

Soakaway & Anti Flood Devices

11/03/2024

Anti Flood Devices

There are two types of anti-flood devices fitted to this property. One is a simple push fit installation into the last drain leaving the property (or the 1st drain entering the property from the main sewer line).

This is available from Screwfix (and many other places) <https://www.screwfix.com/p/metex-buffalo-nrv-rodent-non-return-flood-defence-valve-110mm-4-/408kx>

METEX BUFFALO NRV RODENT NON-RETURN FLOOD DEFENCE VALVE 110MM (4")



The second requires modification of the drain to enable fitting. This is for more your serious DIYer.

Fernco Double Flap Backwater Valve - 110mm (395mm x 195mm)

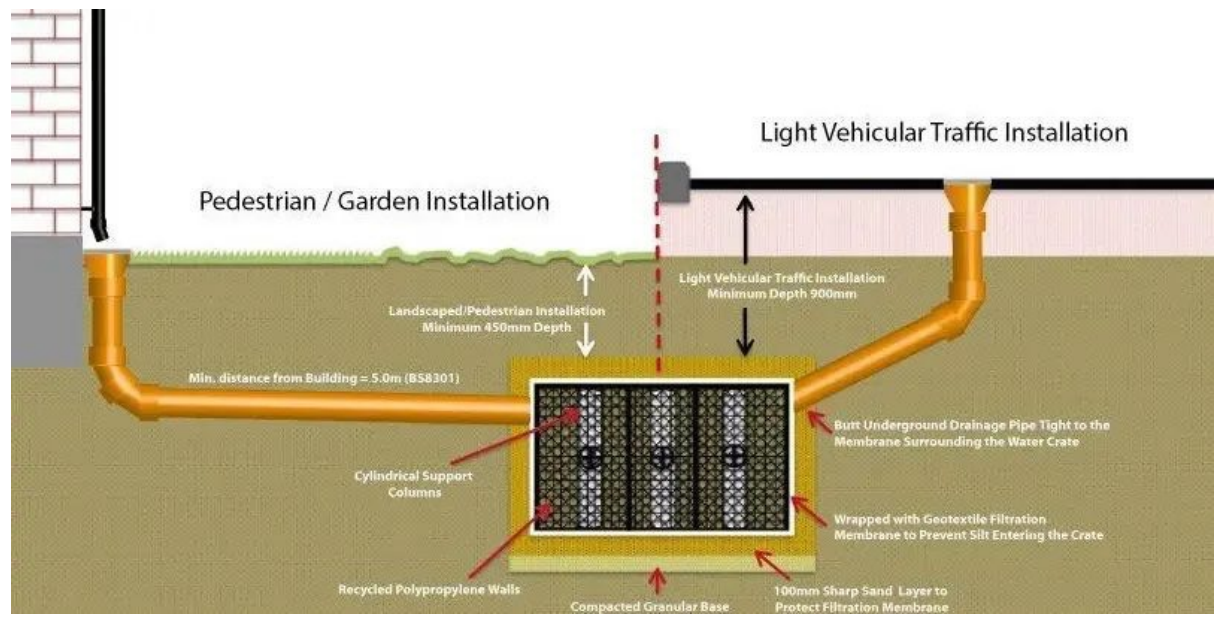


The diagram below shows the install locationsm of the devices on this property



Soakaway Installations

There are number of soakaway installation on this property. They are simple install.
 This is official guidelines for a soakaway installation.



Soakaway installation in garden under lawn

The first is the installation is in the garden beneath the lawn and the second shows a different installation with the addition of a manhole to allow a pump to be inserted.

Soakaway Materials

All are available at <https://www.drainagesuperstore.co.uk/> And many other places

Soakaway crates that contain a large enough void to hold water.

A geotextile material to stop soil from blocking the void.

20mm gravel

Manhole and risers (to allow pumps to be inserted if required)

Pipework to transfer the rainwater from the gutters, driveway, patio etc, to the soakaway if required.

Step 1 – Dig a hole (depth width follow guidelines above)

Step 2 – Wrap the soakaway crate in the geotextile material



Step 3 -Insert soakaway crate into hole and back fill with 20mm gravel (100mm follow guidelines)



Step 4 – Add soil and replace turf

Adding a manhole for a pump

Step1 – Cut soakaway to fit manhole riser rings and secure ring to soakaway crate



Step2 – Wrap in geotextile material and place in hole then back fill with 20mm gravel



Step 3 – depending where you have installed refill hole and replace top surface. This is on a drive so was filled with hardcore and concreted. Now you can insert you sump pump and pump out whenever the need arises. The water can be recycled for watering lawns etc.



