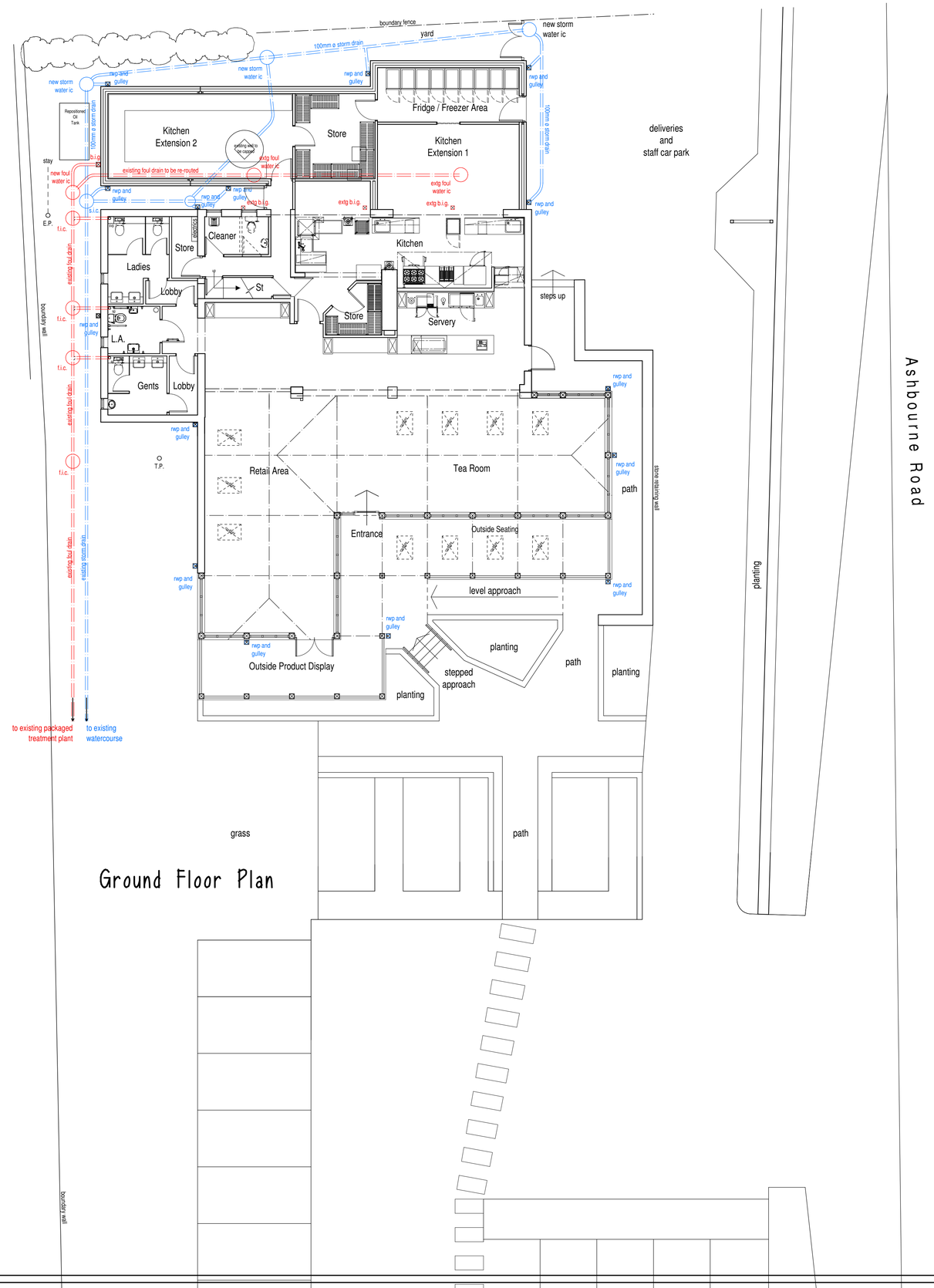
DRAINS
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'Flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame (internal covers to be screwed down-airtight).
In masonry chambers form 150mm high benching to channels.
Make new connections to the existing drains in the direction of flow. The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the L.A. Building Inspector prior to work commencing on site.
All drainage invert and cover levels must be checked and verified by the Contractor on site prior to commencement.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.
The existing IC's within the proposed extension shall have the drains altered under the floor so that no IC's are located within the proposed extension. All new drain runs to be determined and agreed on site with Approved Inspector.

PLUMBING (wastes)
The whole new installation shall accord with BS EN 12056-2:2000 and CP304. All wastes shall have 75mm deep seal traps and be taken to SVP or back inlet gully with sizes as follows:
To sink unit, washer, provide 40mm diameter up to 3.0m length, over 3.0m length increase to 50mm diameter.
To wash basin, provide 32mm diameter up to 1.7m length, over 1.7m increase 40mm diameter.
100mm diameter pvc soil pipe shall be provided to terminate in balloon cage via weathering collar above roof, minimum 900mm above any opening window, situated within 3.0m horizontally.
All exposed pipes within the property shall be suitably boxed in with removable covers to allow for future access for rodding. The internal SVP shall be fitted with a sealable rodding access point in a suitable position.

GREASE TRAP
The foul water from the kitchen sinks shall pass through a grease converter with automatic dosing system.
Size to be determined by manufacturer to suit flow rates with full details to be forwarded to Approved Inspectors prior to installation.



Ground Floor Plan

Cottage Kitchen

PROPOSED EXTENSION TO CAFE
TO FORM BAKERY KITCHEN,
ASHBOURNE ROAD,
BOTTOMHOUSE, LEEK,
STAFFORDSHIRE, ST13 7PN
PLANNING CONDITIONS
DRAINAGE PLAN

Date	Sheet	Scale
MARCH 2017	A1	1:100
Dwg No.	Rev.	Drawn
2016-2128-08	-	RG

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All dimensions must be checked prior to commencement.