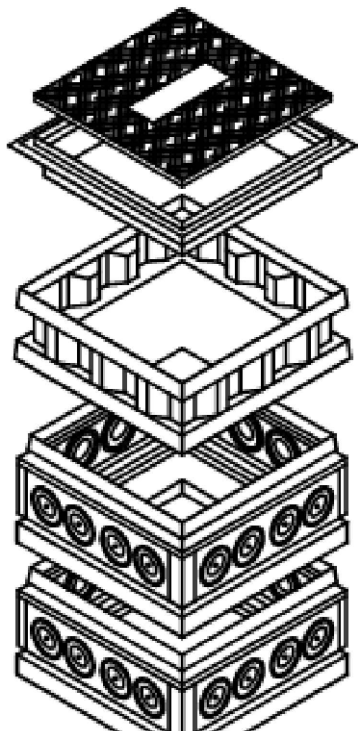
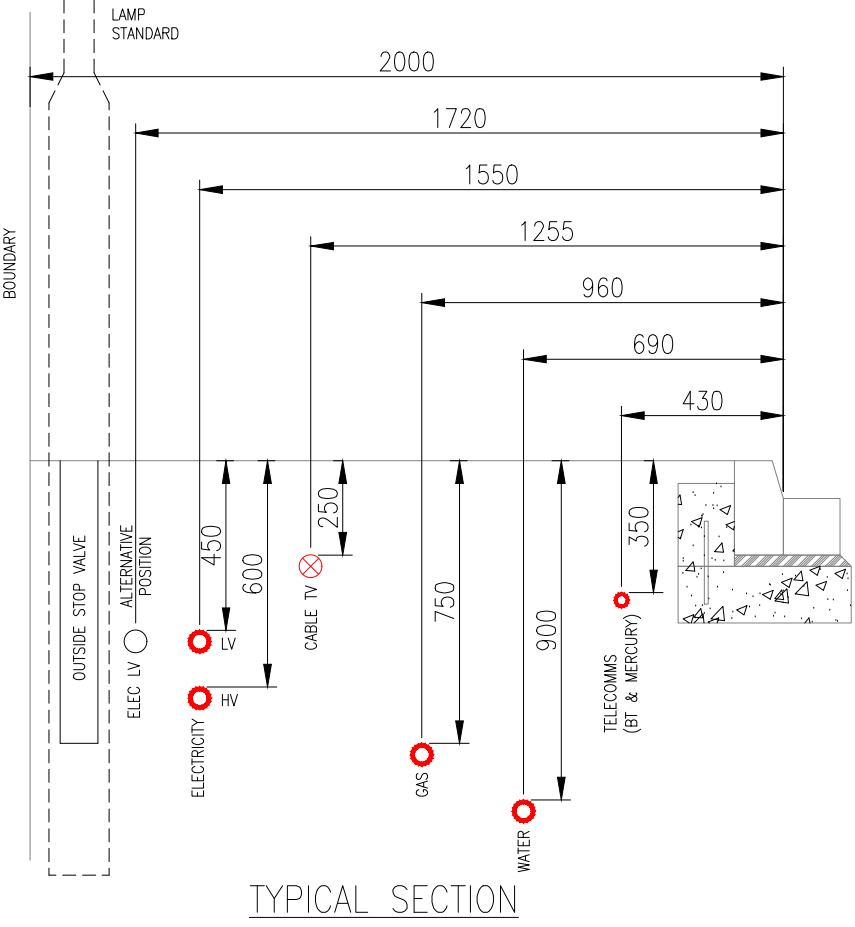
