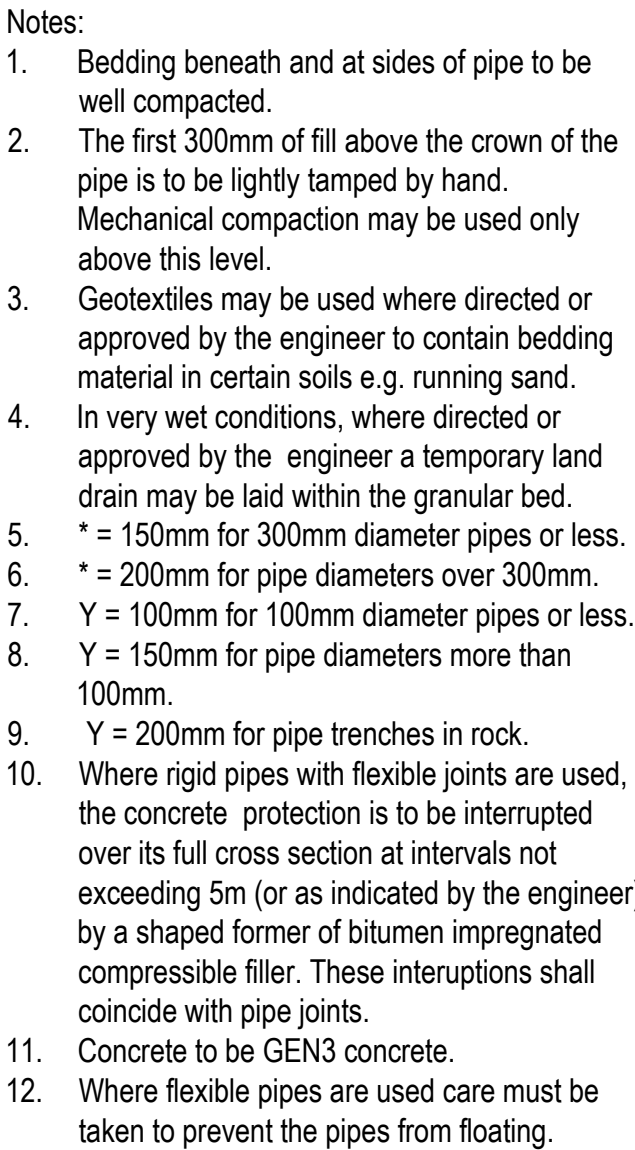
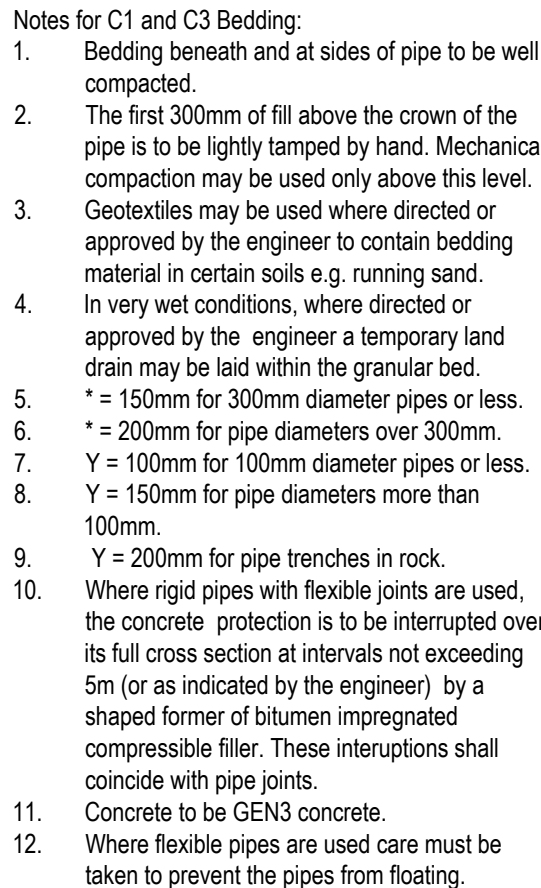
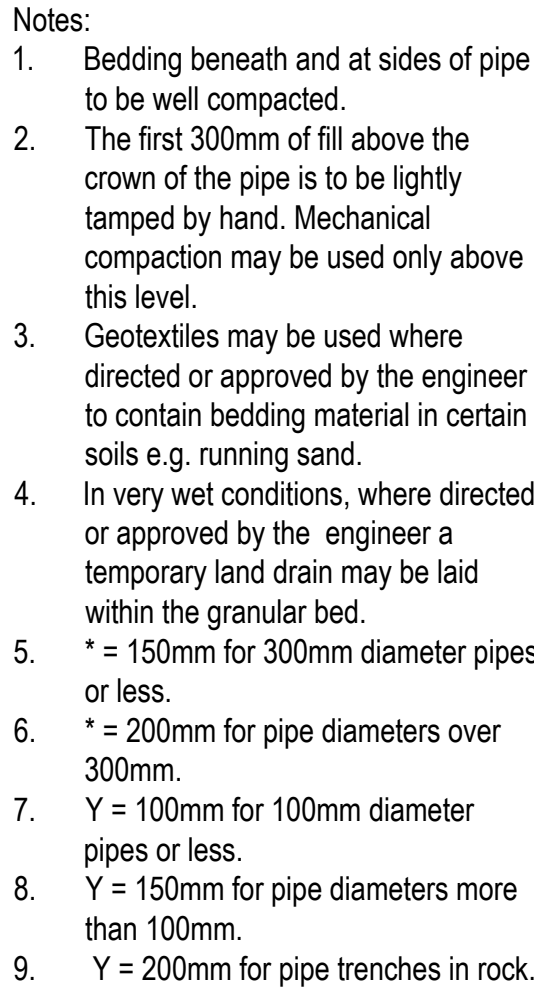




