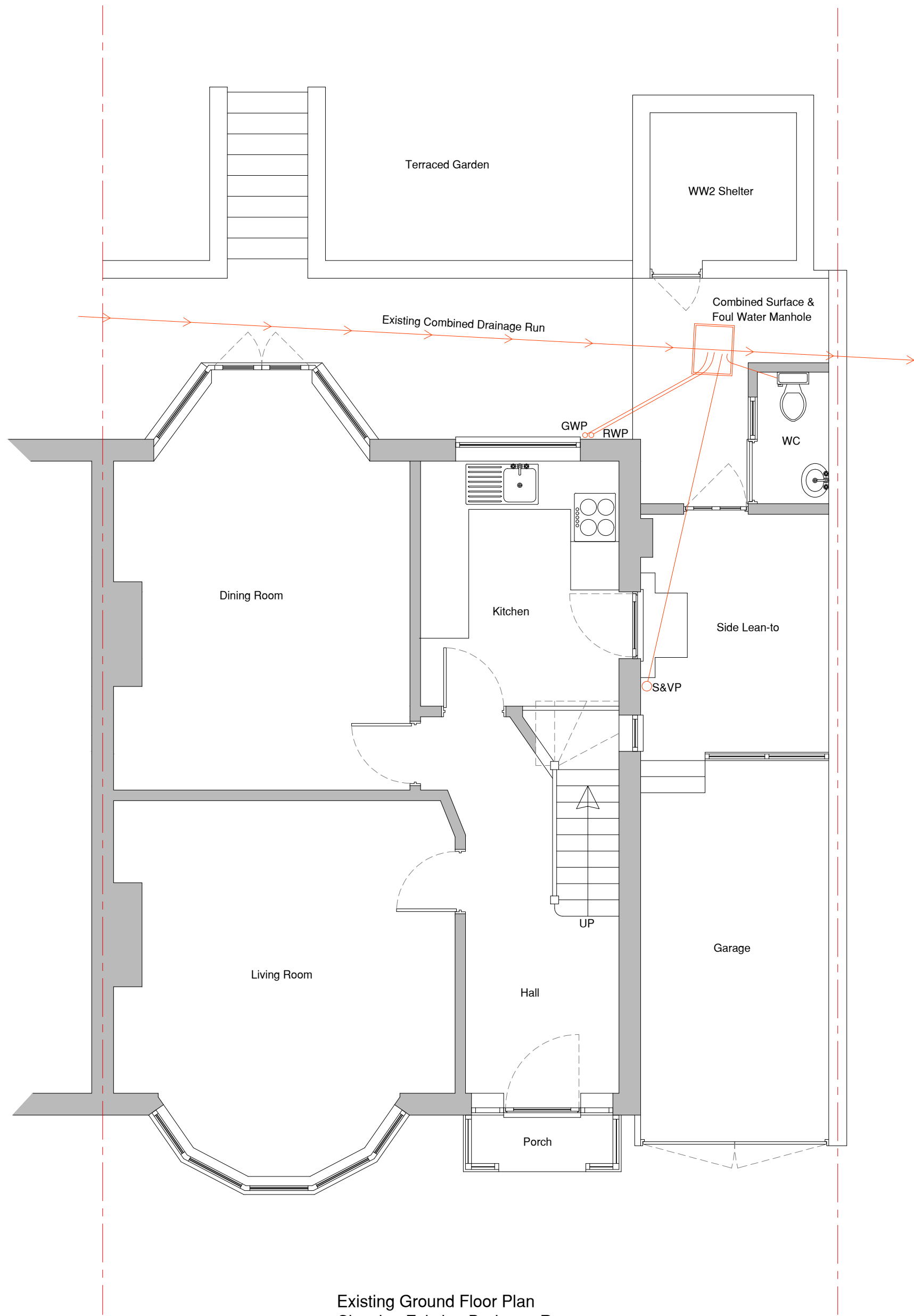




Existing Ground Floor Plan
Showing Existing Drainage Runs
Scale 1:50 @ A1

Existing Drainage Runs:
The existing shared 100mm Combined drainage pipe runs 550mm deep from external ground level to invert.

New Foundations to be bridged over existing foul drainage and backfilled around pipe with granular bedding.

Fully investigate existing drainage prior to commencement of work to ascertain suitability of new drainage proposals. All drainage whether or not varying from that indicated on this drawing set, to be approved by the local authority or consulting BCO.

