

GENERAL NOTES FOR THE DEVELOPMENT

Toilet/ en-suites and kitchen drainage. All wastes from the sinks to be 38mm with 75mm deep seal traps. WC wastes to be 100mm encased in the sound insulated ducts where they pass through rooms. Anti syphonic traps to be used where 50mm common waste pipes are used for one or more appliance. Waste pipe to be connected to SVP or BIG. Waste pipes to fall at a minimum 1:55 with support brackets at 600mm centres. Rodding access to be provided at head of each run.

Existing drainage is only evident on the building, 3 existing i.c chambers located to the shared access lane. Any drainage running under structures/ slabs etc or less than 450mm cover shall be encased in 150mm concrete with flexible joints at every pipe joint, comprising 18mm compressible boards, pre cut to pipe diameter an to height and width equal to concrete cross section. Drains below foundation level within 1m of a wall shall be incased in concrete upto level of foundation. Generally the drainage shall be in accordance with BS8301 and to the satisfaction of the local authority building inspector. External soil and vent pipes to be fitted with a PVC bird guard and terminate a minimum of 900mm above any window opening.

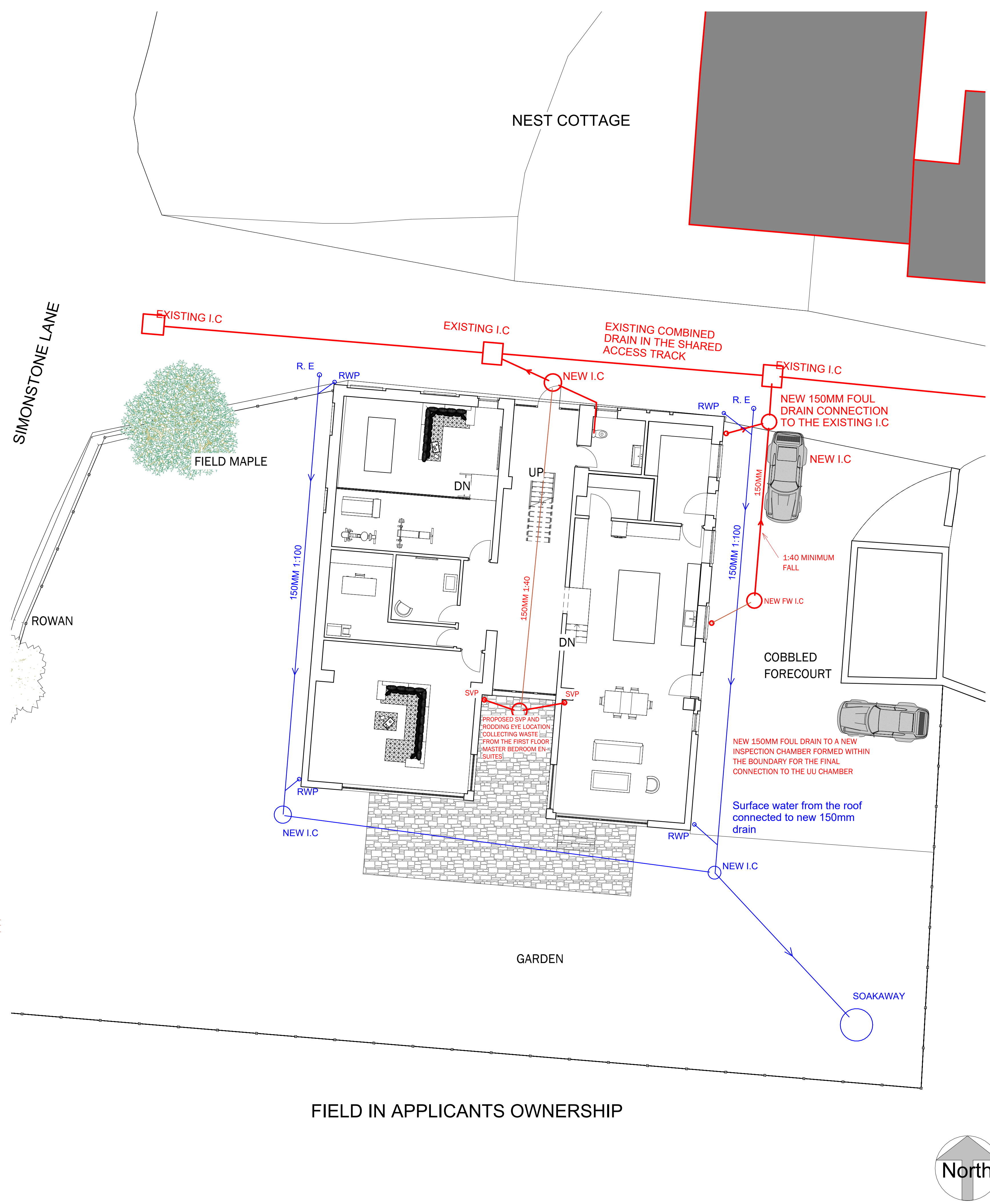
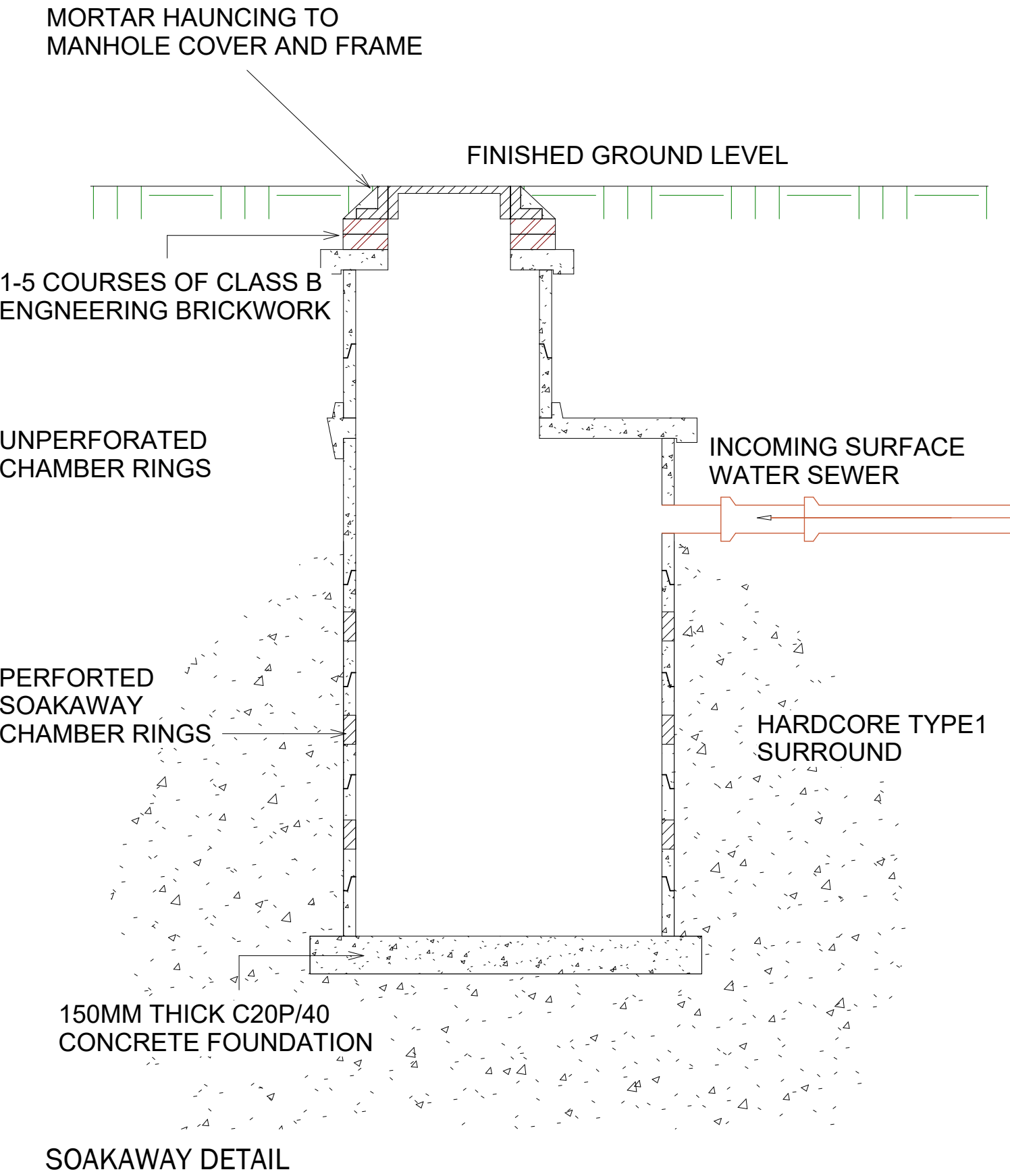
100mm soil and vent pipes connected to new 150mm foul drainage run to new below ground system with a rest bend on haunching and rodding eye in the face.

Precast gully pots with 150mm concrete surround to have 100mm outlet connected to drainage system. Grating and cover to be a grade E 200x200 heavy duty ref-broads and Co. or similar approved.

38mm kitchen wastes to terminate over new and extg gulleys with vertical back inlet. Gulleys to be connected to drainage run at the forecourt.

New polypropylene inspection chambers to be positioned at changes in direction and junctions of new drainage runs. Chambers to be Hepworth supersleve or similar approved.

