

Foul and Surface Water Drainage Strategy

50 Wickham Way, Hayward's Heath, West Sussex, RH16 1UQ.

1. General Principles

The Foul and Surface water drainage systems are designed as separate systems in accordance with the requirements of Approved Document H. No Surface water will discharge to the foul sewer.

2. Foul Water Drainage Strategy

All Foul water arising from WC's, baths, showers, WHB's, Kitchen and Utility areas will discharge via SVP shown on the Floor plans. The Foul water system will be constructed with a minimum diameter 100mm, laid to the minimum gradients required by Approved Document H.

Foul drainage will connect to a series of inspection chambers located externally, as shown on the Site plan. The system will discharge to the existing Public sewer within Wickham Way/Old Wickham Lane. SVP will be vented to atmosphere.

3. Surface Water Drainage Strategy

Surface water from all roof areas will be collected via rainwater downpipes (RWP's) positioned around the dwelling as shown on the Site plan. Surface water drainage is kept entirely separate from the Foul water drainage system.

Roof water will discharge to a 5,000-litre underground rainwater harvesting tank located within the rear garden. Overflow from the harvesting tank will discharge to a soakaway located within the front garden, positioned a minimum of 5m from the dwelling, boundaries and other structures, subject to ground conditions.

Patio and external hardstanding areas will be formed to fall away from the dwelling. Surface water from these areas will drain to permeable ground or via linear drainage channels connected to the Surface water drainage system.

4. Inspection Chambers & Access

Inspection Chambers are provided at all changes in direction, junctions and at the point of connection to the public sewer, as shown on the proposed drainage plans. Covers will be airtight where located internally and double-sealed where located in trafficked areas.

5. Compliance

The drainage system will be installed, tested and commissioned in accordance with Approved Document H and BS EN 1610. All works will be subject to inspection by Building Control.