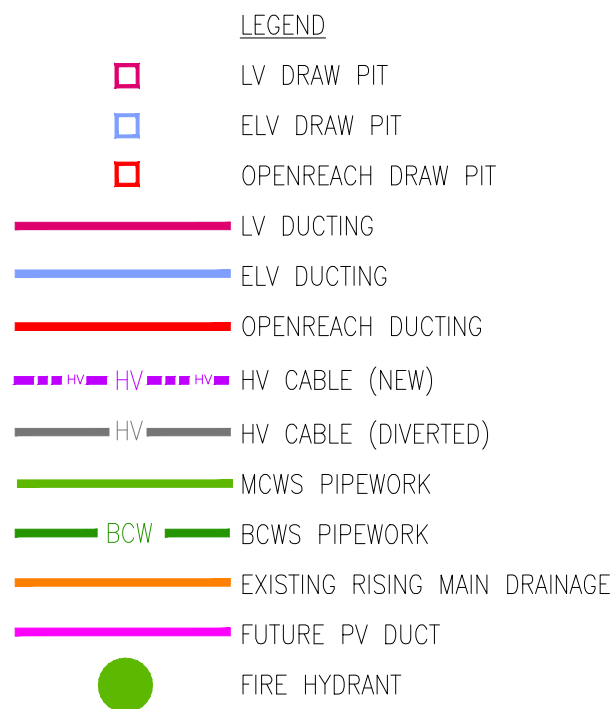
