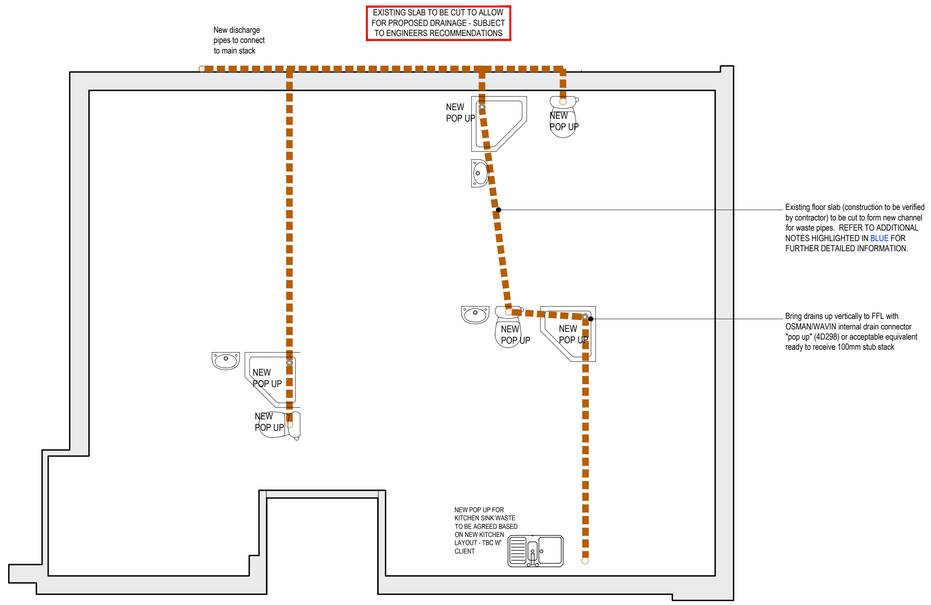
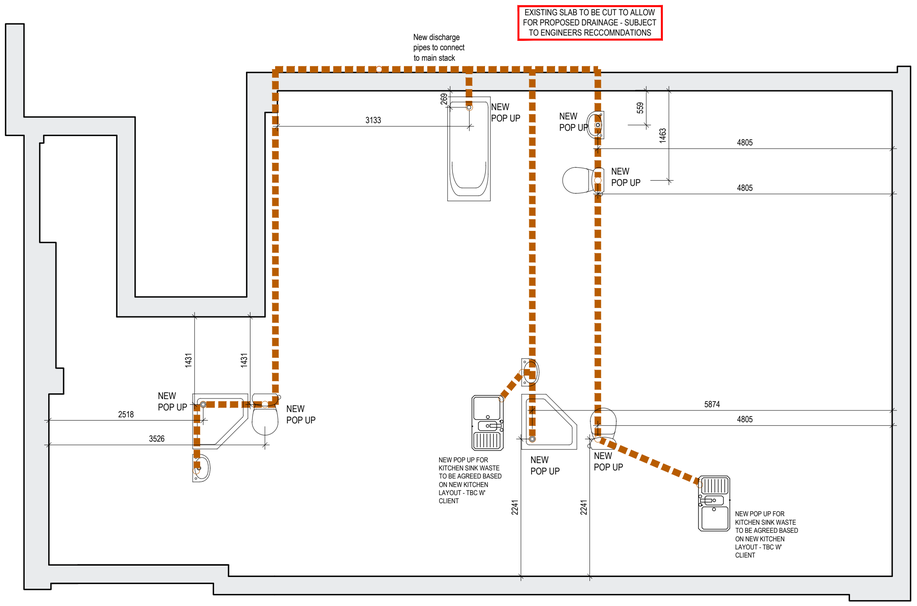
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50



Proposed Ground Floor Drainage Plan (indicative)

Scale - 1:50



Proposed First Floor Drainage Plan (indicative)

Scale - 1:50

METHODOLOGY FOR STRUCTURAL ENGINEER'S ASSESSMENT AND FLOOR SLAB WORKS

1. PRE-CUTTING STRUCTURAL ASSESSMENT

A structural engineer must assess slab type, load distribution, reinforcement, and existing services before cutting to ensure structural integrity and compliance with regulations.

2. CORRECT SLAB CUTTING TECHNIQUES

- Use diamond-tipped saws for precision cutting with water suppression to minimise dust.
- Clearly mark the cutting area and make shallow initial cuts to avoid stress damage.
- Remove cut sections carefully, avoiding overcutting to prevent unnecessary cracks.

