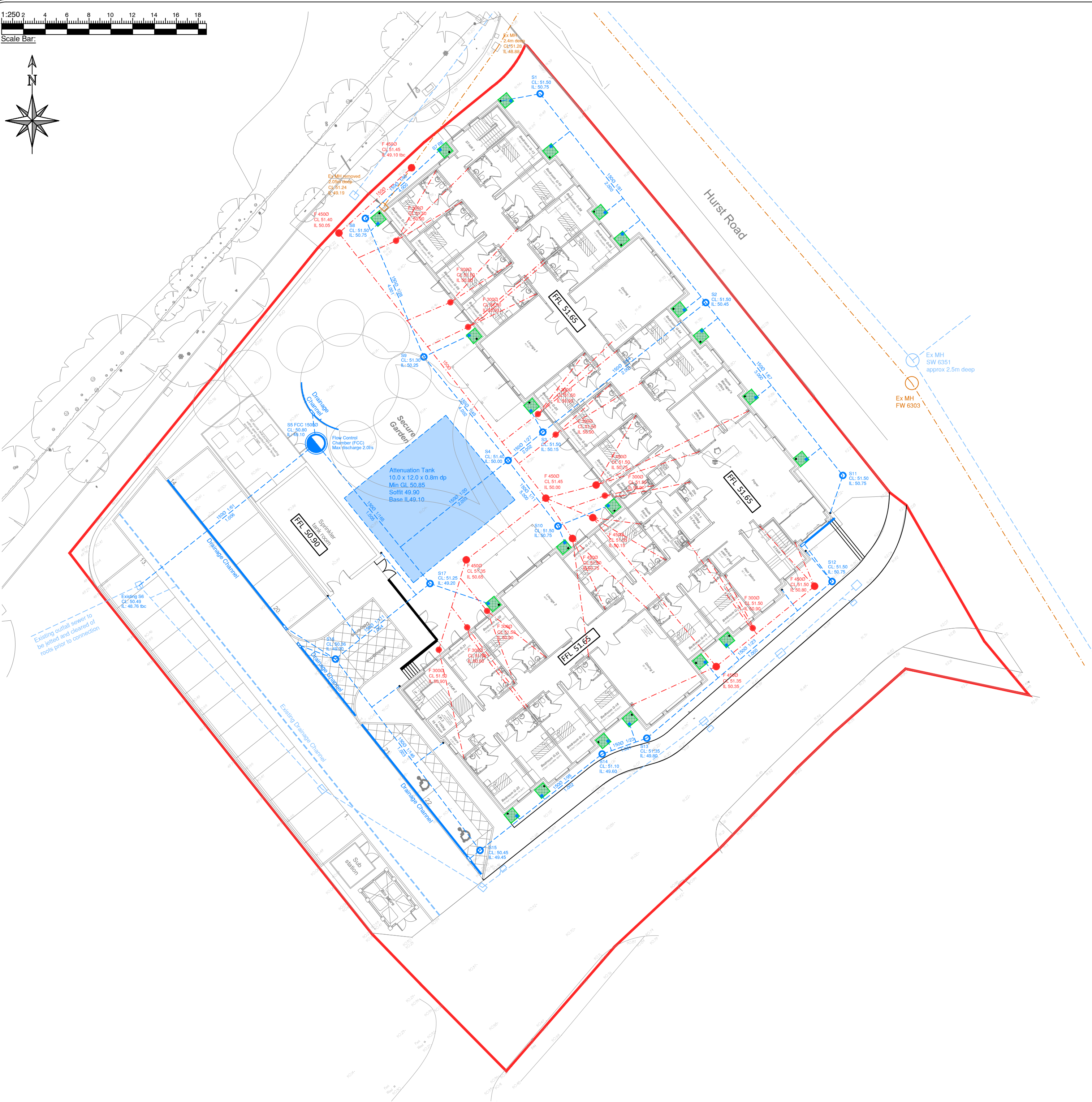
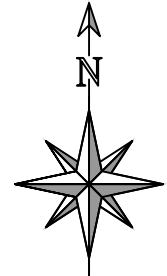