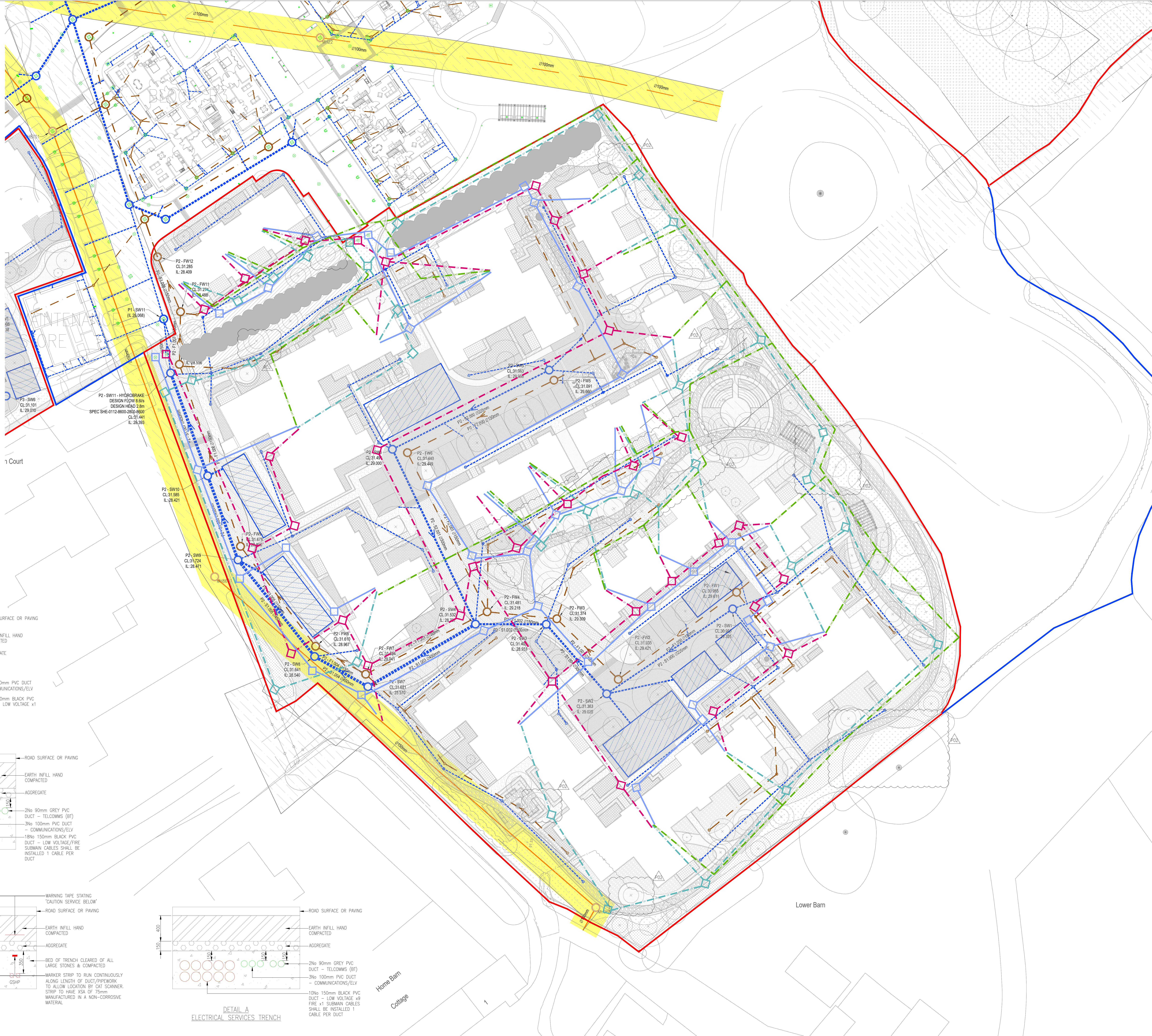
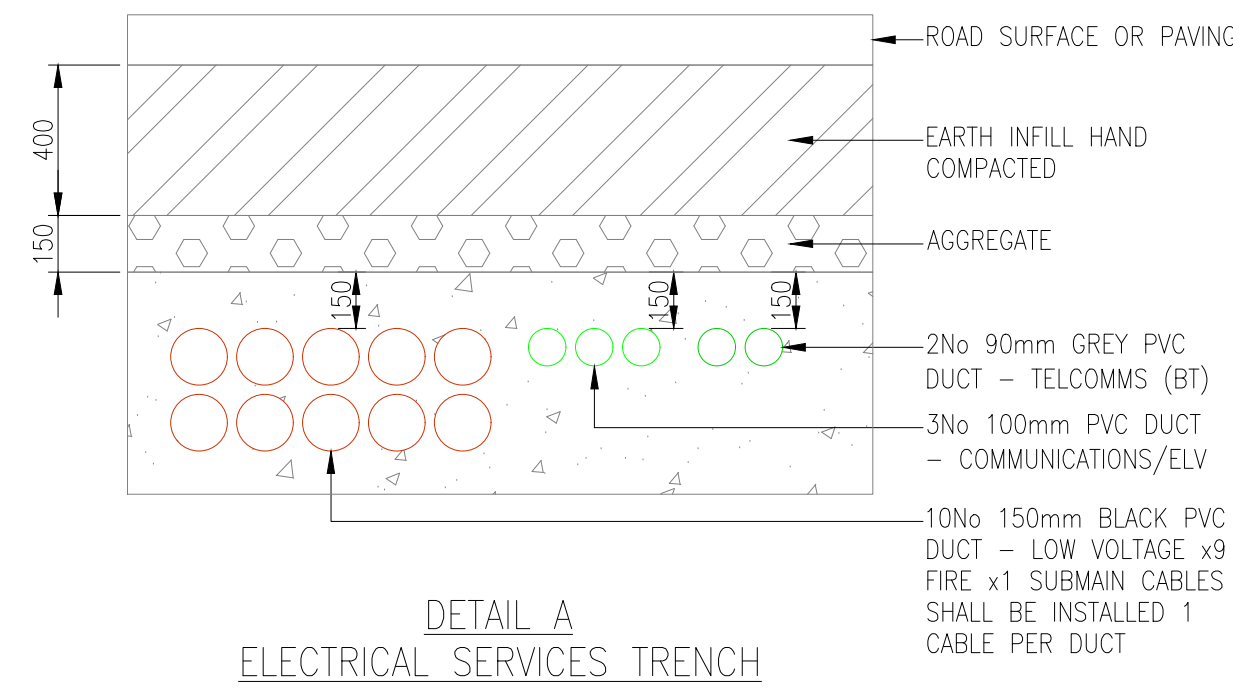