Proposed Drainage Runs
A new Access Chamber is to be installed outside the new extension.
Minimum 1 meter from new foundations.
The new Access Chamber must take a flow (ie surface water & sink discharges) from the property in order to keep it flushed clean.
All Redundant Pipes are to be removed

Existing access chamber:
Pipes within the access chamber are to be joined together with closed clay connections, and the access chamber to be filled in. All new connections are to be made using Clay Y-Junctions.

NOTE: if upon full inspection the existing pipe-work is plastic use like for like.

Manholes & Access Chambers:
Clay bricks should comply to BS 3921 and be of low salt content, have a compressive strength of 50N/mm² and have water absorption not exceeding 7%. Engineering bricks are suitable.
Concrete blocks should comply to BS 6073 and have a compressive strength of 40N/mm², min cement content of 350Kg/m³ for foul drainage.

Laying Pipe-work
All below ground pipe work shall supported throughout its length (bricks, blocks or other hard materials should be used as temporary supports to achieve the correct gradient).
Depressions should be formed where necessary to accommodate pipe joints.

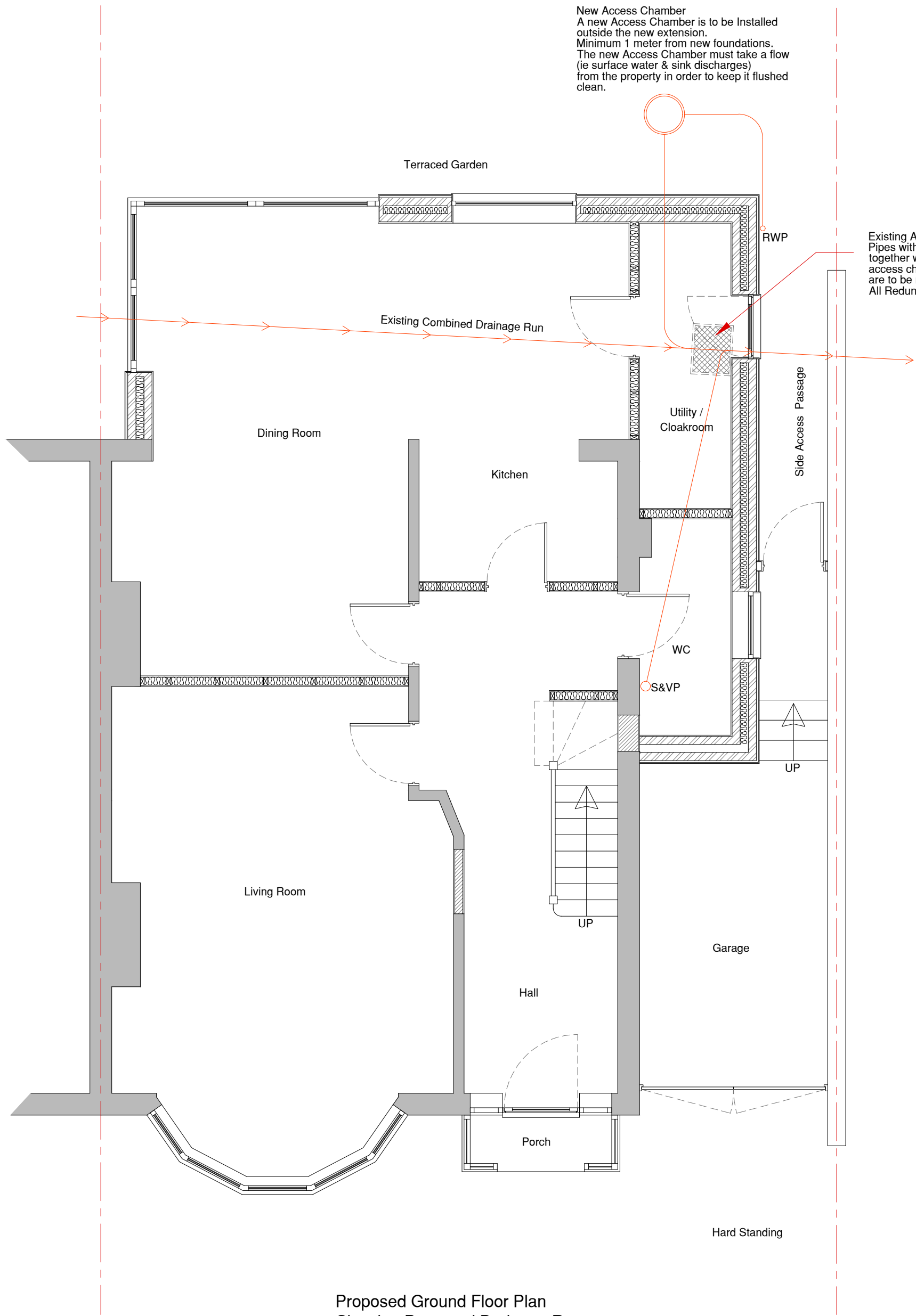
Granular bedding material should comply with the requirements of BS EN 13242, BS 5955 and BS EN752. Rigid pipes of 100mm and 110mm nominal flexible pipes should have granular bedding material to BS EN 13242 of 2/10 mm pipe bedding gravel.

