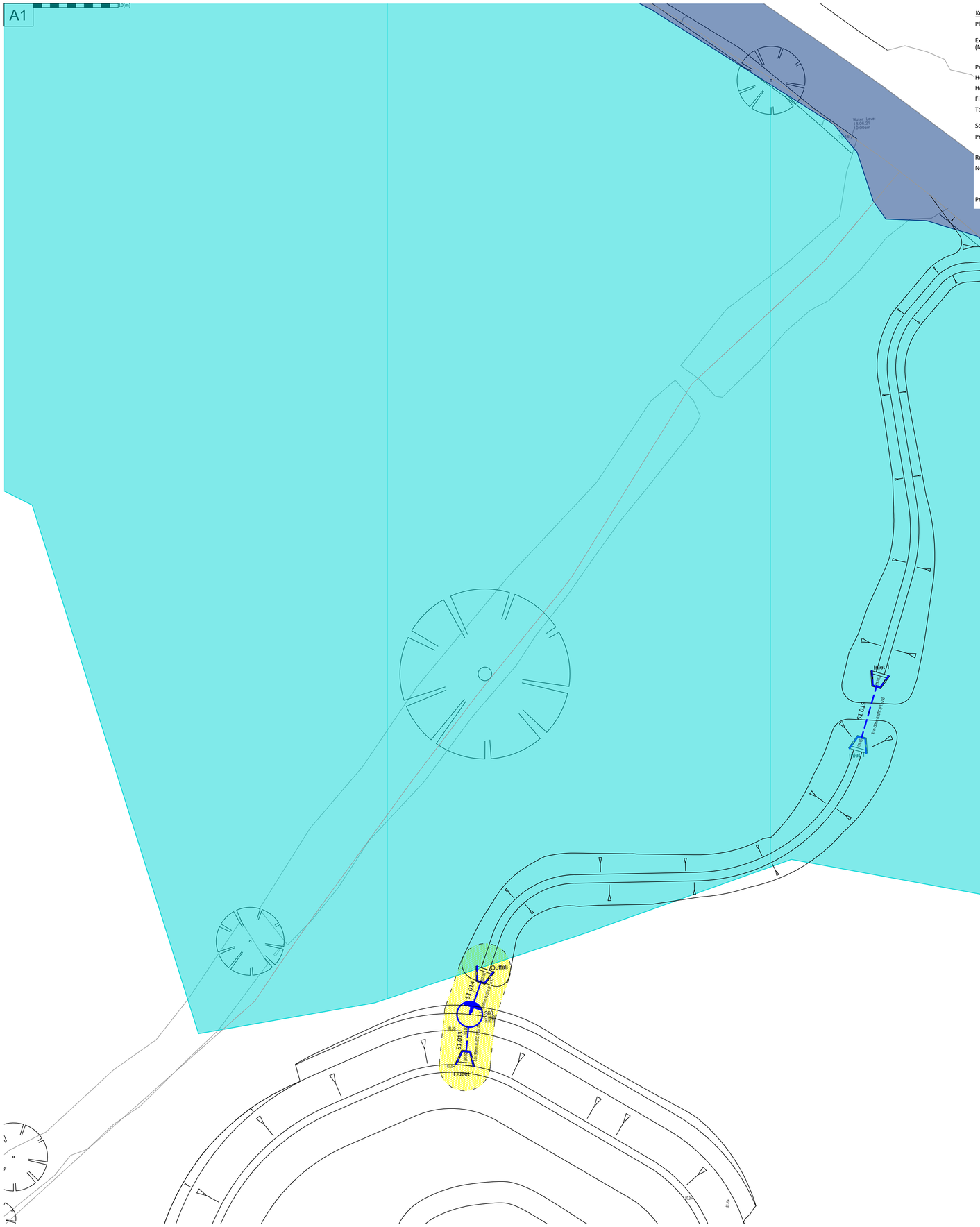
A1



Key

Plot No.