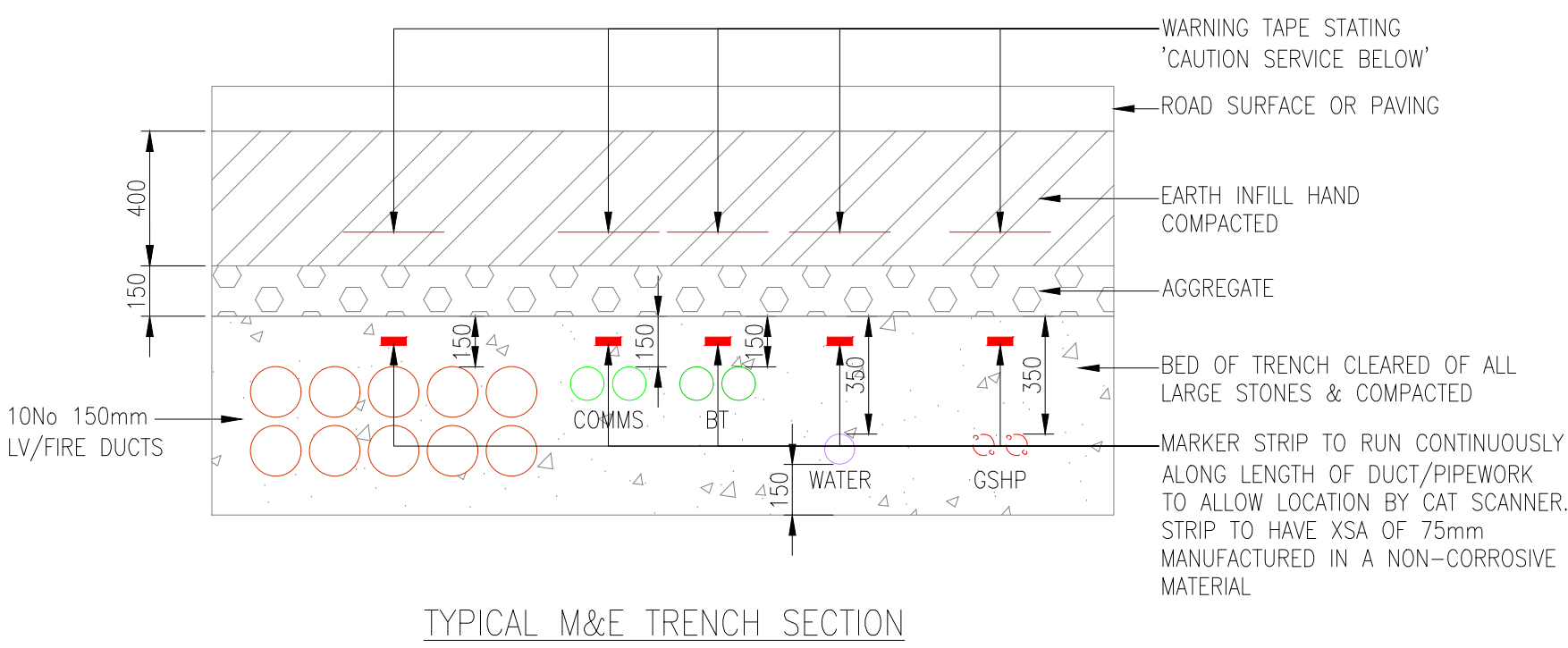
