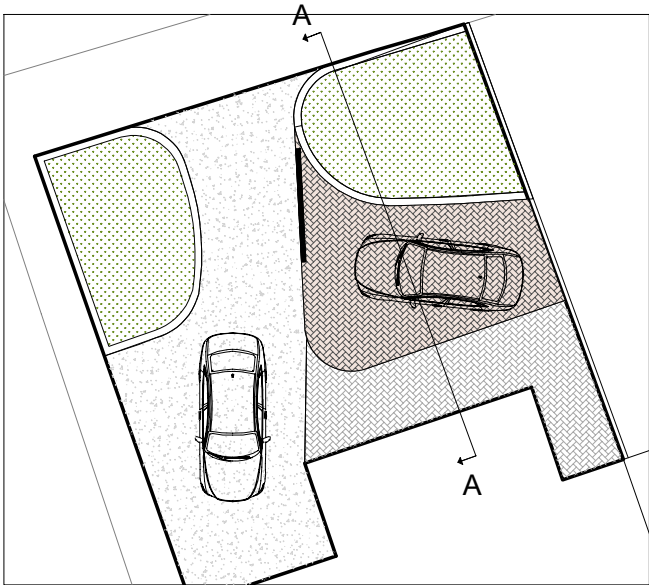




Section Plan 1:200

Provision of Soakaway (subject to investigation)

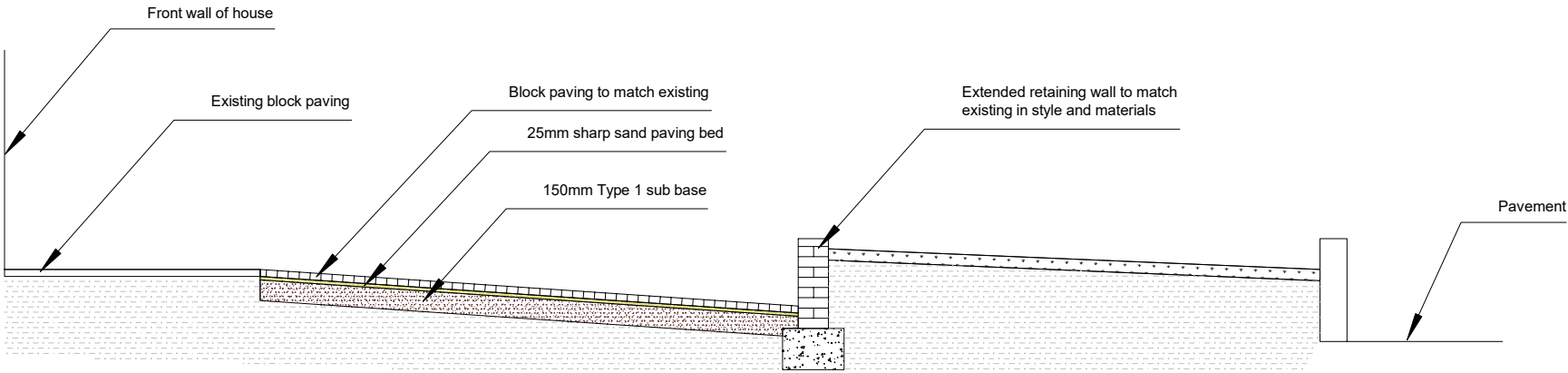
Provision of new soakaway to be established on site with Local Authority Building Control. Existing drainage and soakaway to be exposed by contractor in order to establish if new soakaway is required. New soakaways to be constructed in accordance with BRE Digest 365 and be 5.0m minimum from any building. Where cover to pipes is less than 600mm, protect with a concrete paving slab in accordance with item A16 & diagram A4 of Section 2 of Part H1 of the Building Regulations.

Note 1: Capacity of soakaways to be based upon a 12mm rainfall for the drained area and subject to an on-site porosity test viewed and approved by the Building Inspector.

Unless agreed otherwise with the Local Water Authority, assume that new/additional surface water drainage cannot be collected by new connection into the existing drainage system/network, but rather via sustainable drainage. Location of any existing soakaways, if present, is unknown. If existing soakaways can be located and their capacity determined, it is possible that these can be modified/extended to support the additional surface water run-off from the new hardstanding.

Assuming a new soakaway is required to accommodate the additional surface water discharging from the new hardstanding, this is to be formed within the front garden. Locate soakaway such that the soakaway is at least 5m from the building and if possible at least 2m from any boundary.

Prior to installation of new and additional soakaway system infiltration, tests in accordance BRE report 365 are to be carried out to ascertain the required soakaway capacity. Assuming that ground conditions are average with free draining soil, the new soakaway is to be designed for an average infiltration rate of 1x 10 m/s (rainfall of 10mm in 5mins/ 120mm per hour), and for an additional surface area equating to 25.3m². The soakaway is to be formed by joining modular storage soakaway cells (aquacell or similar crates) each measuring 1000mm x 500mm x 400m deep (equating to 0.2m³). Number of cells required based on formular calculation: Volume = A x (rainfall rate / 3000) Volume = 25.3 x (120/3000) = 1.01m³ or 5 cellular crates. Cells to be joined and wrapped inside a Geo-textile membrane to all sides with a minimum 100mm coarse sand/gravel to all sides and minimum 500mm cover below finished ground level in accordance with specialist manufacturer's specification and recommendation and to conform to BRE Digest 365. Inlet pipes to be no less than 75mm diameter and laid at a gradient no less than 1:100 to suit ground levels and siting of soakaway. All to be confirmed by specialist prior to installation.

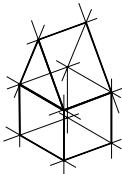


Section A:A 1:50 Scale

1:2500	0	50m	100m
1:1250	0	25m	50m
1:500	0	5m	10m
1:200	0	2m	4m
1:100	0	1m	2m
1:50	0	0.5m	1m
1:20	0	0.2m	0.4m

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No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions. Prior to commencing works, the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist. Prior to commencing works, the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them. Prior to commencing works, the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site. All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



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Project:
Provision of additional hardstanding for vehicles, non permeable surface
103 High Street
Kimpton
Herts
SG4 8QL

Drawing:
Section A:A

Date: 01/04/2025
Scale: 1:200 1:50
Page Size: A3
Drawing Number: D2512 003