Exposed Brickwork (Max. height below dpc)

Pedestrian Door to Garage

House Type

House Name

Finished Floor Level

Tanking (Max. height above dpc)

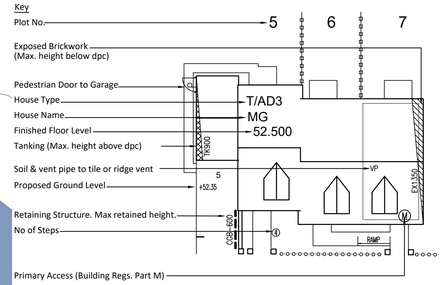
Soil & vent pipe to tile or ridge vent

Proposed Ground Level

Retaining Structure. Max retained height.

No of Steps

Primary Access (Building Regs. Part M)



Regrade Details

37.65+ Proposed Ground Level

37.65 Existing Levels

EX1350 Exposed Brickwork (Maximum height of brickwork below DPC)

TK900 Tanking (Maximum height of tanking above DPC)

RL-T Raise Level Threshold -refer drawing 247-152

Steps on path

Ramp on path

RW-600 Retaining structure indicating retained height.

Arboricultural

Root Protection Zone

Adoptable Roads

Tactile Crossing

Proposed Street Light

Sewers and Drains

Existing Public Foul Sewer

Adoptable Foul Sewer

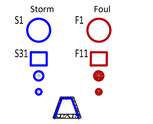
Private Foul Drain

Adoptable Foul Rising Main

Existing Public Surface Water Sewer

Adoptable Surface Water Sewer

Private Surface Water Drain



Manholes and Chambers

Precast Concrete Adoptable Standard Manhole (Type A1, A2, B or C_1)

Brick Chamber (Type C_1 or E_2)

Inspection Chamber - Max. Depth 3m (Type D)

Inspection Chamber - Max. Depth 2m (Type E_1)

Headwall

Drainage Ancillaries

Adoptable Road Gully

Rodding Eye

[51.50] Surface water invert levels

(51.50) Foul invert levels

Flood Zone 2

Flood Zone 3

DO NOT SCALE FROM THIS DRAWING

All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with Finishing specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.

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1. All levels relate to Ordnance Datum.
2. For adoptable drainage details see 247-122, for non-adoptable drainage details see 247-154.
3. For external works finishes refer to drawing 141.
4. For finished levels details refer to drawing 143-1 & for road base levels see 143-2.

