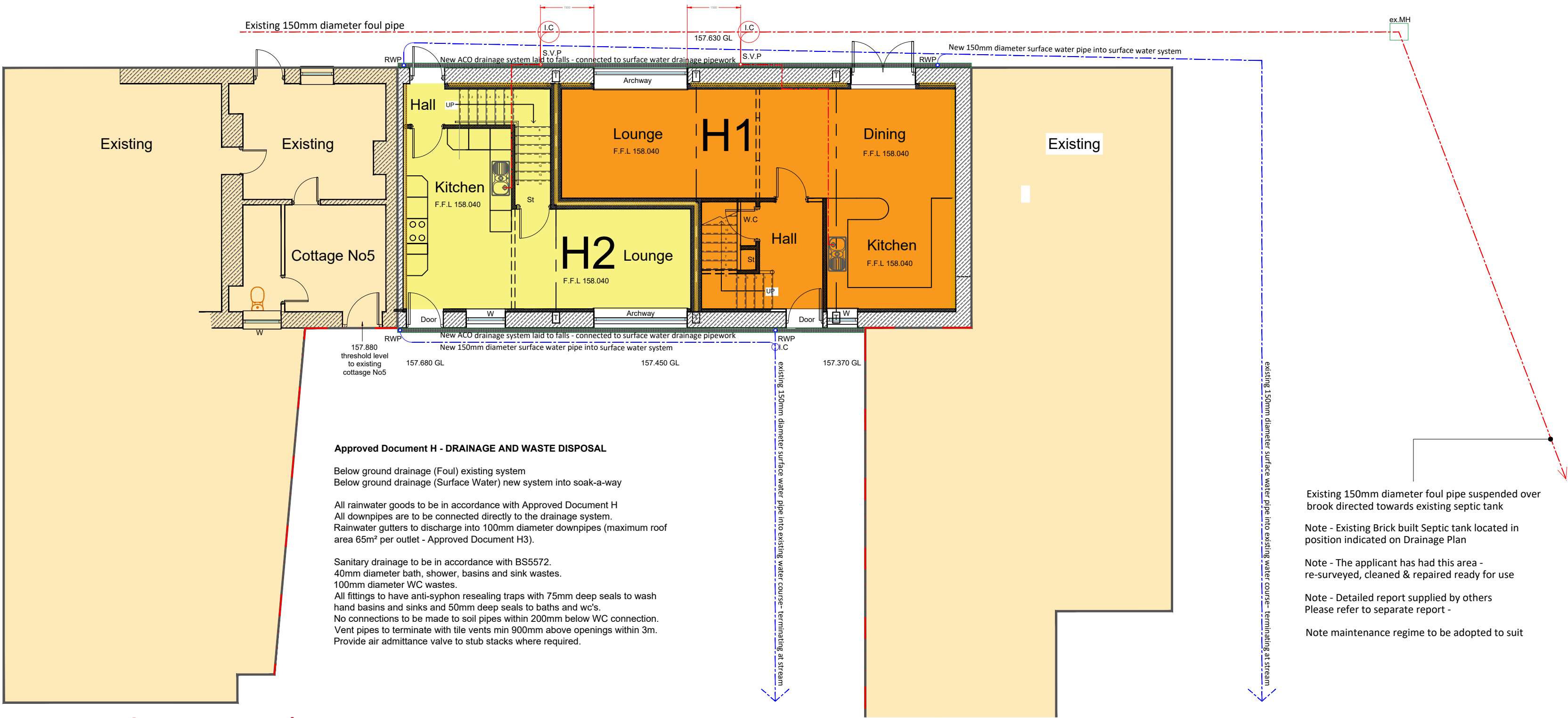
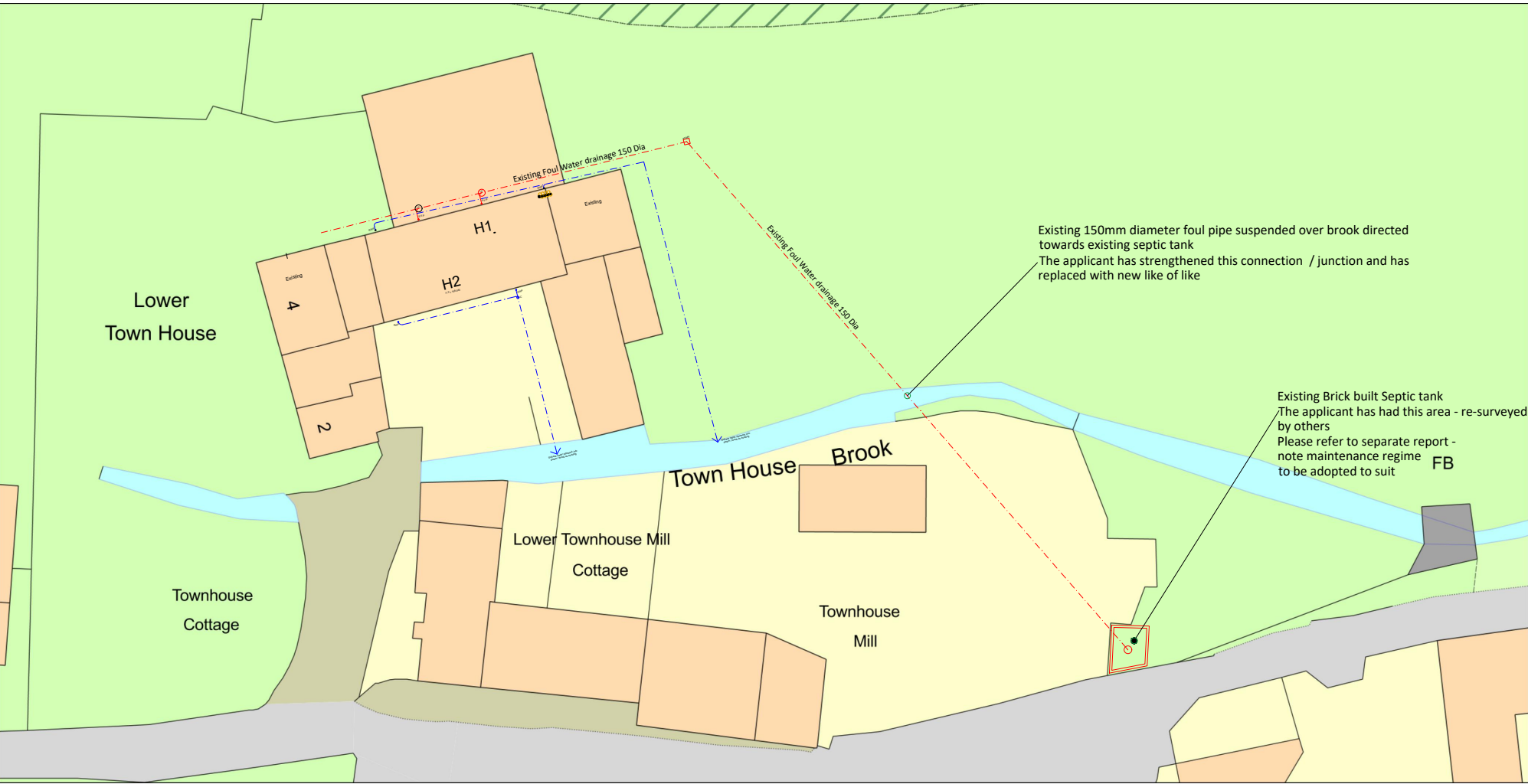




