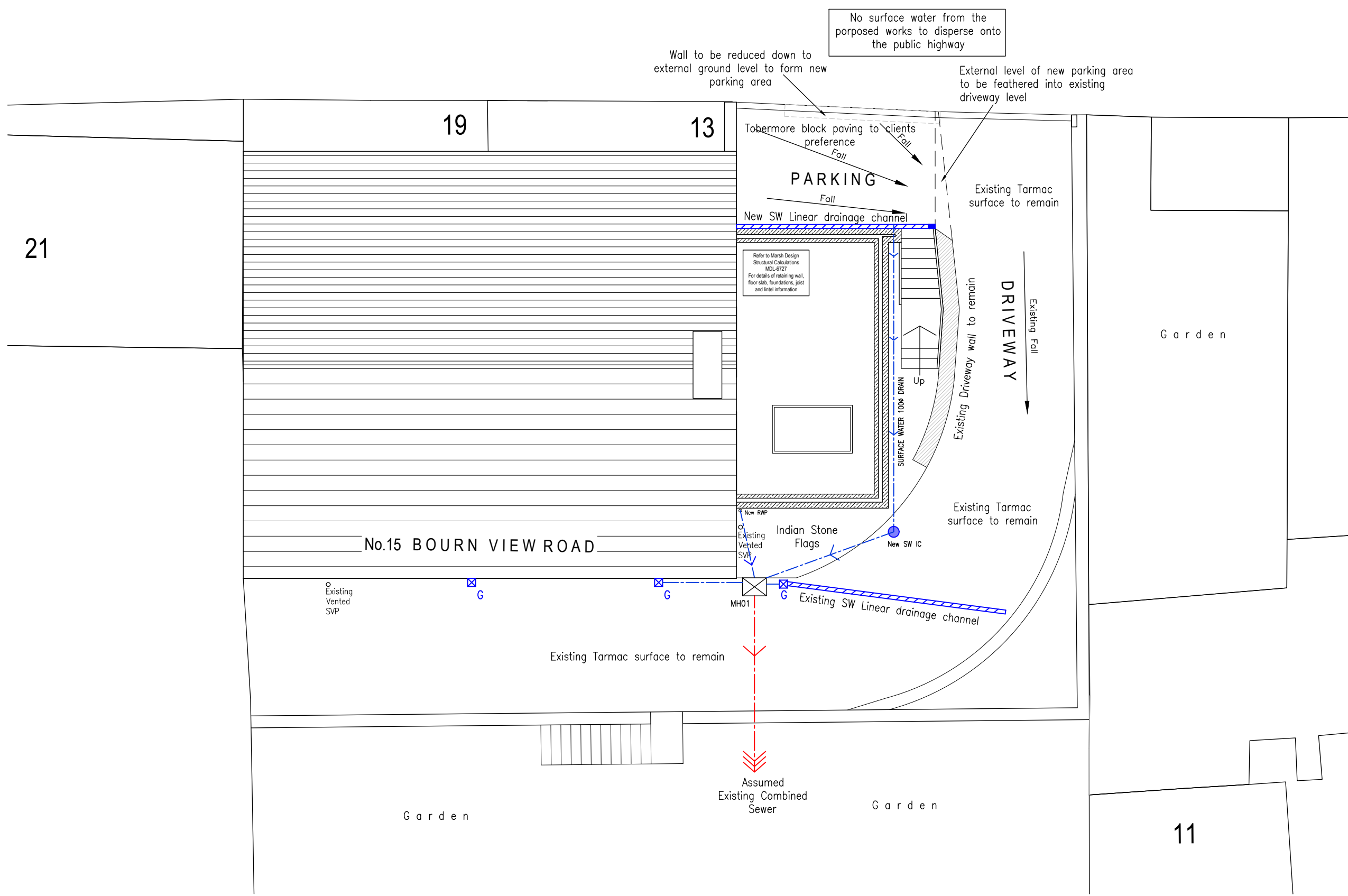


BOURN VIEW ROAD