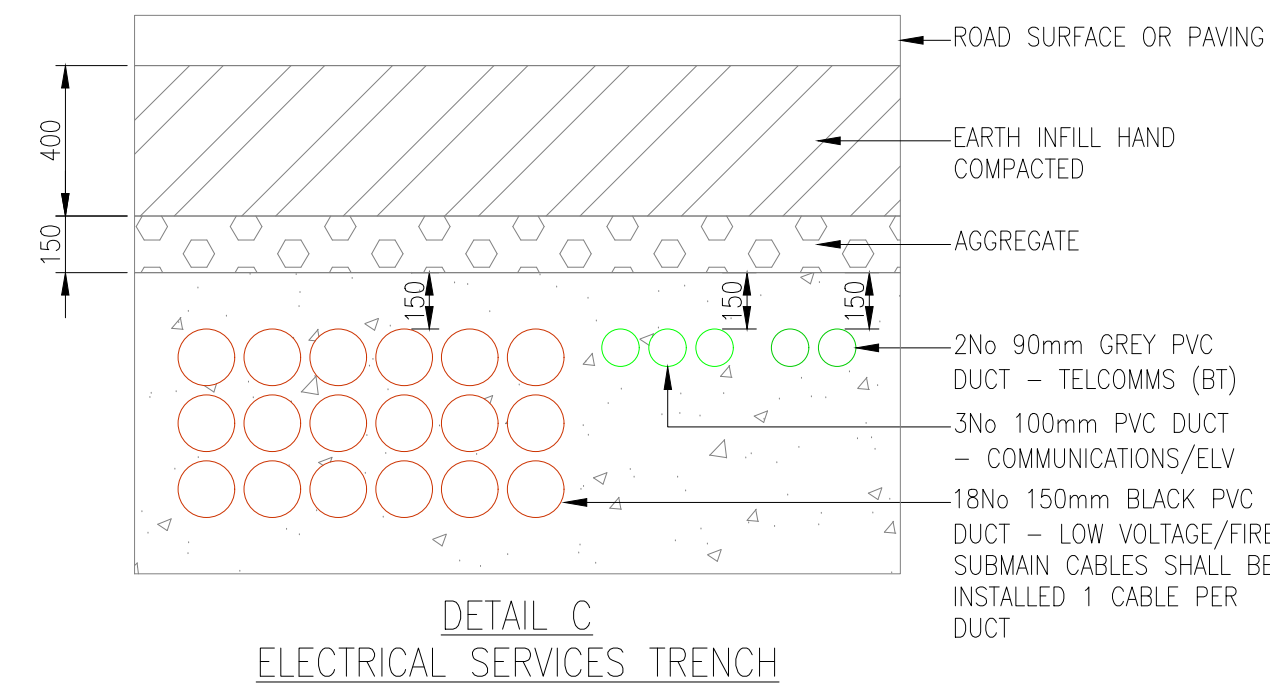
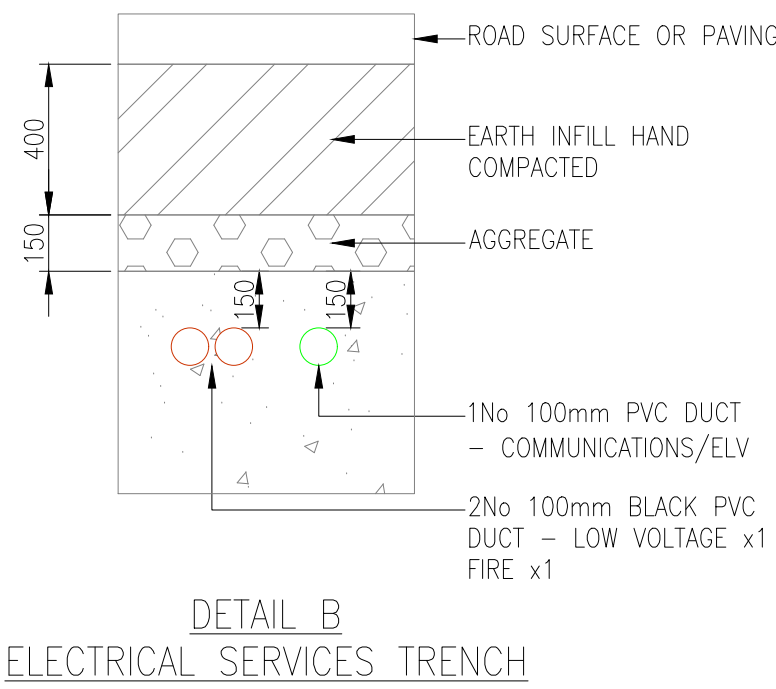