Existing & Proposed Drainage Layout
scale 1:100



Drainage Plan scale 1:500

GENERAL NOTES / DRAINAGE & ASSOCIATED PIPEWORK

All building work is to comply with the Building Regulations, with amendments, and carried out in accordance with the relevant Codes of Practice. All materials and fittings are to be fit for their purpose, to be to relevant British Standards and covered by a current Agreement Certificate where applicable.

FOUNDATION / CONCRETE PAD

Excavate to required depth & construct new concrete strip foundations; min. 1000mm below ground level, 250mm thick with 250mm projection. New foundations to be constructed to meet the requirements of the Building Regulations Approved Documents A A1/2 and Structural Engineer's details & calculations; to suit ground conditions.

FLOOR SLAB

Excavate to required depth & lay new solid floor to finish level with existing, comprising 150mm existing concrete slab, on 100mm Kingspan Thermafloor TF70 zero ODP insulation board, on 2000 gauge damp-proof membrane, on 50mm sand-blinding, on 150mm clean & well-consolidated hardcore, to achieve 0.25Wm2K. DPM to run vertically between edges of slab and walls and to lap into dpc. New floor slab (where required) to have power float finish. Ensure perimeter strip of insulation is installed to prevent thermal bridging.

PLUMBING

W/C wastes separately connected to 100mm dia p.v.c. s.v.p. in single stack plumbing to BS5572 1978 and BS 8301 1985 Caged top to s.v.p to min 900mm above top of window heads.