The surface water drainage scheme shall be in accordance with the outlined National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement investigation and test results to confirm infiltrations rates to be submitted to Building control. All new surface water drains to be discharged directly to the new soakaway installation as shown on the site plan. Please note that the field immediatley to the south is within the applicants ownership.



Peter Hitchen
Architects

Marathon House
The Sidings Business Park
Whalley, BB7 9SE

01254 823 885

www.peterhitchenarchitects.co.uk

NOTES:

FOUL DRAINAGE

SURFACE WATER
DRAINAGE

NOTE: THIS DRAWING HAS BEEN
PRODUCED TO ASSIST WITH THE
DISCHARGE OF PLANNING CONDITION
10 FROM THE APPROVAL NOTICE. REF
(3/2023/0521)

No.	Description	Date

CLIENT:

BEN SIMMONDS,
EVESONS BARN,
SIMONSTONE LANE,
SIMONSTONE

PROJECT:

PROPOSED CHANGE OF USE
OF BARN TO NEW PRIVATE
DWELLING

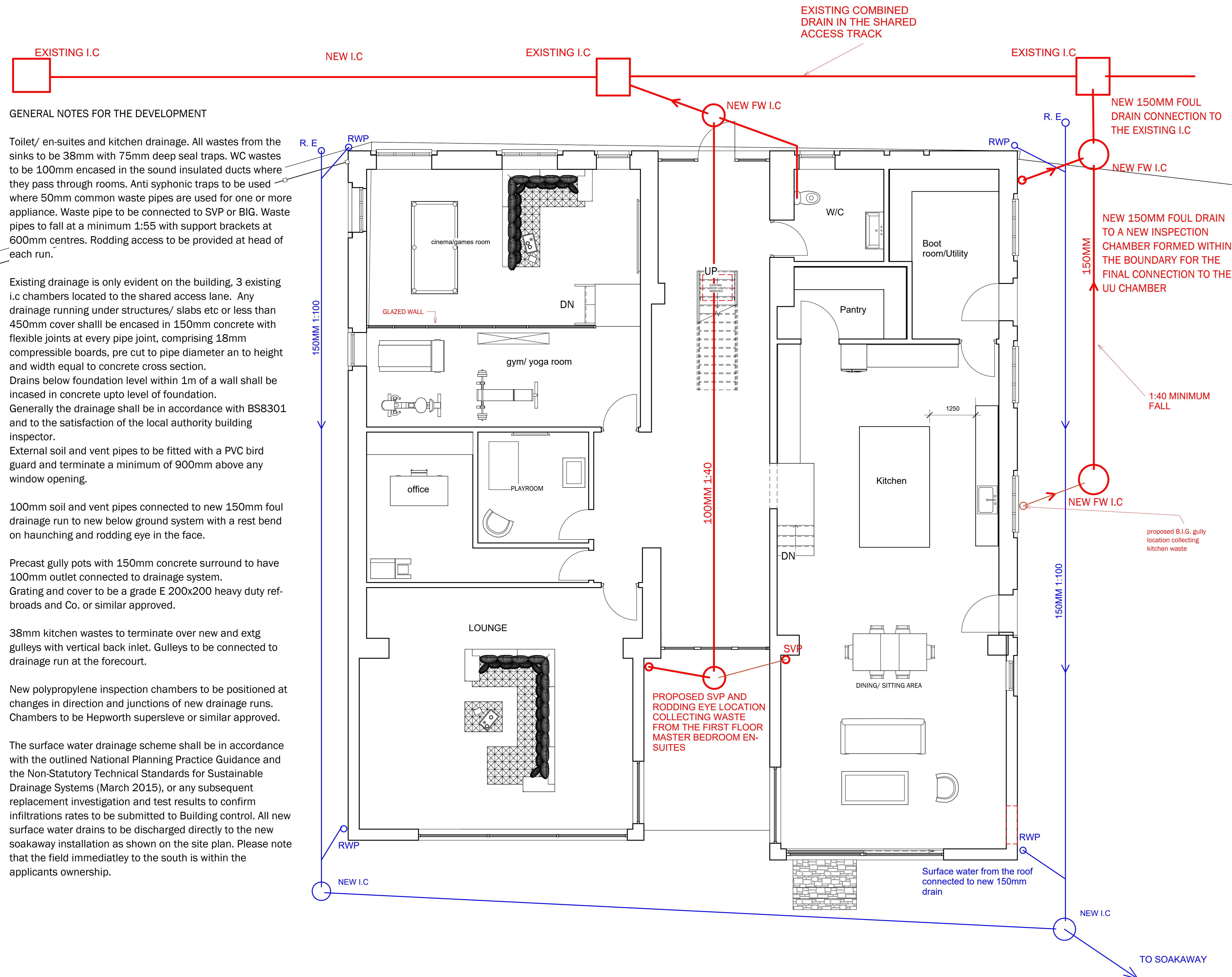
SHEET:

