

Drainage Strategy & Specification at The Lookout single dwelling, Symonds Yat

This document describes the strategy and specification for the off-grid wastewater management system for the new residential dwelling on the land adjacent to Hill Cottage at Symonds Yat West.

Strategy

To minimise water consumption roof water and grey water from the shower, basins and bath will be harvested into an underground tank and re-used within the dwelling for w/c flushing, washing machine, dishwasher, and garden irrigation purposes.

Furthermore, foul waste will be processed through a state-of-the-art compact sewage treatment processer and the resultant clean water directed safely through a below ground compact infiltration tunnel system.

Specification

Foul Waste

Foul W/C Water to Klargester Bio disk Gravity DS1146P - 06, 7 metres from property, clean water into compact infiltration field (15 metres from property) to BS EN12566, BS6297 :2007, Building regs 2010 & General Binding Rules (small sewage discharge into ground).....Connection to main drains not available to this site.

3 Bed House = 5 population = 0.75 Cubic metres per day, no permit required, unrestricted geographical area, below 2 cubic metres per day allowance.

Site percolation test produced average VP of 16.7

Harvesting Tank & System

Kingspan Aquaharvest 4600 litre system for roof and greywater recovery and re-use, linked to foul waste.

Both products installed by approved & registered installers, following independent assessment in line with; -

- * DETR circular 3/99 (Welsh office circular 10/99)
- *Pollution prevention guidance No. 4
- * Building regs part H

Ends.