KEY

Site Boundary

Existing Foul Sewer

Existing Storm Sewer

Private Foul Drains

Private Storm Drains

RG

Gully

RE

Storm Rodding Eye

Drainage Channel

Rain Garden SuDS

Attenuation Tank

Flow Control Chamber

- DRAINAGE NOTES:**
- Drainage works to start at the outfall connection and work upstream. Any discrepancies of existing invert levels to be reported immediately as this may alter the design.
 - The Contractor shall be responsible for checking all tie-ins for line and level with existing foul and surface water systems before commencing any works.
 - All drainage work is to be strictly in accordance with the requirements of the Building Regulations, Approved Document Part H, "Drainage and waste disposal".
 - All existing land drains encountered on site during construction are to be re-connected.
 - Temporary protection to be provided to drainage work during construction as necessary.
 - Prior to commencing work on the drainage, all existing drains, sewers manholes and outfalls to remain shall be located, identified and a CCTV condition survey carried out. Where necessary, protection to the existing drainage infrastructure shall be provided.
 - All existing sewers and manholes abandoned due to the proposed works are to be either removed, and suitably backfilled or grouted up.
 - All concrete is to be in accordance with BS EN 206-1, BS 8500 and the recommendations of BRE Special Digest (Concrete in Aggressive Ground).
 - Unless specified otherwise, in situ concrete shall be designated mix Gen 3 (Grade C20), or an equivalent mix subject to the approval of the Engineer.
 - The following types of pipe may be used unless noted or agreed otherwise:
 - Pipes up to 300mm diameter to be Structured Walled to BS EN 13476, Polypropylene to BS EN 1852, PVC-U to BS EN 1401 or Vitrified Clay to BS EN 295.
 - Both Clay and Concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kN/m). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
 - Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25. Diagrams 7 and 8 are of particular relevance and shall be complied with.
 - All pipes, chambers and fittings shall be installed, bedded and backfilled in accordance with the manufacturers instructions subject to the following minimum requirements table.
- | Location | Cover to crown | Bedding Clay/Concrete Pipe* | Bedding Plastic Pipe | Backfill |
|---------------------------|----------------|---------------------------------|---|--------------------------|
| Roads (HGV) | >1.2m
<1.2m | Class S
Class 'A' (Concrete) | Class S (S10r2)
Class 'A' (Concrete) | Type 1 Granular |
| Drives / car parking | >0.9m
<0.9m | Class S
Class 'A' (Concrete) | Class S (S10r2)
Class 'A' (Concrete) | Type 1 Granular |
| Hard and soft Landscaping | >0.6m
<0.6m | Class S
Class 'A' (Concrete) | Class S (S10r2)
Class 'A' (Concrete) | Suitable as dug material |
- Pipes Penetrating Walls.
 - An opening is to be formed through walls to give pipes at least 50mm clearance all round. Brickwork over shall be supported by a lintel. Opening to be masked each side with rigid sheet material.
 - Pipes embedded in walls shall have joints formed within 150mm of either wall face. Adjacent rocker pipes of max 600mm length with flexible joints shall continue the pipework.
 - All pipes beneath buildings to be B&S in concrete. Where cover is less than 300mm the concrete is to be cast integrally with the floor slab.
 - All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
 - Ventilation shall be provided at the head of the foul drainage runs.
 - The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipe shall be as follows:

Pipe Dia	Length of Rocker Pipe
150-600mm	600mm
 - All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124 and those not subject to vehicular loading may have class B125 covers and frames.
 - Drainage frames must be tied to manhole risers by use of manufacturers ties.
 - Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
 - All manholes, pipe trenches etc. to be backfilled with imported granular fill to Class 6F1-6F5 (Capping material) to (SHW) Table 6/1 & compacted in accordance with Table 6/4.
 - All pipelines shall be tested both before and after backfilling, using either air test or water test, in accordance with BS EN 1610.

REV	DESCRIPTION	BY	DATE

DRAWING

Drainage Layout

PWS No CS260706-102

REV

DRAWN BY DMcC

CHECKED BY

DATE 05.08.2026

DATE

SCALE 1:250 @ A2

PROJECT

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PHASE CONSTRUCTION

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