

DRAINAGE LEGEND

EXISTING AND ASSUMED FEATURES

- ASSUMED DRAINAGE, TYPE TBC ON SITE
- EXISTING FOUL WATER.
- EXISTING SURFACE WATER.
- EXISTING COMBINED.
- X-X-X-X-X- RUN GRUBBED OUT.

PROPOSED FEATURES
DESIGNED BY OTHERS

- PROPOSED SURFACE WATER.
- PROPOSED FOUL DRAINAGE.
- RISING MAIN.
- BD BACKDROP.
- RE RODDING EYE.
- NRV NON-RETURN VALVE.
- SVP SOIL VENT PIPE.
- CD CAVITY DRAIN.
- RWP RAINWATER PIPE.
- G GULLY.
- DP TRENCH DRAIN DROP POINT.
- SURFACE WATER MANHOLE.
□ = OPENING AND MANHOLE COVER
- FOUL WATER MANHOLE.
□ = OPENING AND MANHOLE COVER
- CAP IN RUN TO ALLOW FUTURE EXTENSION OF DRAINAGE

PROPOSED FEATURES

- SURFACE WATER DRAIN
- RG ROAD GULLY (TRAPPED)
- YG YARD GULLY (TRAPPED)

- SUMP CHANNEL DRAIN SYSTEM WITH SUMP UNIT

- STORM WATER MANHOLE TYPE B FOR INTERNAL DIAMETER REFER TO PLAN DEPTH FROM COVER TO SOFFIT OF PIPE 1.5m - 3m
- STORM WATER MANHOLE TYPE C INTERNAL DIMENSION Ø1350 DEPTH FROM COVER TO SOFFIT LESS THAN 1.5m (MAX PIPE DIAMETER 450mm)
- STORM WATER MANHOLE TYPE D INTERNAL DIMENSIONS 450mm MINIMUM DEPTH FROM COVER TO SOFFIT OF PIPE UP TO 3m RESTRICT ACCESS TO Ø350 IF DEPTH FROM COVER TO SOFFIT OF PIPE IS LESS THAN 1m (MAX PIPE DIAMETER 150mm 4500/4750) (MAX PIPE DIAMETER 225mm 6000)
- Ø150 SWD 6.48m 1:100 PIPE DETAIL: Ø, LENGTH, GRADIENT,

- SW MH 01.00 CL 00.00 I.L. 00.00 S.I.L. 00.00 TYPE C MH CATCHPIT D400
- MANHOLE REFERENCE: COVER LEVEL, INVERT LEVEL, SUMP INVERT LEVEL, MH TYPE, CATCHPIT MANHOLE (IF REQUIRED), COVER GRADE

