

COPYRIGHT © ALL RIGHTS RESERVED BY VIKAS ALYAS LTD. DO NOT SCALE FROM DRAWING. DRAWING INDICATES DESIGN INTENT ONLY. REPORT ANY DISCREPANCIES TO CLIENT / VA LTD. NOT TO BE USED FOR CONSTRUCTION UNLESS STATED SO. TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS OR SPECIFICATION WHERE PROVIDED.

ARCHITEK
BUILDING DESIGN CONSULTANCY

0161 511 8479

vikas@architek.uk
916 Stockport Road, Levenshulme,
Manchester, M19 3AB

Issued by	Description	Date
P1	Issue to Planning	20.09.2023

CLIENT
Mr Addnan Sadiq

PURPOSE OF ISSUE
Issue to Planning

Rochdale MB Council

ADDRESS
Land lying to the North of Blair St Rochdale

PROJECT

Erection of Two-Bedroom Bungalow on land lying to the North of Blair St Rochdale

TITLE
Outline drainage strategy

DRAWN BY VA	CHECKED BY VA	DATE 20.09.2023
SCALE (@ A1) 1 : 200	PROJECT NUMBER -	
DRAWING NUMBER A106	REV P1	

Detached Property

Bungalow House 2B/4P - 70m²

Discharging surface water drainage in compliance with local planning rules is crucial to ensure sustainable and environmentally responsible development.

Rainwater Harvesting: Install rainwater harvesting systems, such as rain barrels or underground tanks, to collect and store rainwater for non-potable uses like irrigation or flushing toilets.

Infiltration Trenches: If the soil conditions are suitable, install infiltration trenches or basins to allow rainwater to percolate into the ground slowly.

Attenuation tanks or basins can be used to temporarily store excess surface water during heavy rainfall events. This water can then be slowly released into the drainage system or allowed to infiltrate into the ground.

SuDS (Sustainable Drainage Systems): Incorporate SuDS features like soakaways, and retention basins to manage surface water runoff on-site to mimic natural drainage processes and to help reduce the risk of flooding.

Separation of Foul and Surface Water: Ensure that foul drainage and surface water drainage are kept separate to avoid contamination. This may require separate drainage systems and pipes for each.

Sewer Connection: Connect the bungalow to the local sewage system or public sewer if available. To that the connection complies with local regulations and standards.

Permeable Surfaces: Utilize permeable materials for driveways, pathways, and other surfaces to allow rainwater to infiltrate into the ground. This helps reduce surface runoff.

Maintenance Access: Include provisions for easy access and maintenance of drainage systems, such as manholes and inspection chambers.

Sustainability and Eco-Friendly Practices:

a. **Low-Flow Fixtures:** Install water-saving fixtures in the bathroom and kitchen to reduce water consumption and wastewater production.

b. **Energy Efficiency:** Consider energy-efficient appliances and systems to reduce the environmental impact of the bungalow.

c. **Landscaping:** Use native and drought-tolerant plants in landscaping to minimize irrigation requirements.

Surface Water
Foul Drainage

Channel Drain

Surface water

Channel Drain

BELGRAVE STREET

THRUSH STREET

El Sub Sta

North

Outline drainage proposal

1 : 200