GENERAL ADOPTABLE DRAINAGE NOTES

1. All works and materials to be in accordance with The Design and Construction Guidance contained within the Sewerage Sector Guidance 25th October 2019 and The Undertakers Requirements.
2. All manholes must be constructed such that the outside edge of the manhole is at least 0.5m from the kerb line. The sewer must be at least 1.0m from the kerb line
3. All pipework with less than 1.2m cover in highway or 0.9m cover in landscaped areas & driveways shall have a concrete protective cover slab to sewerage undertaker's standards. (Unless full concrete surround specified).
4. All type B & Pre-cast Type C manholes should have a concrete surround. Concrete rings shall be sealed using "Tokstrip" and lifting eyes pointed with resin modified mortar.
5. Precast manholes are not to be cut under any circumstances.
6. Manhole covers & frames shall be ductile iron with a minimum square opening of 600x600mm. Covers shall be double triangle for 600mm square openings and be provided with loose bolted connections. Frame depth shall be 150mm. All covers and frames are to be D400 rating where within public highway.
7. The use of ladders or steps in manholes, wet wells and valve chambers shall comply with the following: Mild steel plastic encapsulated manhole single steps shall not be used in manholes of a greater depth than 1.0m. Mild steel plastic encapsulated double steps may be provided in manholes up to 3.0m in depth. Ladders shall be provided in accordance with BS4211 in manholes between 3.0 to 6.0m deep.
8. Hot dipped galvanized mild steel ladders should be installed in type A manholes.
9. Proposed adoptable sewers are only permitted to have other sewer/gully connections and other services laid at angle of between 45 degrees and 90 degrees across the line with a vertical clearance in excess of 300mm.
10. All ironwork to be kite marked by BSI or certified by equal inspection authority.
11. All connections will be made soffit to soffit.
12. Red coloured plastic marker tape at least 150mm wide shall be laid at a minimum of 200mm above the soffit of the pipe. The tape shall be printed with the words gravity sewer in bold capital letters throughout its length and at intervals not exceeding 700mm and shall incorporate a corrosion resistant tracing system for non-metallic pipes.
13. All CLAY pipework is to be Extra Strength Vitrified Clayware to BS EN 295.
14. All PLASTIC pipework is to be Thermoplastic Structured Wall pipe to BS EN 13476 Part 1 and 2 or 3, stamped SNB, no longer than 3m and if found deformed by more than 6% are to be replaced.
15. All CONC pipework is to be Class M Flexible Jointed Concrete Pipework to BS 5911 : Part 100
16. All pipework is to have a Class S Granular Bed and Surround unless indicated as Concrete Surround.
17. First manhole upstream from the connection point to the public sewer to be fitted with a temporary debris screen to prevent debris entering the public sewer. Screen to be removed prior to occupation of dwellings.
18. Where within shared surfaces, gullies to have a pedestrian friendly grating.
19. All service and manhole covers within shared surface area shall be infill covers and all manhole covers are to have a grip top treatment.
20. Plastic membrane to be installed where pipes pipes cross one another to prevent cross contamination
21. A Section 106 application must be submitted and approved by sewerage undertaker prior to any connections being made to existing sewer network.

Building Drainage

22. Connections to adoptable manholes from private building drainage to be minimum Ø100mm pipes (see 113-1 for pipe diameters).
23. All house drainage to be Ø100mm unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 : 1985.
24. Pipes are to be either extra strength vitrified clay to BSEN295 : Part1 with flexible joints, or P.V.C. complying with the relevant provisions of BS4660, or BS5480 and kitemark certified.
25. Pipe bedding material is to be Class S with 100mm minimum thickness surround. Bed thickness to be increased to 150mm in rocky fround. Granular material to be 10mm nominal size.
26. Where pipes are beneath drives or parking courts and less than 500mm depth to soffit, the pipe bedding shall be minimum 100mm Concrete Surround
27. Backfill is to be selected fill, free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
28. Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
29. Brickwork to chambers shall be Class B Engineering to BS3921.
30. Pre-formed chamber bases (such as CPM Perfect Manhole system) must not be used under any circumstances.

Health & Safety Note :

Refer to standard detail drawings 100 to 108 for additional health & safety notes

The sub-contractor should be familiar with the contents of the geo-environmental reports and protect against any risks that arise.

The sub-contractor is responsible for obtaining copies of service and drainage record plans and taking all care to ensure that existing services are protected or disconnected

All waste material should be placed in appropriate skips or removed from site to avoid trip hazards

The following items require method statements:-

- Any excavations including safe access and support
- Working in confined spaces
- Working in or adjacent to the public highway
- Working in or connecting to live sewers
- Working near live or overhead services
- Protection to trees and landscaping
- Handling & erection of all steelwork, precast concrete units & pad stones & any units greater than 20kg in weight.
- Protection from risk of fall into all excavations and from exposed faces (including floor slabs) where changes in level where falls could cause an injury

REV		DATE	INITIAL
A	Amended viewport and added private drainage.	30.06.26	AJH
.-	First Issue	16.01.26	AJH

Newland HOMES

Stones Farm, Cricklade Phase 2

Drainage Layout
Sheet 7

AJH
Drawn

1:250 @ A1
Scale

16/01/2026
First issue

247 - 142 - 7
Drawing No.

A
Revision