- RAIN WATER HARVESTING TANK GL = GROUND LEVEL, TOTL = TOP OF TANK LEVEL, BOTL = BOTTOM OF TANK LEVEL

- FOR INFORMATION

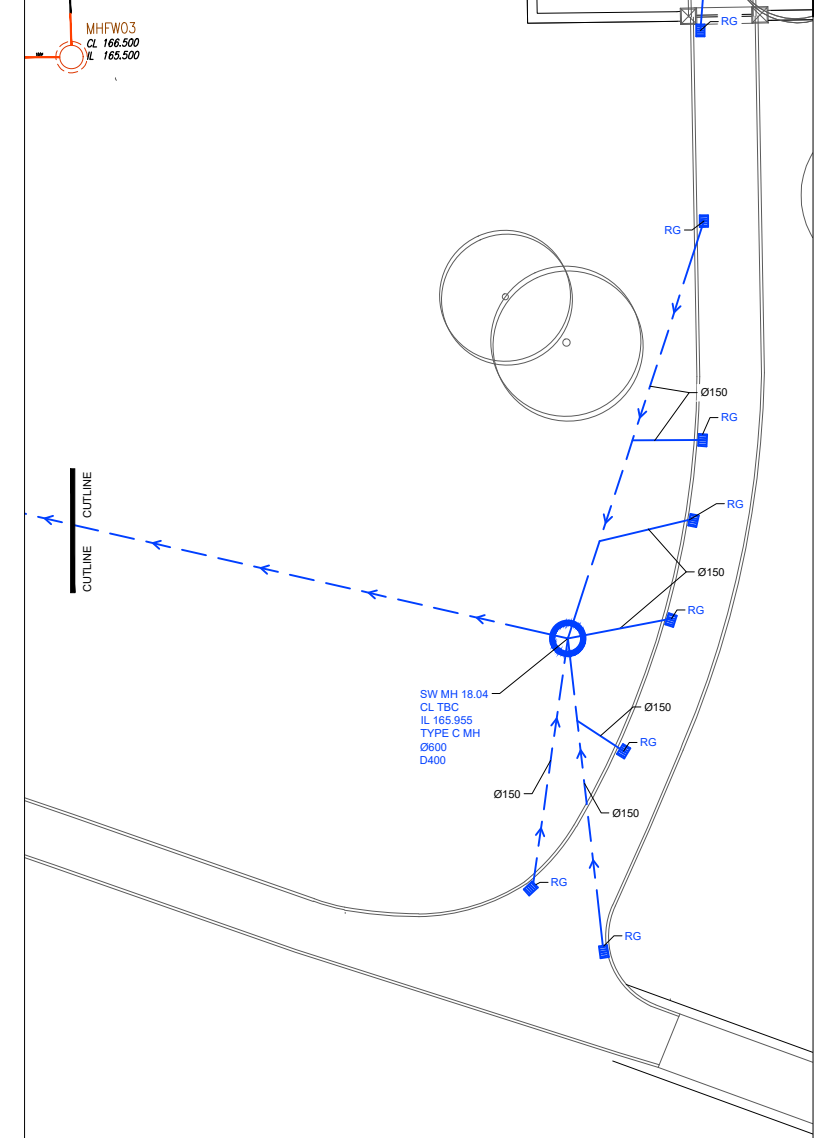
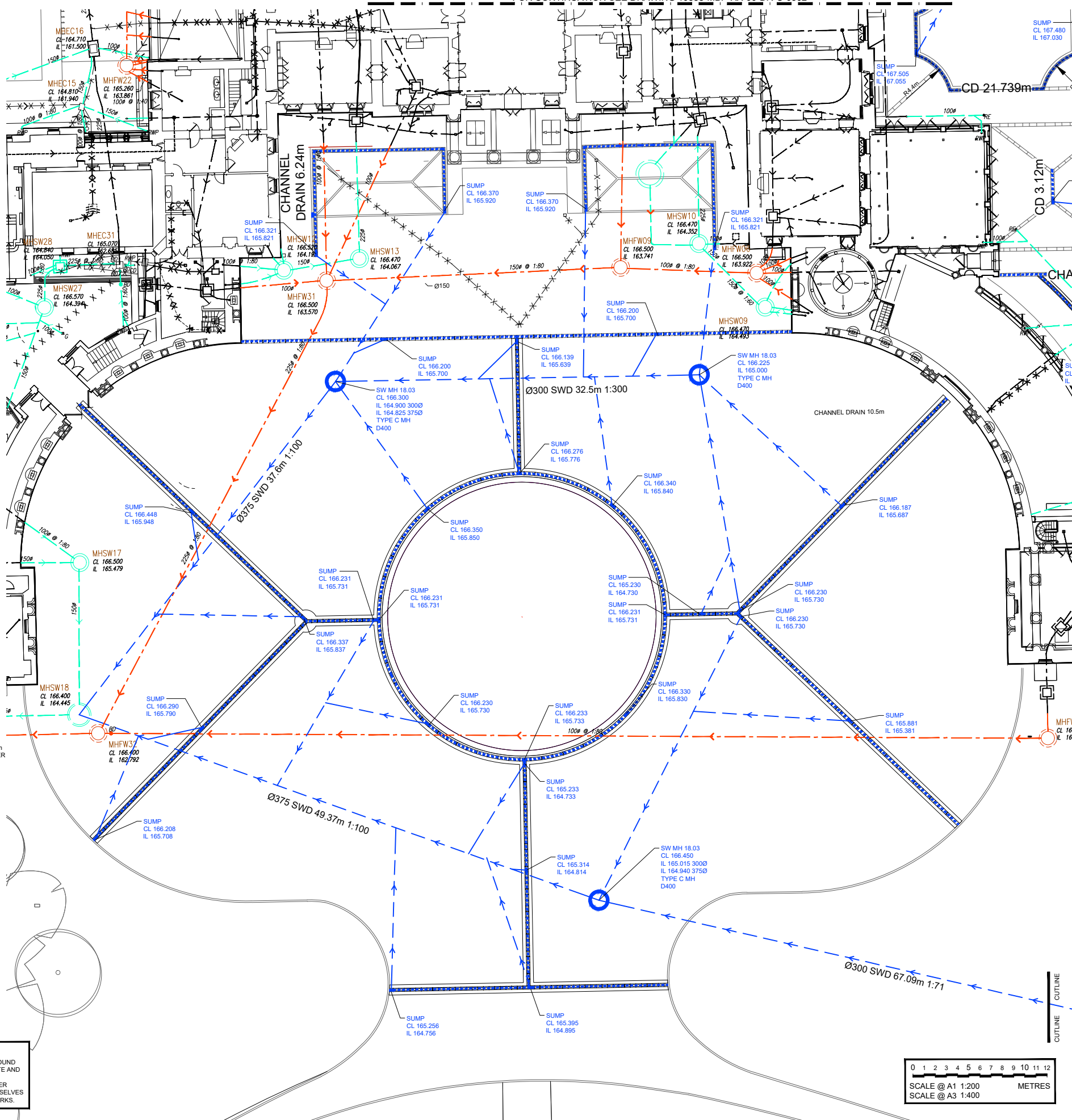
INFORMATIVE