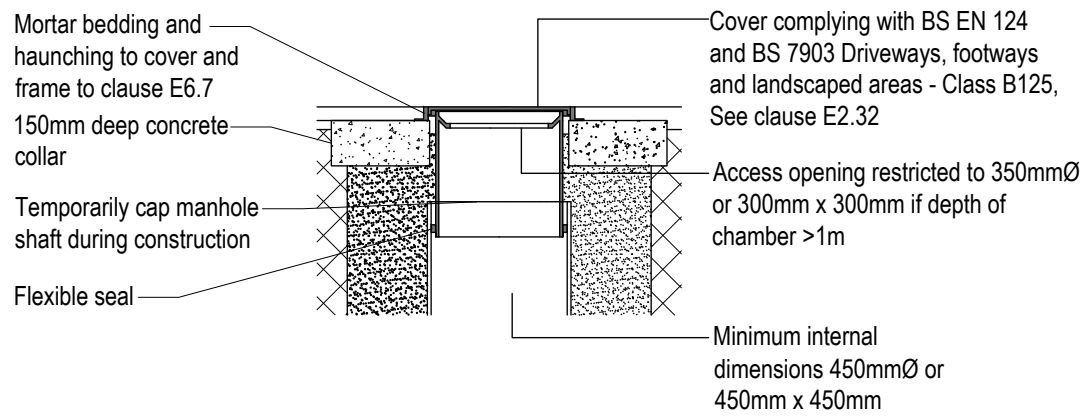
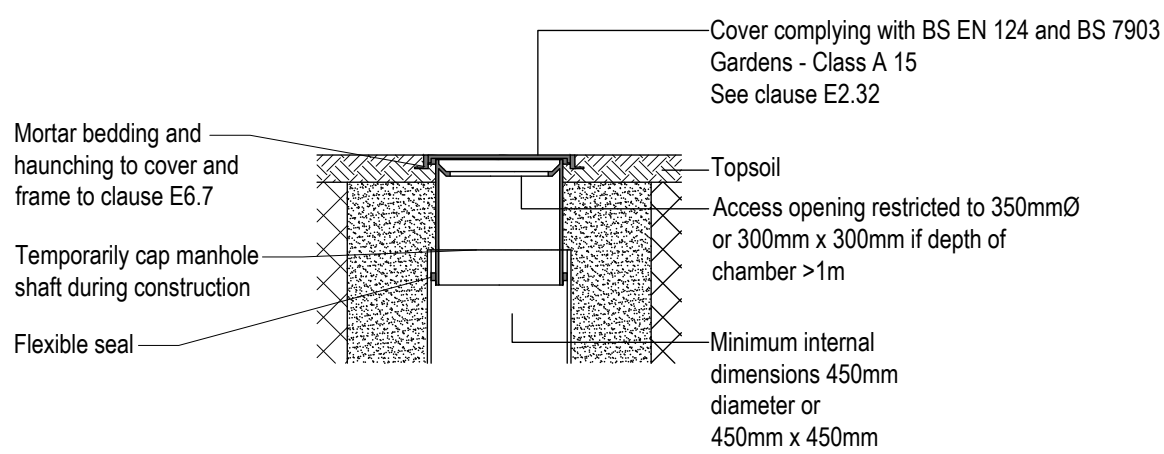


