

# PRELIMINARY

DRAINAGE POINTS PRELIMINARY, CONTRACTOR TO CHECK AGAINST HOUSE TYPE WORKING DRAWINGS PRIOR TO CONSTRUCTION WORKS COMMENCING. CLIENT TO CHECK ALL POSITIONS, SIZES, LEVELS OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY FOR DIVERSIONS TO BE ARRANGED

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS AND OTHER INFORMATION

## BUILDING DRAINAGE

a. Building drainage shall comply with **BS 8301:1985**, BS EN 752:2017 and the **Building Regulations 2002 Edition part H incorporating 2010 amendments**.

b. All house drainage to be 100mm diameter unless shown otherwise.

c. Inspection chambers located within garages to have double seal bolt-down covers.

d. Connections to adoptable sewers to be 150mm diameter unless shown otherwise

e. Pipes penetrating walls:

Pipes running under buildings without suspended floors shall have 100mm granular surround. An opening is to be formed through the wall to give at least 50mm clearance around pipe.

Brickwork over shall be supported by a lintel. The opening is to be masked each side with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of max 600 length shall be used to continue the pipework.

f. Pipes running near buildings:

If trench is within 1m of building it is to be filled with concrete up to a level below the building equal to the distance from the building less 150mm.

g. All garage floor levels to be 150mm below attached house slab level unless shown otherwise.

h. All private drives exceeding two car parking bays in area are to be provided with gullies to prevent water discharging onto the public highway where the drive falls away from the dwelling. Where a drive falls towards the dwelling gullies and channels are to be provided to prevent water damaging building.

j. The first 1 m of private drives measured from back of footpath shall not exceed grade of 1 in 20 to create a rollover.

## Minimum Dimensions for Access Fittings and Inspection Chambers

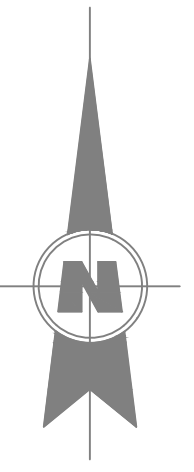
| Type                       | Depth to invert from cover level (m) | Internal sizes           |                         | Cover sizes                                      |                         |
|----------------------------|--------------------------------------|--------------------------|-------------------------|--------------------------------------------------|-------------------------|
|                            |                                      | Length x width (mm x mm) | Circular (mm)           | Length x width (mm x mm)                         | Circular (mm)           |
| Rodding eye                |                                      | As drain but min 100     |                         | Same size as pipework <sup>1</sup>               |                         |
| Access fitting small       | 150 diam                             | 150 x 100<br>225 x 100   | 150<br>225              | 150 x 100 <sup>1</sup><br>225 x 100 <sup>1</sup> | 150<br>225              |
| large                      | 225 x 100                            |                          |                         |                                                  |                         |
| Inspection chamber shallow | 0.6 or less                          | 225 x 100<br>450 x 450   | 190 <sup>2</sup><br>450 | Min 430 x 430<br>max 300 x 300 <sup>3</sup>      | 190 <sup>1</sup><br>430 |
| deep                       | 1.2 or less<br>> 1.2                 |                          |                         |                                                  |                         |

Notes:

1) The clear opening may be reduced by 20mm in order to provide proper support for the cover and frame

2) Drains up to 150mm

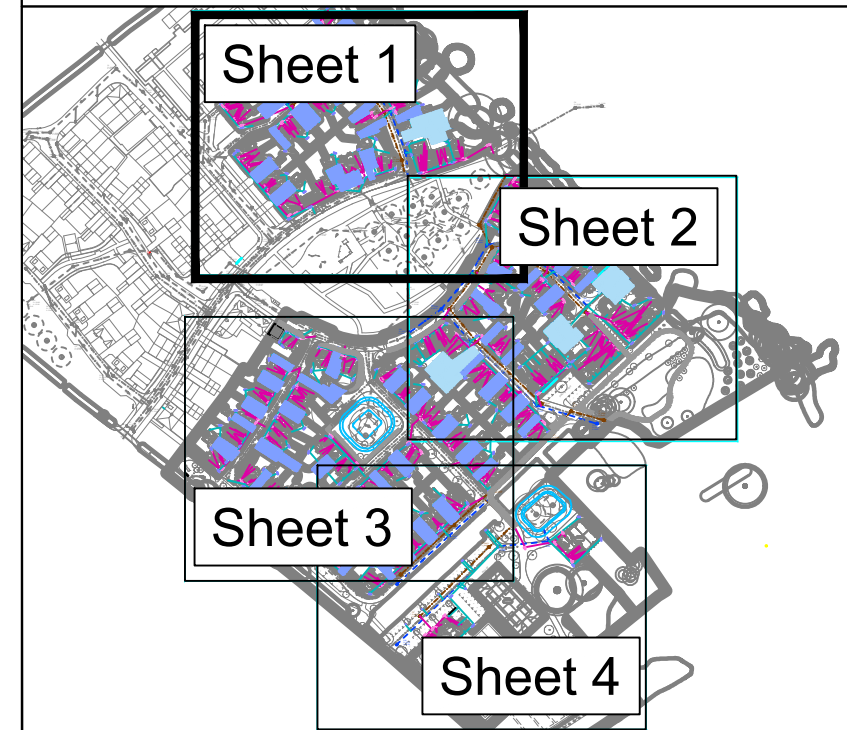
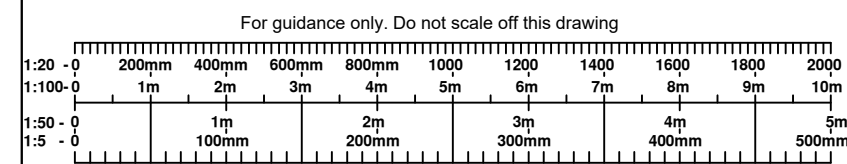
3) A larger clear opening cover may be used in conjunction with a restricted access. The size is restricted for health and safety reasons to deter entry.



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## Notes

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- If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
- This drawing should be read in conjunction with all other relevant drawings and specifications.



## PRIVATE DRAINAGE

### FOUL WATER

INSPECTION CHAMBER 190MM Ø  
INSPECTION CHAMBER 450MM Ø  
INVERT LEVEL  
PIPE LINE

### SURFACE WATER

GULLY  
RODDING EYE  
INSPECTION CHAMBER 190MM Ø  
INSPECTION CHAMBER 450MM Ø  
INVERT LEVEL  
PIPE LINE  
ACO DRAIN  
(FALLS WITHIN CHANNEL TO MANUFACTURES SPECIFICATION)  
PERMEABLE PAVING  
DRIVEWAY  
PERMEABLE PAVING  
PARKING COURT

|     |                                            |    |     |          |
|-----|--------------------------------------------|----|-----|----------|
| P06 | Private drainage to plot 61 added          | AT | KJ  | 15.12.25 |
| P05 | Apartment blocks and community area design | AT | KJ  | 18.11.25 |
| P04 | Plot 77-78 detail design added             | AS | AT  | 27.10.25 |
| P03 | Latest layout underlain                    | AT | KJ  | 03.10.25 |
| P02 | Latest layout shown                        | AT | KJ  | 04.04.25 |
| P01 | First Issue                                | AT | KJ  | 10.03.25 |
| Rev | Description                                | By | Ckd | Date     |

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Client **Taylor Wimpey  
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Project **Grange Farm,  
Bovingdon  
Phase 2**

Title **Private Drainage  
Sheet 1**

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