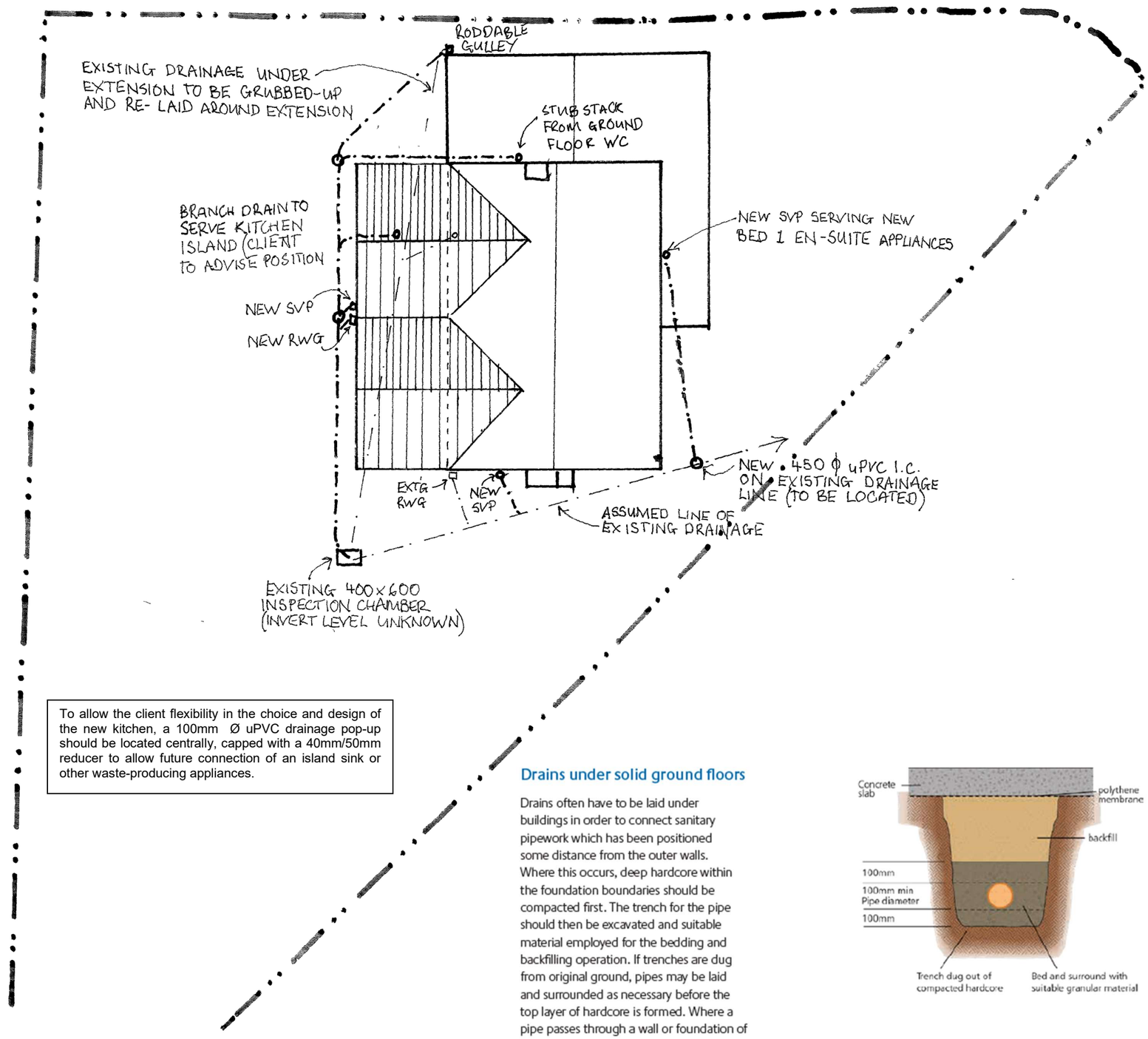
Drawing 05 – Proposed Site Plan & Drainage Layout (1:125)



To allow the client flexibility in the choice and design of the new kitchen, a 100mm Ø uPVC drainage pop-up should be located centrally, capped with a 40mm/50mm reducer to allow future connection of an island sink or other waste-producing appliances.

Drains under solid ground floors

Drains often have to be laid under buildings in order to connect sanitary pipework which has been positioned some distance from the outer walls. Where this occurs, deep hardcore within the foundation boundaries should be compacted first. The trench for the pipe should then be excavated and suitable material employed for the bedding and backfilling operation. If trenches are dug from original ground, pipes may be laid and surrounded as necessary before the top layer of hardcore is formed. Where a pipe passes through a wall or foundation of a building, a lintel or sleeve should be built -in to provide clearance around the pipe.

DRAINAGE WORK

NB Existing drainage locations shown are assumed and all connections are to be checked with the Building Inspector on site. Investigate and locate existing drains. All existing sewers are indicated on the United Utilities sewer maps as being combined foul/surface water, so it is assumed that all private drains serving the existing house discharge to the single combined sewer manhole located in the centre of the road in front of the property.

Provide new inspection chambers and rodding eyes where indicated/where agreed with the Building Inspector on site, for new connections to existing drains. New chambers are to be proprietary 300 or 450mm Ø Polypropylene chambers to BS EN 13598-1 (e.g. from Wavin's Osma range).

Alternatively, chambers may be constructed using 215mm Class B Engineering brick walls from a 150mm concrete base with channels bedded and haunched.

All drains to be in 100mm Ø uPVC pipework, flexibly bedded in (and surrounded with) granular "pea gravel" bedding material and laid to falls of no less than 1 in 60. Where pipes are located within 300mm of the surface, they are to be encased in min 150mm concrete grade GEN, or otherwise covered with hard surfacing, with bitumen-impregnated fibreboard movement joints located at pipe junctions.

Where pipes pass through foundation masonry, they are to be lintelled-over with reinforced concrete lintels. NB No foundation is to bear onto drain.

The existing SVP is to be relocated from its current position on the rear wall of the kitchen/bathroom, to the position indicated on the plan. A new stub-stack is to be located as indicated within the new ground floor WC/cloakroom to receive wastepipes from the WC and washbasin. Both stacks are to have large-radius "rest bends" at the base, with the SVP fitted with a durable cage and terminating at least 900mm above any window opening within 3m. The stub-stack is to be terminated with a screw-cap located above the flood level of the connected sanitary appliances.

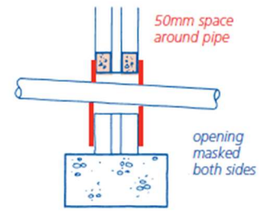
The kitchen waste-producing appliances (e.g. sink, dishwasher) are to connect to A branch drain is to be laid under the new kitchen floor to a pop-up location corresponding to the client's preferred location for a kitchen "island"

All new utility room waste-producing appliances (e.g. sink, washing machine) are to connect either into the new WC/cloakroom stub-stack, or into the new trapped/roddable back-inlet gullies on the rear elevation, as indicated.

PIPES PASSING THROUGH SUBSTRUCTURE WALLS

Pipes passing through substructure walls should accommodate movement. This may be achieved by:

- a 50mm clearance all round, or
- a sleeve, or
- if built in, connecting on both sides of the wall to pipes with flexible joints located not more than 150mm from the face of the wall. Flexible joints should be made in accordance with the pipe manufacturer's recommendations.



PIPES PASSING THROUGH LINTELLED OPENING

Proposed extensions & alterations at 8 Thornbank Close, Heywood, OL10 2NH **Client: Natalie Wyatt**