

Soakaway construction details 117 Elmer Road

117 Elmer Road is a flat level site which formerly held a bungalow of some 100m² with a roof area of approximately 120m² draining to a front and rear soakaway totalling 2m² filled with rubble, a hammerhead driveway served the property which was made up of gravel on Type 1 aggregate. the driveway covered approximately 70m² and was semi permeable, this is to be replaced with a fully permeable scheme approximately 35m² per unit, draining within the site.

Attached is a plan drawing of the new surface water drainage scheme that will serve the two new properties.

As calculated each property will be served by two soakaways front and back consisting of a total of 7.438m³ per unit split equally front and back.

No ground raising is planned, No control structures are planned for attenuating surface water prior to the infiltration soakaways.

An accessible silt trap shall be installed up stream on each of the pipe runs supplying the soakaways, these shall have 300mm sump depth

The soakaways shall be positioned a minimum of 5m apart and 5m away from any dwellings. The soakaway shall be constructed clipped and pinned together, wrapped in a non woven geo textile and laid on a bed of pea beach at a depth of 1200mm then surrounded with the same, pipe work shall access from the top with invert at 300mm. All surface water pipe work and foul water pipe work is to be 100mm Upvc underground drainage pipe laid at a fall of 1:40 on a bed of pea beach aggregate and then surrounded with the same before back filling with Type 1 aggregate. In accordance with BS EN 14654-1

Soakaways to be 2 number minimum 3.0 metres by 1.8metre by 0.84 per unit filled with soakaway crates with a 95% void ratio. split equally front and back per unit.

The Driveway is to be constructed at a finished height not higher than the existing ground level it shall be constructed of 40mm reinforced Upvc grid and backfilled with loose stone to give 100% permeability draining within the site boundaries.

The plot is not known to be at risk from hydro carbon contamination, any visible contaminants are to be reported and assessed.