Proprietary pipe systems should be bedded and supported in accordance with the manufacturers recommendations.
150mm & 100mm Drains to be surrounded with 10mm pea gravel to a thickness of 100mm all around the drain.

Pipes should have flexible joints, installed in accordance with the manufacturers recommendations.
Side fill and backfill should be placed as soon as the pipes have been bedded, jointed and inspected.

For proprietary systems, side filling and backfilling should be carried out in accordance with the manufacturers recommendations.
General backfill should be free from Boulders, Building rubble, timber and vegetable matter.
Backfill should be placed in layers not deeper than 300mm, and should be well compacted.
Mechanical compacting should only be used when backfill is at least 450mm above the crown of the pipe.

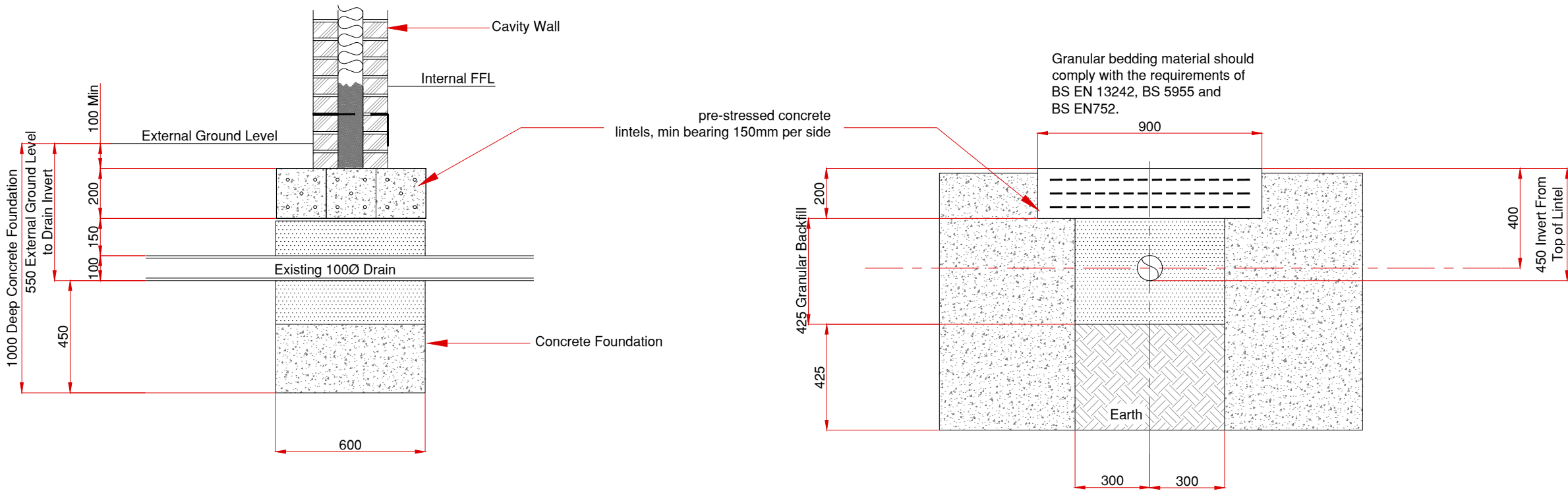
Fully investigate existing drainage prior to commencement of work to ascertain suitability of new drainage proposals & flow direction. All drainage whether or not varying from that indicated