1. This drawing is to be read in conjunction with relevant Architects, Engineers and specialist manufacturers drawings, reports and specifications.
2. All levels are shown in metres above Ordnance Datum (m AOD) unless otherwise shown.
3. All omissions or discrepancies within this drawing and any other information given elsewhere must be reported to K-Ten for clarification before pricing / works commence.
4. All scale from this drawing is for guidance purposes.
5. It is recommended that all sewers and drains be laid starting from the downstream connection to the existing sewer/drain and working upstream.
6. All private drainage to comply with current Building Regulations, BS EN 752 Drain and Sewer systems outside Buildings and other relevant standards.
7. Connections to existing sewers in accordance with the Local Water Authority guidelines & approval.
8. All access chambers covers and frames to be installed in accordance with the Local Authority and E.A guidelines & approval.
9. Sewers and drains of different diameters should be laid soft to the existing sewer/drain. All access chambers should be laid with a minimum of 100mm of bedding. All access chambers should be fitted to be installed at lowest incoming invert level.
10. All access chambers covers and frames to be installed to BS EN 124.
11. All drainage pipe work routes under building footprint will require coordination with foundations.
12. Cover levels shown on this drawing refer to approximate surface levels. It is the contractors responsibility to ensure that access chambers are installed to the correct surface level.
13. Where possible the contractor is to orientate manholes and covers to locate them parallel to kerbs and paving.
14. Access chambers should comply with hsgd 47 "Avoiding Danger from Underground Services" when excavating around existing services.
15. The contractor's responsibility to determine the location and depth of all existing services, means and cables prior to any construction.
16. All access chambers cover and invert levels of any existing manholes are to be verified on site prior to the commencement of the works.
17. All external non-perforated drainage within trafficked areas with less than 1.2m cover to have concrete protection. All external non-perforated drainage within landscaped areas with cover less than 1.2m cover to have concrete protection. All drainage with greater cover than the minimum required to have type S bed and surround.
18. All drainage pipe connection to public sewer to be plastic twin-wall-bi-bi pipe constructed to Water Industry Standard (WIS) 43-01.
19. All drainage to highway to be installed in accordance with Sewers & Surface Drainage.
20. All access chambers covers and frames to be installed to BS EN 124.
21. All drainage to be installed in accordance with Civil Engineering standards to Water Industry 78.
22. Prior to commencing work the contractor is to confirm details of the existing drainage system as noted on the drawing.
23. This drawing is for information only for planning submission. This drawing is not to be used for construction purposes.
24. Drainage outfall connections and strategy to be agreed with the Local Authority.
25. Gutters to have down-pipe lead guards and rainwater down-pipes to have hooding caps.
26. Existing internal drainage systems are indicative and to be checked by the contractor prior to starting works.

TYPICAL RWP DOWNPIPE/GULLY DETAIL

VERTICAL BACKDROP DETAIL

Scale 1:20

TYPICAL SADDLE CONNECTION DETAIL

TYPICAL DETAIL FOR PIPE RUNS NEAR FOUNDATIONS

Not to scale.

TYPICAL DETAIL FOR DRAINS CAST THROUGH FOUNDATIONS
ROCKER PIPE ARRANGEMENT
 Scale: 1:20

B	19.09.25	Secondary issue	G
A	03.09.25	Preliminary issue	G
Rev	Date	Details	Dr



CLIENT:
MOWLES

PROJECT:
THE ELMS
SHERSTON

TITLE:
DRAINAGE DETAILS
SHEET 2

SCALE @ A1: 1:200	DATE: 28.07.2025	STATUS: INFORMATION	
JOB NO: 24-2090		DRAWING NO: C026	REVISION: B