

SURFACE WATER DRAINAGE

Surface water discharged from a domestic building, and a hard surface within the curtilage of a domestic building should be carried to a point of disposal that will not endanger the building, environment or the health and safety of people around the building. This will normally be to a soakaway or via an open drain or outfall to a river, stream or loch or coastal waters. It could also be to a storage container with an overflow discharging to either of the options above.

Soakaways

Soakaways have been the traditional method of disposal of surface water from buildings and paved areas where no mains surface drainage exists. A soakaway serving a single dwelling or an extension should be designed and constructed in accordance with the guidance found in clause 3.6.5. of the Building Standards Technical Handbook and BRE Digest 365.

When can a soakaway be used?

If you are planning to use a soakaway, you will need to check that:

- a soakaway is the most suitable means of disposal,
- the soil around the building is satisfactory for infiltration, by carrying out a percolation test,
- the site is not on filled ground,
- the site does not slope towards the building; and
- the water table is not too high.

Soakaways should be sited at least 5 metres from any buildings and from a boundary. However, the volume of surface water run-off, ground strata or permeability of the soil may influence this dimension and it may be reduced slightly.

How to construct surface water soakaways?

If you decide to use a soakaway to dispose of surface water you will need to:

- decide on the construction type for the soakaway
- calculate the required storage volume and
- consider space requirements, site layout, topography, water table, subsoil type etc

The above should be carried out in accordance with BRE Digest 365. The calculation process is complicated and you may wish to seek help.

SITE LEVELS

A site plan should have levels shown (as indicated on the example on the previous page) to assist with the assessment of both planning and building warrant.

Site levels assist in the assessment of planning applications by indicating how buildings appear in relation to their surroundings; and for building warrant applications, how access ramps can be positioned to achieve compliance with building regulations.

Site levels are essential where sites are to be infilled and it is important to identify the finished level of the building and the surrounding ground so that unnecessary underbuilding and infilling costs are avoided.

BUILDING WARRANT AND DETAILED PLANNING APPLICATIONS SITE PLAN REQUIREMENTS

Scale

Although a site plan with a scale of 1:500 would be acceptable, a scale of 1:200 or 1:250 is preferred and allows more detail to be shown - see the example site plan on the next page.

Information to include

All site plans should incorporate the following:

- a north point and the scale of the plan;
- the size and position of the building on the site in relation to the boundaries and any existing or adjoining building as it affects the proposal. The distance to boundaries should be shown as written dimensions;
- the level of the site of the building, lowest floor and adjacent ground (including any road), all in relation to one another and some known datum;
- the extent and type of any access road, hardstanding, court or footway adjoining the building and/or providing access to it;

In addition, for Building Warrant applications, the following should be included:

- the position and treatment of surface and foul water drainage including location of septic tanks and soakaways, manholes, rodding eyes and other access openings; and
- the location of accessible external drying areas and bin storage areas.

If the same site plan is to be submitted with a Detailed Planning Application, you will also need to show:

- details of any landscaping works and car parking;
- the extent of any decking, balcony or similar structure proposed;
- boundary treatment, including walls or fencing where this is proposed; and
- the application site, including the access, outlined in RED and any other land owned by, or in control of the applicant, close by or adjoining the site, outlined in BLUE.

EXAMPLE SITE PLAN

Note: The information shown on this site plan is shown for illustration purposes only. Please contact a Building Standards Officer for confirmation of building regulations applicable for any specific site



