














BUILDING DRAINAGE


1. Building drainage shall comply with BS 8301 1985 and the Building Regulations 2010 part H.
2. All building drainage shall be 100mm diameter unless shown otherwise.
3. All connections to adoptable sewers shall be 150mm diameter.
4. All building drainage shall be clayware to BS EN 295 or uPVC to BS 4660 with Class B or Class S bedding unless shown otherwise.
5. All pipes under buildings without suspended floors shall have Class S bedding.
6. Concrete protection shall be provided to all uPVC pipes with less than 600mm cover and to all clay pipes with less than 300mm cover.
7. Where a pipe passes through a wall an opening is to be formed through the wall to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side of the opening with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
8. Where a pipe trench is within 1m of a building it is to be filled with concrete up to a level below the building equal to the distance from the building less 150mm.
9. Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTP Type 2 material or better.
10. The invert level of an access chamber on a foul drain from a building is to be set 600mm below finished ground level unless otherwise shown.
11. The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
12. If on site inspection pipes pass through foundations, pipes are to be ducted through 200mm dia. vitrified clayware pipe with sand packing inside larger dia. pipe, with larger dia. pipes encased in 150mm thick concrete.
13. All rainwater downpipes to discharge into trapped gulleys


 storm water manhole - 450dia polypropylene with invert less than 1m
675x124.0mm brick chamber over 1m

 foul water manhole - 450dia polypropylene with invert less than 1m
675x124.0mm brick chamber over 1m

 SVP soil & vent pipe
 RWP rainwater downpipe
 AAV air admittance valve
 re rodding eye
 rm rising main

 big back inlet gully
 Si sink waste
 WC toilet waste
 Sh shower waste
 whb basin waste
 B bath waste

 Direction of span - Beam & Block Floor
Refer to specialist supplier drawings.

 215x65mm air brick with periscope vent.

NOTES:

Minimum 150mm high void to be provided below floor beams for ventilation.
Nominal 50mm sand layer on herbicide, treated leveled sub soil.
Refer to separate drawing for layout of floor system by specialist supplier.
For locations of horizontal dp's. Refer to sections & details.
All air bricks in inner leaf of cavity walls to have 100x44x65mm dp. concrete lintols over.
Void to be ventilated by proprietary plastic air bricks and periscope ventilators providing ventilation at a level of 1500mm2 per metre run of wall. (215x65mm air brick at 2000mm max centres)
No air bricks shall be located below doors but should be equi distant either side. Refer to plan. Provide lintols over drains & services where passing through walls.
Air bricks to ventilate suspended floor to be at 2000mm max centres.

BUILDING REGULATIONS AMENDMENTS - 29/11/2022

1. calculations/details for roof trusses, 1st floor joists and block/beam floors to be obtained from manufacturers and passed on to B.I.
2. calculations/details for structural steelwork from structural engineer - sizes of steel beams and padstones added to drawings
3. unprotected area between the two houses (distance between houses is 1.35m) The left hand side wall of plot 2 forms the boundary. unprotected area calculation is shown on elevation drawing unprotected area is 7.82%
4. background ventilators to provide a min. of 8000mm2 (min x3 no. to kitchen/dining room)
5. soakaway design, details & calcs to follow from structural engineer following results of percolation tests
6. carbon monoxide detectors are to be sited in rooms that contain heat producing appliances - see plans
7. chimney details added
8. ground floor specification amended to match SAP calcs
9. external wall specification amended to match SAP calcs
10. lighting specification amended to match SAP calcs
11. Further information to confirm that the buildings have been assessed to prevent overheating to follow.
12. EV charging point details added
13. photographic evidence to be taken during the construction process to verify compliance with SAP calcs.
14. M&E systems to be tested and certified upon completion

e. 21/03/2023 - amended brick dims to openings
d. 29/11/2022 - building regulations amendments
c. 08/1/2022 - space & water heating amendments

TITLE:
Plots 1&2
Building Regulations Drawing No.6
28 Pargeter Street
Stourbridge
DY8 1AU

DRAWING NO. 28PS/20 REV: e

DATE: October 2022

SCALE: 1:50

NCR ARCHITECTURAL DESIGN & TOWN PLANNING

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