40mm dia waste to kitchen sink, 32mm dia waste to hand basins, all to have min 75mm deep seal traps. Sink waste to discharge to back inlet gulley. Gutters to be 100mm square or half round discharging to 65mm square or 100mm dia round p.v.c. rwp's to back inlet gullies. Gutters laid to fall at 1 in 600 (or 25mm in 15m) with fixing brackets at 1.0m ctrs and at 150mm from corners or stop ends with 25mm on 10 round-headed rustproof woodscrews. Downpipe brackets fixed to brickwork at 2.0m max ctrs with spacers to ensure straight line. Caged top to s.v.p to min 900mm above top of window heads. Any pipework in loft space to be lagged.

DRAINAGE

All drains wholly or partly under buildings to be encased in min. 100mm of granular or other approved flexible filling. Where drains pass through a building, a suitable opening to be formed to give a minimum 50mm clearance with concrete bridge lintol over a length of pipe (as short as possible) built in with its joint as close as possible to wall faces (within at most 150mm) and connected on each side to rocker pipes with a length of at most 600mm apart. Foundations within 1.0m of drains taken down below invert level. All syvs to connect to drain via inspection chambers. New waste pipes for sinks to have 40mm dia waste pipes with 75mm deep seal anti-vac traps (new bar / wash up area). Wash hand basins to have 32mm dia waste pipes, connected to existing waste pipes. Waste pipes are to be directed into soil and vent pipes to comply with the requirements of Building Regulations H1. Existing drainage system to be exposed and investigated on site and agreed with C.A. and local authority building control officer. Generally pipes and fittings are to be from Hepworths Supersleeve or similar approved clay drainage system, install in accordance with manufacturers instructions and recommendations. New inspection chambers are to be polypropylene chambers with heavy duty covers, all installed in accordance with manufacturers instructions and recommendations. Existing manhole to be accessed via new door built into "boundary" wall.

Excavate to locate existing drain-run & install new drainage connections, as shown; discharging to existing/Local Authority mains sewer.

New drains to comprise 150mm Hepworth Supasleeve or similar, with polypropylene couplings, laid to min. 1:40 fall or 150mm laid to a minimum of 1:60, with an approved bed & surround. Insert 150mm deep reinforced concrete lintels over where drains pass through external walls. All new & existing drains under new construction to be encased in concrete.

New inspection chambers are to be polypropylene chambers with medium duty covers, all installed in accordance with manufacturer's instructions & recommendations. Manhole Chambers within the building to have double seal recessed covers

New wash-hand basins & sink units to be fitted with 32mm dia. waste-pipes with 75mm deep seal anti-vac traps & to enter trapped back-inlet gullies below grating-level & above water-line. New WC's to be fitted with 100mm dia. waste-pipes & connected to soil & vent pipes, or inspection chambers, as shown (wastes from wash-hand basins not to connect to soil & vent pipes within 200mm below WC connections.

RAINWATER GOODS

Install new rainwater goods complete, as shown; guttering and downpipes to be PVCu, sized accordingly & to falls with 100mm sq. rainwater-pipes, to match existing, discharging into trapped back-inlet gullies, as above spec & connected to new/existing drain-run.

Rainwater Goods

All new rainwater goods are to be black and section to be adequately sized to disperse water from entire roof area as indicated, all to match existing.

PLANNING DRAWING

Project:	Lower Town House Barn Townhouse Road, Littleborough OL15 9JX		
Title:	Proposed Drainage Layout		
Client:	Vernon Wharmby		
Drawn By:	WRS	on	10/06/2025
Original Size:	A2	Project Number:	1017 / 16
Drawing Number:	16 B		

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ARCHITECTURE INTERIOR PROJECT BUILDING
DESIGN DESIGN MANAGEMENT CONSULTANCY

GENERAL
All works to be carried out in accordance with British Standards, Codes of Practice, current Building Regulations, any associated amendments current to the lodging of the Application and the satisfaction of the Building Control Officer. Manufacturers' written specifications and instructions for detail use. All works to be implemented in accordance with current Health and Safety Legislation inclusive of protective works.

Any discrepancies between the drawings and legislation to be brought to the immediate attention of the Contracts Administrator.

This drawing should be read in conjunction with all other QCD Architectural Services and Clients Design Brief.

EXCAVATIONS:
The contractor is to be responsible for the correct dimensional layout and setting out. All Service Authorities are to be contacted prior to works commencing on site.

Drawings to be read in conjunction with STRUCTURAL ENGINEERS DETAILS