Sub-Surface drainage area calculated from percolation test results

Oil Storage tank to be sited on and tied down to a solid base

Accessible Drying Area

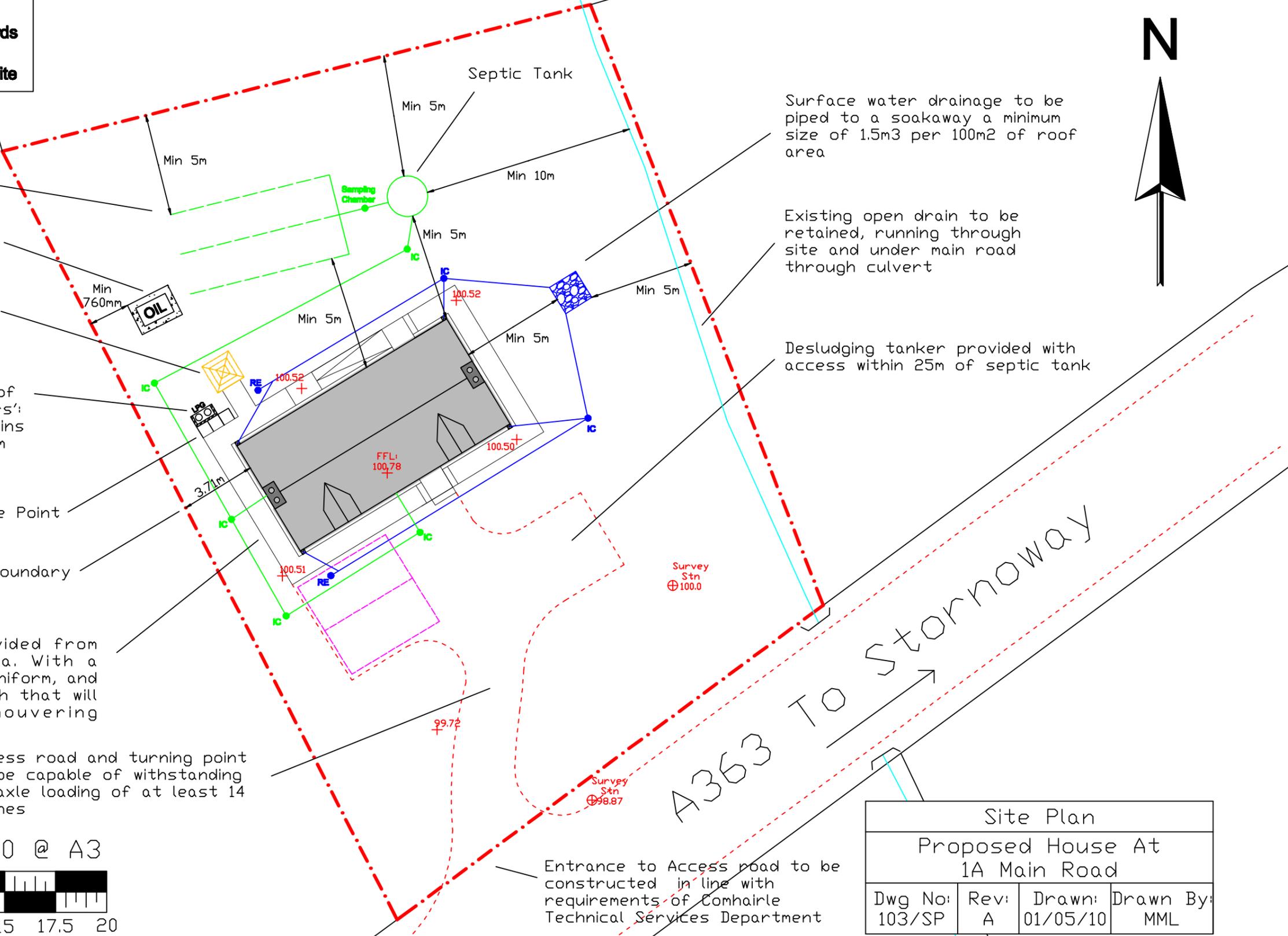
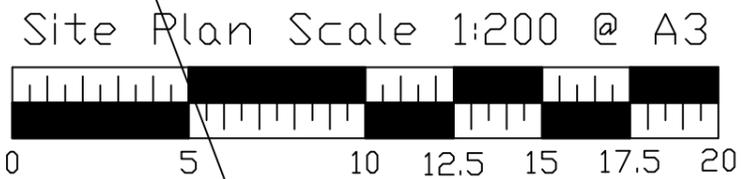
LPG cylinders to be installed in accordance with the LPG Code of Practice 24: 'Use of LPG cylinders'; Part 1. Cylinders secured by chains against wall, positioned on a 50mm thick concrete base

Solid Waste Storage Point

House distance from boundary

Accessible route provided from the car parking area. With a surface that is firm, uniform, and of a material and finish that will permit ease of manouvering

Access road and turning point to be capable of withstanding an axle loading of at least 14 tonnes



Surface water drainage to be piped to a soakaway a minimum size of 1.5m³ per 100m² of roof area

Existing open drain to be retained, running through site and under main road through culvert

Desludging tanker provided with access within 25m of septic tank

Entrance to Access road to be constructed in line with requirements of Comhairle Technical Services Department

Site Plan			
Proposed House At 1A Main Road			
Dwg No:	Rev:	Drawn:	Drawn By:
103/SP	A	01/05/10	MML