3. CORRECT METHODS OF SLAB REPAIR

- Backfill with well-compacted sub-base material (Type 1 MOT) in layers to prevent settlement.
- Reinstate reinforcement using steel dowel bars if required.
- Pour high-strength concrete (C35 or as specified), vibrate to remove air pockets, and ensure proper curing.
- Install expansion joints and control cuts to prevent cracking.
- Conduct a final structural inspection before applying finishes or loading the slab.

All TBC with Structural Engineer before commencement of works.

PLEASE NOTE: DETAILS SHOWN ARE INDICATIVE ONLY. OTHER METHODS MAY PROVE MORE COST EFFECTIVE - ALL TBC BY CONTRACTOR PRIOR TO CONTACTING SEWERAGE COMPANY AND/OR COMMENCING WORKS.

GENERAL CONSTRUCTION NOTES

GENERAL:
All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.

Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.

DRAINAGE NOTES 1

PLUMBING:
Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully. Gutters to be 100mm half round PVC discharging to 100mm diameter round rwp to back inlet gully. Caged top SVP to terminate min. 900mm above top of window heads. Any amendments to combustion installation should be undertaken by a suitably qualified person. If a new boiler is required to heat the building it must be a condensing type with a min. SEDBUK rating of 90% and again all works must be completed by a qualified installer. Commissioning certificates to be forwarded to L.A.B.C. and home owners.

UNDERGROUND DRAINAGE:
Where pipes are less than 150mm diameter and have less than 300mm cover, the pipes should be encased in 150mm of concrete. Where drains are under or within 1m of the new building work, take the foundations down to the drain invert level. Where drains are under a driveway or under the building surround in 150mm of concrete, with 18mm compressible board around the pipe joints and between pours (seek further advise from the manufacturer). If the crown of the pipe is within 300mm of the underside of the slab, then the concrete encasement should be integral with the slab (seek further advise from the manufacturer). Take foundations to pipe invert level and insert 1no. NAYLOR R6 100x140 RC lintels over per leaf of masonry (1200mm max. span) where drains pass through foundation walls, allow 50mm clearance around drain. NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commences and inform either the Inspecting Authority and/or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner. Any existing drains found not to be in use to be capped and sealed in concrete.

INSPECTION CHAMBERS
Bed on 100mm thick pea gravel, 10mm nominal size. Back fill and hand tamp in 300mm layers. Osma Round or Square cover (or acceptable equivalent) and frame to finish (use square type on driveways with 150mm deep concrete collar).

MECHANICAL PUMP
Install a Sanifio mechanical pump as manufacturer's details with suitable access if required. Specialist advice to be obtained to insure correct pump and associated system is installed.

DRAINAGE NOTES 2

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

W.C.'s
W.C.'s to discharge into a 110mm branch pipe, which in turn is to discharge into a ventilated stack (or if within 1.3m from drian invert level, then can discharge directly into the drain).

110mm BRANCH PIPES:
110mm branch pipes supported as per manufacturers instructions, to fall 1:40 and connect to discharge stack. Provide adequate rodding access points for future maintenance.

WASH HAND BASINS
32x75 deep seal trap to sink, 32mm waste into 32mm branch pipes and terminate into a discharge stack or access gully. Hot and cold water supply to be fitted to all sinks, wash basins, baths or showers.

Any branch pipe that terminates into a gully to finish below top of gully access cover but above water level. All hot water pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.045W/mk and minimum thickness of 40mm.

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Planning and/or Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the Inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of oil/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
A	03/03/2025	SY	TBS
Non - Draft Issue			
-	25/02/2025	SY	TBS
Draft Issue			

SDS
SPEAKS DESIGN SERVICES

Speaks Design Services
1 Beaconsfield Terrace
Morda
Oswestry
SY11 9PE

Tel 01978 592872
Mob 07592 759095
Mail info@speaksds.co.uk
Web www.speaksds.co.uk

CIAT
CHARTERED PRACTICE

Project
17 Egerton Street, Wrexham, LL11 1NB

Client	Purpose of Issue	Drawing Stage
Violetta Niklas-Pecha	For Approval	BREGS

Title
Drainage Plan

Scale @ A1	Date	Ref	Drawn
As Indicated	March 2025	288	TBS

Drg No
288/ESW/BR/005

Rev
A