Proposed External Works & Drainage Plan
Scale 1:100

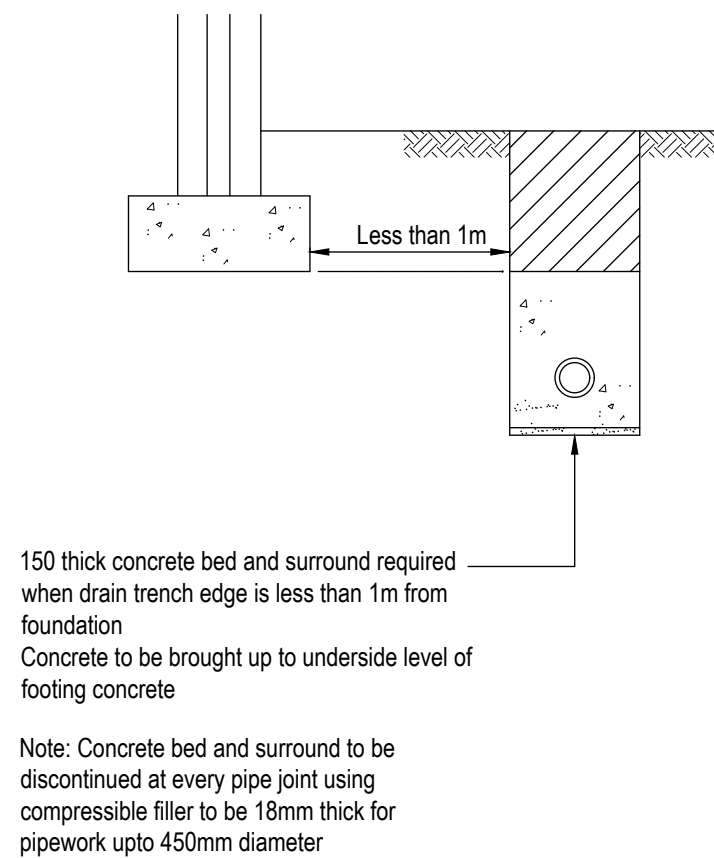
Drainage Key	
	Foul Water Drain
	Surface Water Drain
	Combined Drain
	SVP Soil & Vent pipe
	RWP Rain water pipe
	B.I.G Back inlet gully
	New Private Surface Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe diameter 150mm.
	New Private Yard Gully.
	New Private Channel Drain.

Drainage Notes:-

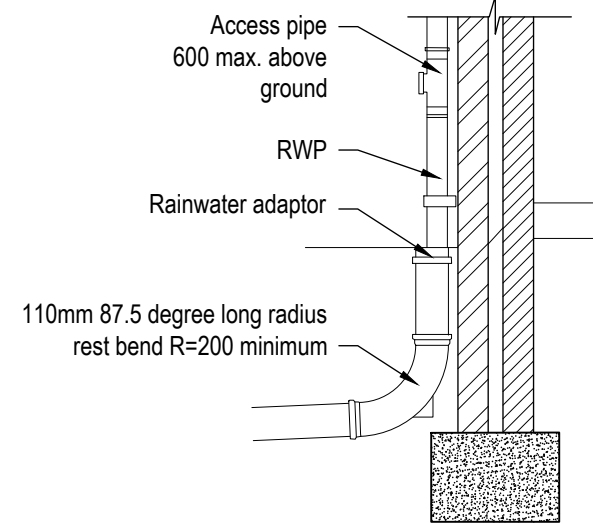
- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.
- All lateral connections for house drainage shall be 100mm unless stated otherwise and must extend a minimum of 500mm behind the back of the footpath.
- All pipes to be vitrified clay or UPVC and shall be 100mmØ laid to a minimum fall unless noted otherwise or indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H.
- Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification.
- This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
- Drainage runs should be laid at a minimum of 5.0 metres from the rear of properties where practicable to allow for future extensions
- Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
- All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
- All new private shallow 225mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL) shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.
- All low spots on hardstanding areas to have double gullies.
- Pipe bedding to be Class 'S' Bedding (100mm granular bed and surround).
- Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.
- Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm.
- Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current Health & Safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
- All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-
 - Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
 - 'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.
- Where existing drainage is to be re-used, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.