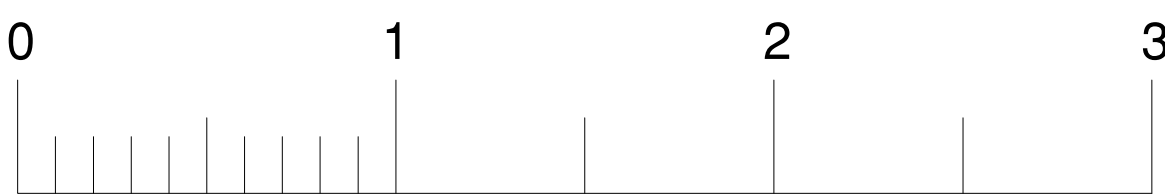
Proposed Ground Floor Plan
Showing Proposed Drainage Runs
Scale 1:50 @ A1

New Access Chamber
A new Access Chamber is to be installed outside the new extension.
Minimum 1 meter from new foundations.
The new Access Chamber must take a flow (ie surface water & sink discharges) from the property in order to keep it flushed clean.

Existing Access Chamber to be Removed & Filled in
Pipes within the access chamber are to be joined together with closed clay connections, and the access chamber to be filled in. All new connections are to be made using Clay Y-Junctions.
All Redundant Pipes are to be removed entirely.



DET-A
Sectional Elevation
Existing Drainage Passing Through New Foundations
Scale 1:20



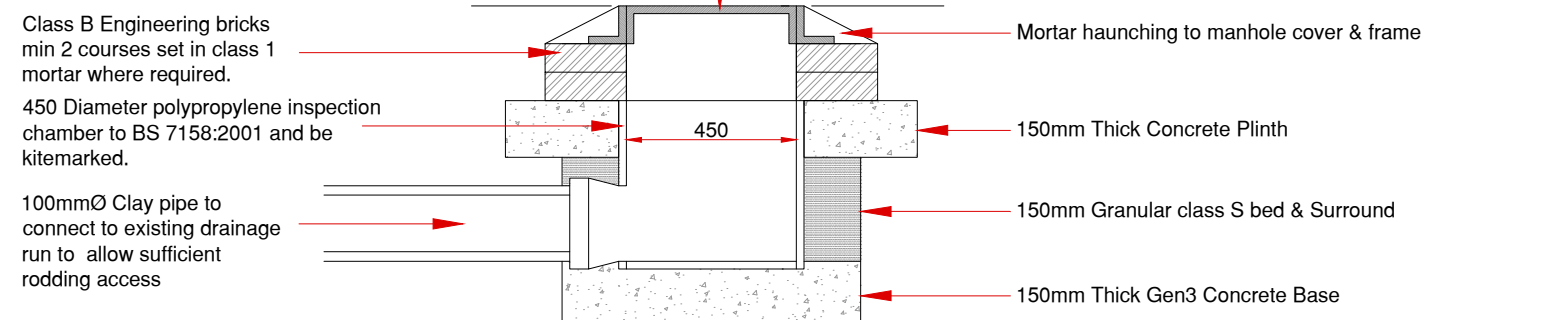
LINEAR SCALE 1:20

DET-B TYPICAL CHAMBER LOCATED IN GARDEN DETAIL

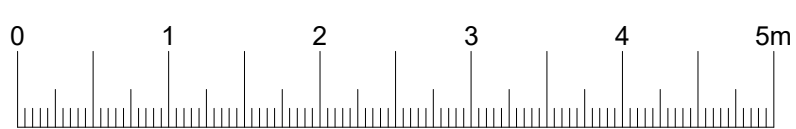
Depth from cover level to invert level of pipe chamber less than 1200mm.

Maximum lateral drain diameter 150mm

Scale 1:20 @ A1



METERS
Location Plan
Scale 1:1250



LINEAR SCALE 1:50

REV	DESCRIPTION	DRAWN	DATE
Address	139 Victoria Road London N22 7XH		
Project	Hip to Gable Roof Extension, Dormer to Rear Roof Slope & Single Storey Rear / Side Extension		
client	Fuller / Warner		
DRG. No	1667-06	Revision	
Date	Feb 2023	Checked	
Scale	1:50 & 1:20 @ A1	Approved	
DRAWN	R. Williams	REF No	
ALL DIMENSIONS IN MILLIMETERS (MM) TOLERANCES UNLESS OTHERWISE STATED DIMENSIONAL ± ALL ANGLES TO BE 90° UNLESS OTHERWISE STATED			
0.5mm			

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