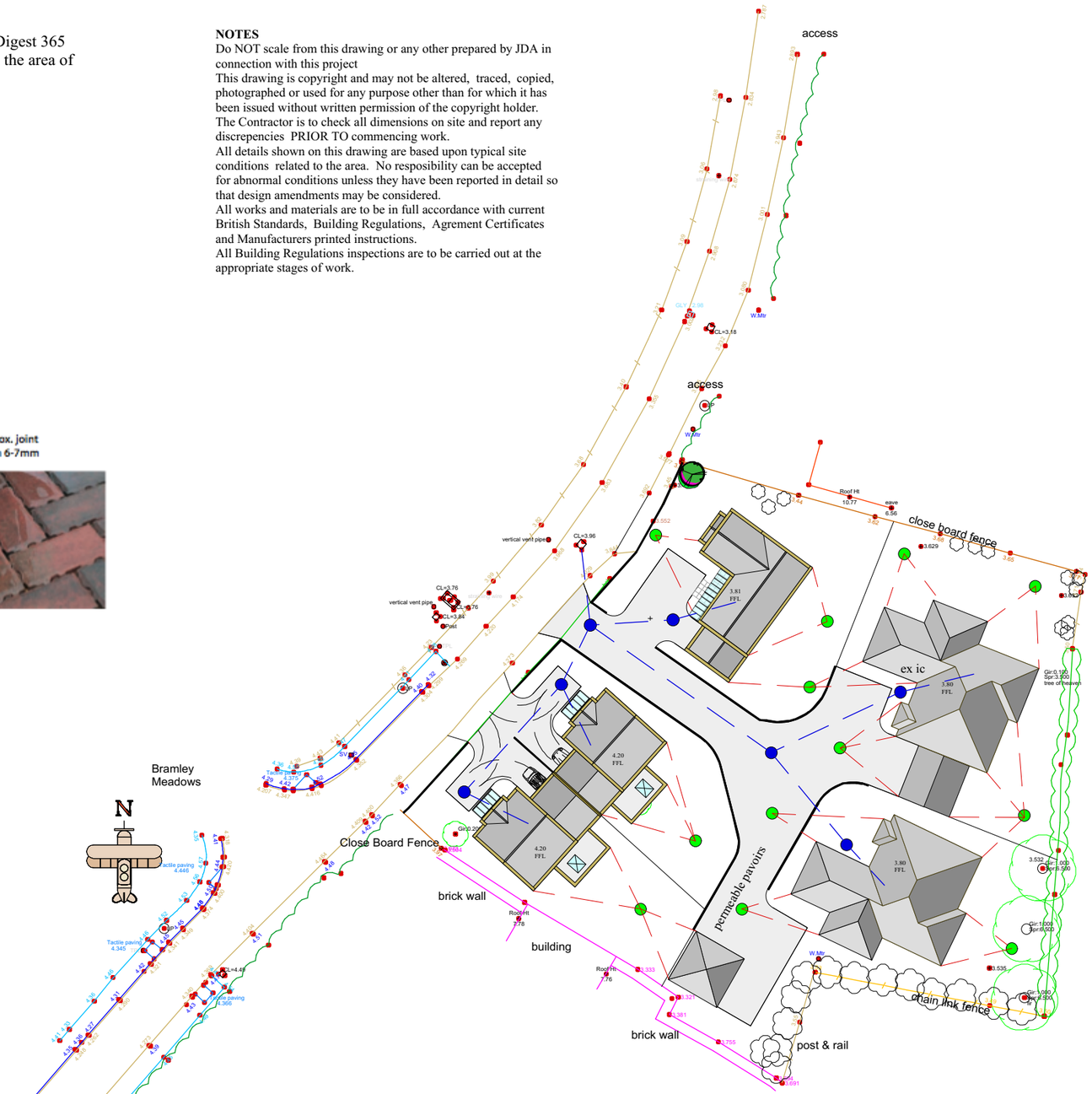
The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.

All details shown on this drawing are based upon typical site conditions related to the area. No respositility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.

All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work.



0m 10 20 30 40 50m

PLANNING APPLICATION DRAWING

SW Drainage

Infiltration Solution :
Use proprietary modular attenuation cells (lightweight plastic structures wth high void ratio) - Polystorm by Polypipe or similar approved by Building Control

RAINWATER DRAINAGE - H3
Order of priority
A soakaway
A watercourse
A sewer
Notes
As with foul drainage, the Regulations now specify an order of priority for methods of disposal. The effect of this is that applicants can no longer simply choose to discharge rainwater to a sewer - even where a separate surface water sewer exists. If it is reasonably practicable to use either a soak away or a watercourse - then applicants must do so.
Soakaways need to be designed. Details of rainwater intensity, porosity tests and storage capacity are now included in the Approved Document, as are details of swales, filter drains and detention ponds that may also be used.
The effective roof areas, for any given roof pitch, have been changed. Gutter sizes may therefore need to increase accordingly.
Syphonic and eaves drop systems are now included in the Approved Document guidance.
Certain paved areas (disabled access routes, common access areas and routes to waste bins) must either be free draining (away from buildings) or pervious to allow water to soak away. If this is not possible then gullies/channels need to be provided.
Areas that may produce contaminated drainage need to be kept separate for treatment. For example, areas that may be affected by petrol or oil spillage should drain in the first instance to an oil interceptor.

Building Regulation H3 states:
'The requirements of H3 will be met if rainwater soaking into the ground i s distributed sufficiently so that it does not damage foundations of the proposed building or adjacent structures'.

John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Proposed Residential Development at
Millhaven, Lowgate, Gedney
Lincs PE12 0BL

Drawing :
Foul and Storm Drainage

Client : Mrs L. Sale
September 2017
Scale 1 To 500
Drawing No JDA/2017/880/DRAINAGE.001