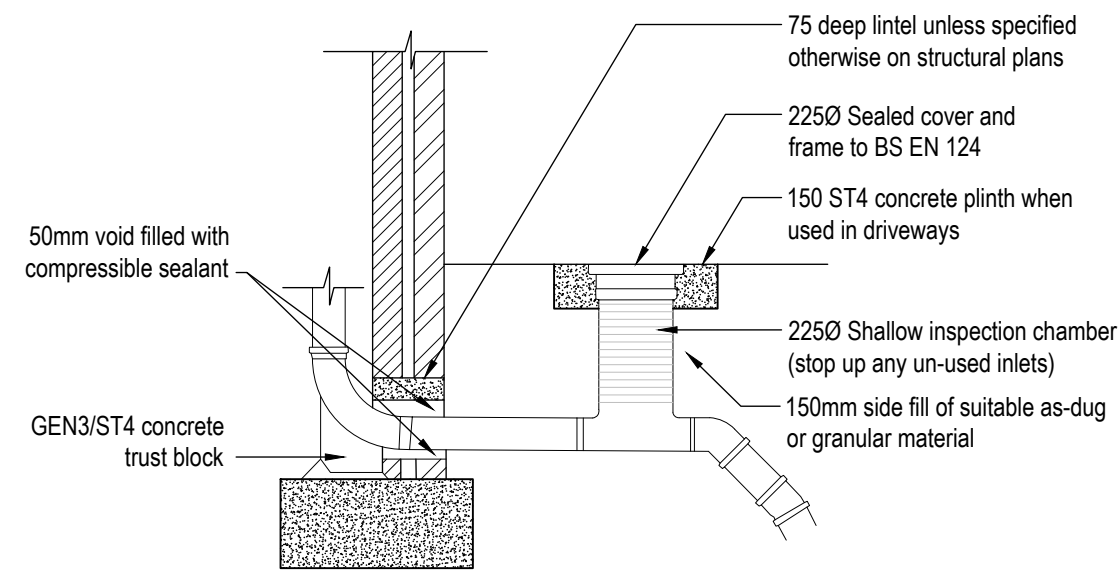
Type 3 Inspection Chamber detail
(Flexible Material) for light vehicle loading
and landscaped areas Scale 1:25
Maximum depth from cover level to soffit of pipe in areas subject to
vehicular loading 3m, non entry



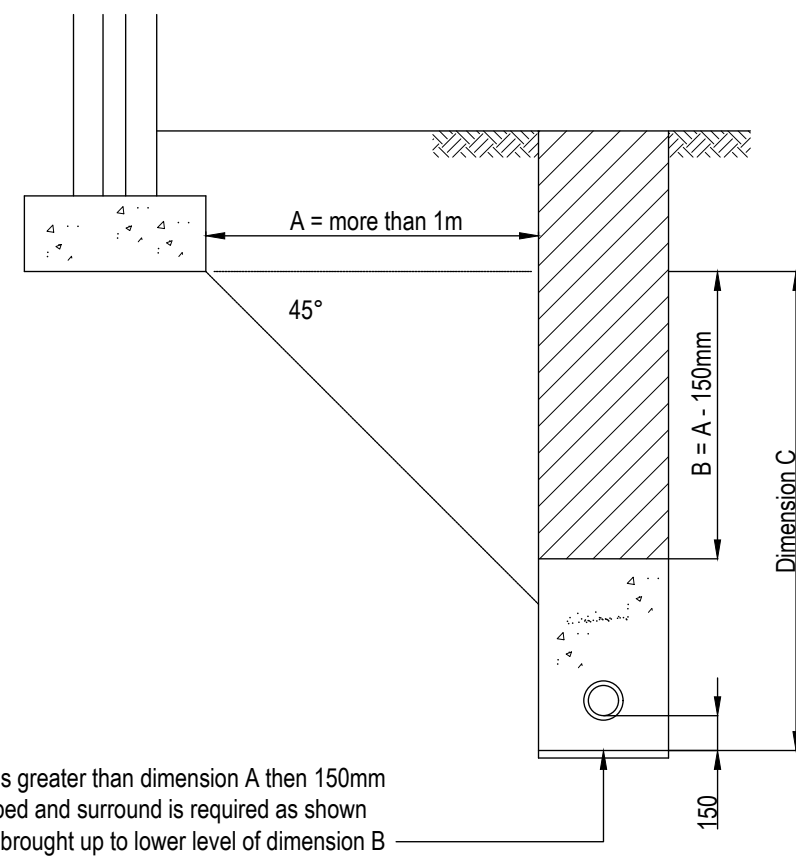
Drain trench edge less than 1m.
from footing/foundation edge
Scale 1:25