DETAIL 'B'
TYPICAL DRAW PIT DETAIL
SCALE N.T.S.



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All dimensions are in mm unless otherwise stated

For information only, DO NOT SCALE drawing

All works shall be carried out in accordance with the Specification

Contractor must verify all dimensions on site before commencing any work or shop drawings

For Environmental Services Design's standard symbols refer to the relevant Specification.

- NOTES
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ARCHITECTURAL & M&E DRAWINGS & SPECIFICATIONS.
 - REFER TO FABRIC DRAWING FOR TOPOLOGY & BUILD UP.
 - REFER TO RIDGE DRAINAGE DRAWING FOR FOUL WATER, RAINWATER & STORM DRAINAGE LOCATIONS.
 - SINGLE DUCTS TO PARKING BAYS SHALL BE 75mm PVC DUCT. DUCTS SHOW TO ALL PARKING BAYS FOR FUTURE USE. THE DUCTS SHALL BE INSTALLED WITH DRAW ROPE & BURIED AT THE REAR OF EACH PARKING BAY.
 - THE UTILITIES SHOULD BE LAID AT A MINIMUM DEPTH WHEN CROSSING CARRIAGEWAYS AS FOLLOWS:
 - TELECOMMUNICATIONS - 600mm
 - GAS - 700mm
 - WATER - 800mm
 - ELECTRICITY - 600mm
 - ALL BT DUCTS/CHAMBERS SHALL BE INSTALLED IN LINE WITH BT OPENREACH BUILDERS GUIDE TO TELECOMMUNICATIONS INFRASTRUCTURE & INSTALLATION. THE CONTRACTOR SHALL LIAISE WITH & MANAGE THE BT OPENREACH INSTALLATION ACROSS SITE.
 - ALL SUBTERRANEAN SERVICES SHALL BE FULLY CO-ORDINATED & INSTALLED TO NATIONAL JOINT UTILITIES GROUP GUIDANCE.
 - ALL DIMENSIONS, DEPTHS & SETTING OUT OF SERVICES/TRENCHES ARE TO BE CONFIRMED BY THE PROJECT CIVIL ENGINEERS.
 - FIRE ALARM CABLEING SHALL BE INSTALLED WITHIN SEPARATE DUCTS ACROSS SITE.
 - ALL CABLE DUCTS SHALL BE COORDINATED WITH THE BUILDING STRUCTURE IN RISING POSITIONS & BE ARRANGED IN A NEAT SQUARE FORMATION BELOW THE NECESSARY CONTAINMENT SYSTEMS. THE DUCTS SHALL BE FITTED WITH CAP OFF TO PROTECT FROM VERMIN & BE COMPLETE WITH A MINOR DRAW ROPE SECURELY FASTENED.
 - DRAW PIT & ACCESS CHAMBER SIZES ARE INDICATIVE. THE FINAL SIZE IS TO BE DETERMINED BY THE CONTRACTOR, ALLOWING FOR INSTALLATION & FUTURE MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL THE MINIMUM NUMBER OF CABLE DUCTS SHOWN ON THE LAYOUT. ANY ADDITIONAL DUCTS SHALL BE DETAILED & INCLUDED BY THE CONTRACTOR. THE SITE WIDE INFRASTRUCTURE SHALL BE COMPLETE ON HANDOVER WITH 30% SPARE CAPACITY.
 - CABLE DUCTS, DRAW PITS & ACCESS CHAMBERS SHALL BE MANUFACTURED BY CUBIS SYSTEMS (OR EQUAL & APPROVED), UTILISING GRP STACKABLE TWIN WALL ACCESS CHAMBERS.
 - ACCESS CHAMBERS WITHIN FOOTPATHS SHALL BE PEDESTRIAN QUALITY & BE COMPLETE WITH RECESSED COVERS TO ALLOW INFILL MATERIAL TO MATCH THAT OF THE FOOTPATH/SURROUNDING AREA.
 - ACCESS CHAMBERS WITHIN ROADWAYS SHALL BE VEHICULAR QUALITY (HEAVY DUTY) & BE COMPLETE WITH DUCTILE IRON FRAME & COVER TO BSEN 124. LOADING TO BE DETERMINED BY THE STRUCTURAL/CIVIL ENGINEER.

P02	ISSUED FOR COMMENT	SM	SM	26.03.26
P01	ISSUED FOR COMMENT	SM	SM	XX.11.25
REV	DESCRIPTION	DESIGN	CHKD	DATE

Environmental Services Design

Environmental Services Design Limited
10M Brook Street, 13 Exchange Quay,
Salford, Manchester, M3 3EQ
www.esd-sd.com
Tel: 0161 848 1200
Email: admin@esd-sd.com

CLIENT
INSPIRED VILLAGES

PROJECT
WELLCROSS FARM
BROADBRIDGE HEATH
PHASE 2

TITLE
ELECTRICAL & ELECTRICAL SERVICES
INGROUND SERVICES LAYOUT

SCALE	1:250	ORIGINAL SIZE	AD	DATE	November 2025
DRAWN	T.Butterfield	DESIGNED	S.Miller	INT	CHKD
DRAWING NUMBER	1163-ESD-XX-00-DR-XX-P2-1001	REVISION	P02		