IMPORTANT NOTE: CAUTION

ALL INFORMATION SHOWN ON THIS DRAWING FOR UNDERGROUND SERVICES/STATUTORY UNDERTAKERS' PLANT IS APPROXIMATE AND IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. IT SHOULD NOT BE RELIED ON FOR EXCAVATION OR ANY OTHER WORKS PURPOSES AND CONTRACTORS MUST SATISFY THEMSELVES OF THEIR LOCATIONS PRIOR TO THE COMMENCEMENT OF WORKS.

NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- FOR SETTING OUT REFER TO ARCHITECT'S DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM THE DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS TO BE USED.



DRAINAGE NOTES:

- ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, AND/OR SITUATED UNDER HIGHWAY TO BE VITRIFIED CLAY TO BS EN 288 & BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 & BS5911-PART 1, OR THERMOPLASTIC STRUCTURED WALL SEWER PIPES TO WIS 4-35-01 (CLASS 8KN/SOM) AND BE CAPABLE OF WITHSTANDING 4000 PSI JETTING PRESSURE. PRIVATE PIPES MAY BE VC OR PLASTIC.
- FOR CONSTRUCTION DETAILS REFER TO THE RELEVANT MICHAEL BARCLAY PROJECTS (MBP) DRAWING NUMBERS LISTED ON THE DRAWING ISSUE SHEET.
- ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
- ROAD GULLY PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL OTHER UNREFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
 - FW MIN GRADIENT - 1 IN 40 (100 DIA) NO WC'S CONNECTED
 - FW MIN GRADIENT - 1 IN 80 (100 DIA) MIN 1 WC CONNECTED
 - FW MIN GRADIENT - 1 IN 150 (150 DIA) MIN 5 WC'S CONNECTED
 - SW MIN GRADIENT - 1 IN 100 (100 DIA)
 - SW MIN GRADIENT - 1 IN 150 (150 DIA)
- ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
- IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SURFACE WATER SEWERS, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
- WHERE DRAINS PASS THROUGH FOUNDATIONS OR CONNECT TO MANHOLES, A FLEXIBLE PIPE JOINT SHOULD BE PROVIDED TO FORM A ROCKER PIPE IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 2' CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE NHBC INSPECTOR'S REQUIREMENTS.
- WHERE DRAINAGE RUNS PASS CLOSE TO BUILDINGS OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACK FILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.
- REFERENCE SHOULD BE MADE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.
- THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS ARE TO BE SCALED FROM THESE DRAWINGS.
- IT IS THE CONTRACTORS/SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
- UNLESS OTHERWISE NOTED OR SIMILAR APPROVED CHANNEL DRAINS TO BE ACO MULTI DRAIN WITH A15 GRATING IN PEDESTRIAN AREAS, C250 IN CAR PARKS AND D400 IN CARRIAGEWAYS. SLOTTED CHANNEL TO BE USED FOR AREAS WITH FALLS < 1:15 MESH GRATING TO BE USED WHERE FALLS > 1:15.
- GULLY AND CHANNEL DRAIN POSITIONS ARE LIABLE TO AMENDMENT WHEN THE DESIGN LEVELS HAVE BEEN DETERMINED.
- ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5328:1997/SULPHATE CLASS TBA.
- IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. GENERALLY SUB SOIL DRAINS AFFECTED ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER DRAINAGE SYSTEM. PIPE DIAMETERS AND GRADIENTS ARE TO BE MAINTAINED.
- BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ADDITIONAL SPUR/MANHOLE CONNECTIONS ARE TO BE AGREED WITH THE RELEVANT ADOPTING AUTHORITY. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
- NO PRIVATE AREAS ARE TO DRAIN ONTO ADAPTABLE AREAS AND VICE VERSA.

0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE @ A1 1:200 METRES
SCALE @ A3 1:400

Project Title
**Tottenham House Estate
Marlborough
SN8 3BE**

Drawing Title
**PROPOSED BELOW
GROUND DRAINAGE
FORECOURT**

Scale @ A1 1:200	Date 26/09/25	Drawn SPB	Checked TH	MBP Consulting Engineers
Drawing Status S4 - SUITABLE FOR STAGE APPROVAL	Revision P01			
Project Drawing ID 10588-MBP-XX-00-DR-C-0605				
Project	Originator	Volume	Level	Type
88 Kingsway London WC2B 6AA T 020 7240 1191 E london@mbp-uk.com W mbp-uk.com				

Rev	Date	Description	By
P01	24/04/26	PLANNING ISSUE	SPB