External RWP to Drain
Scale 1:25

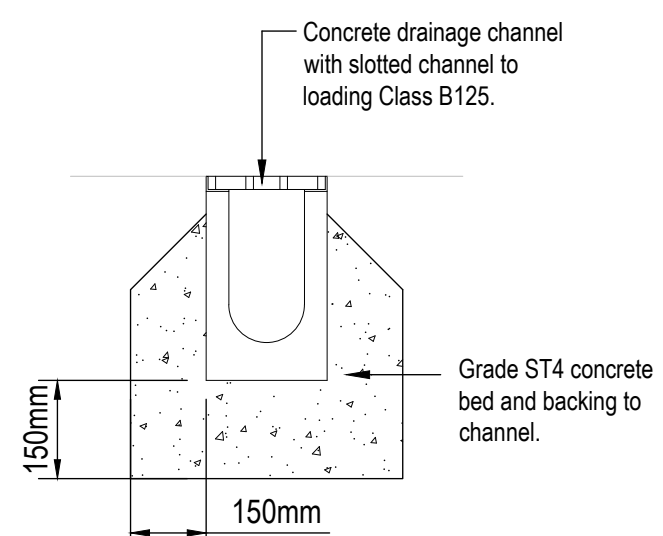


Shallow Inspection Chamber
Scale 1:25



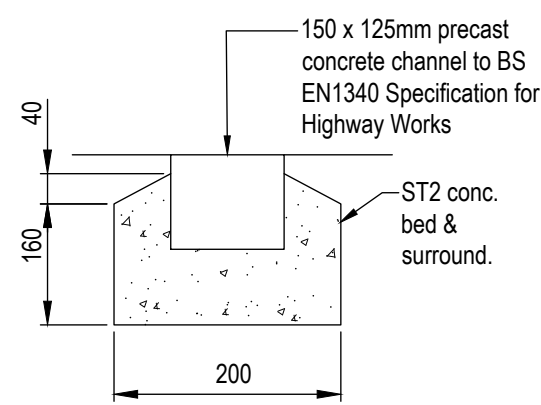
Drain trench edge more than 1m.
from footing/foundation edge
Scale 1:25

Pipe Bedding Adjacent to Foundation



Where specified on plan, proprietary gully units to be provided for slot drain outfalls. In unspecified cases, side or end outlets will suffice.

Typical Section Drainage Channel
Scale 1:10



Kerbing Details
Scale 1:10

NOTES

- No dimensions to be scaled. IF IN DOUBT ASK.
- All dimensions must be checked and verified on site by the Contractor prior to the commencement of works and Hinchliffe Architecture & Design Ltd. to be notified of any discrepancies.
- The copyright of these drawings remains the property of Hinchliffe Architecture & Design Ltd. They must not be reproduced in any way without prior written consent from the originator (Hinchliffe Architecture & Design Ltd.)

NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION

NOTE: DRAWING TO BE READ STRICTLY IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS INFORMATION AND SKETCHES.

NOTE: ALL FOUNDATIONS, STEEL & TIMBER SIZES SHOWN ARE TO STRUCTURAL ENGINEERS DESIGN & CALCULATION. REFER TO STRUCTURAL CALCULATIONS & SKETCHES.

PROPOSED MATERIALS

MASONRY	- NATURAL STONE
ROOF TILES	- ARTSTONE COPINGS/EPDM
BI-FOLD DOOR	- ANTHRACITE GREY ALUMINIUM
WINDOWS	- WHITE TIMBER
RAINWATER GOODS	- BLACK PVCu
SOFFIT's & FASCIA's	- BLACK TIMBER

Rev.	Date	Description
A	05.09.2022	Additional Notes added

Status BUILDING REGS

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& design

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Project 15 BOURN VIEW ROAD
NETHERTON
HUDDERFIELD
HD4 7JY

Drawing Title PROPOSED DRAINAGE
AND EXTERNAL WORKS

Scale (at A1)	Date
AS SHOWN	09.05.2022

Dr. no.	056-21-BR06	Rev.	A
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