PROPOSED SITE DRAINAGE
PLAN

Project number	PHA/830
Date	19/01/2024
Drawn by	AW
Checked by	PH

A1.6

Scale	As indicated
Sheet size	A1



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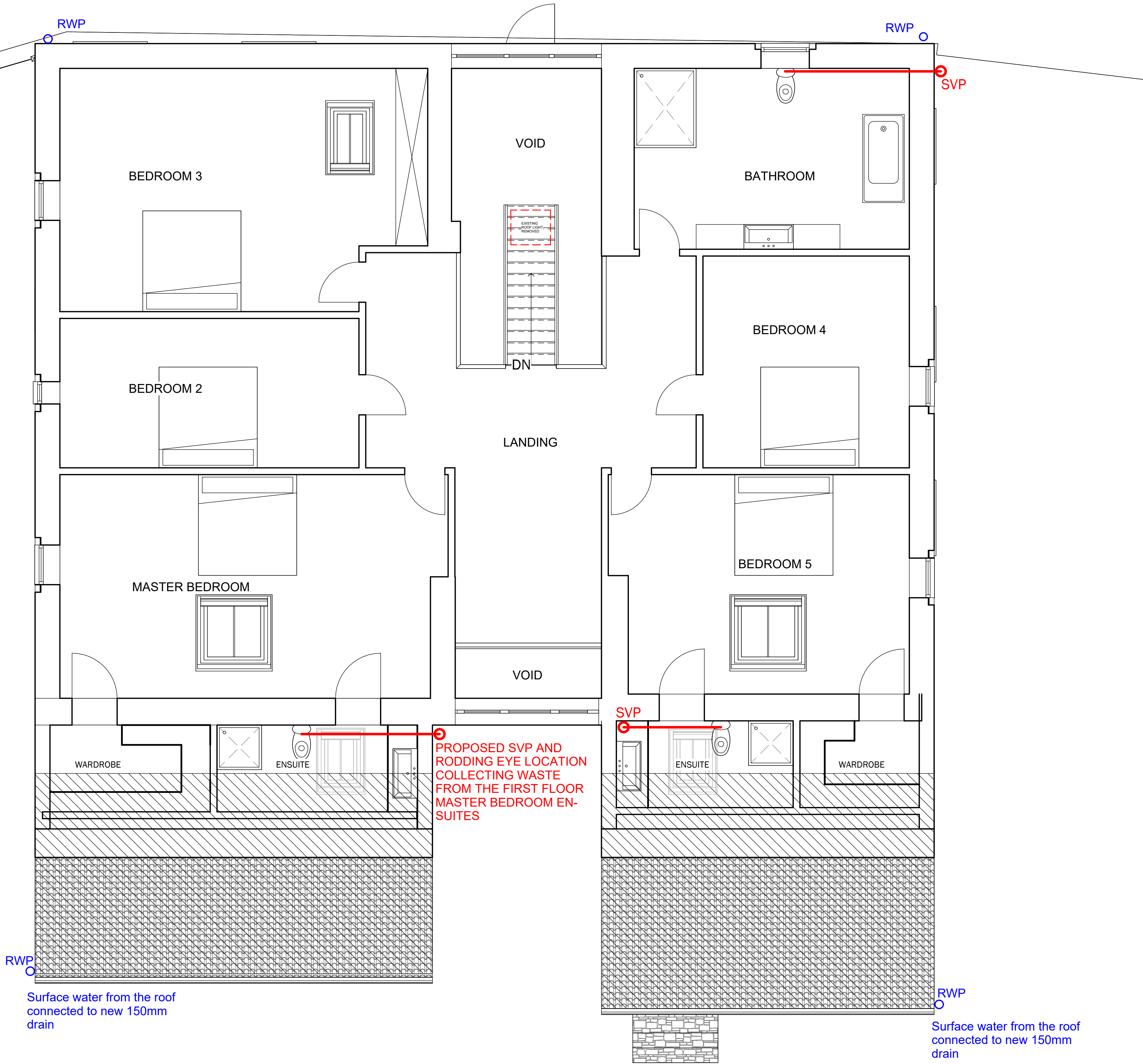
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CLIENT:

BEN SIMMONDS,
EVESONS BARN,
SIMONSTONE LANE,
SIMONSTONE

PROJECT:

PROPOSED CHANGE OF USE
OF BARN TO NEW PRIVATE
DWELLING

SHEET:

PROPOSED FIRST FLOOR
DRAINAGE PLAN

Project number	PHA/830
Date	19/01/2024
Drawn by	AW
Checked by	PH

A2.7

Scale	1 : 50
Sheet size	A1