

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 ¹	
Access fitting	small	150 diam	150	150 x 100 ²	150	150
	large	225 x 100	225	225 x 100 ²	225	225
Inspection chamber	shallow	225 x 100	190 ²	450	190 ²	430
	deep	0.6 or less 1.2 or less > 1.2	225 x 100 450 x 450 450 x 450	190 ² 450 450	Min 430 x 430 max 300 x 300 ²	Access restricted to max 350 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.

PRELIMINARY

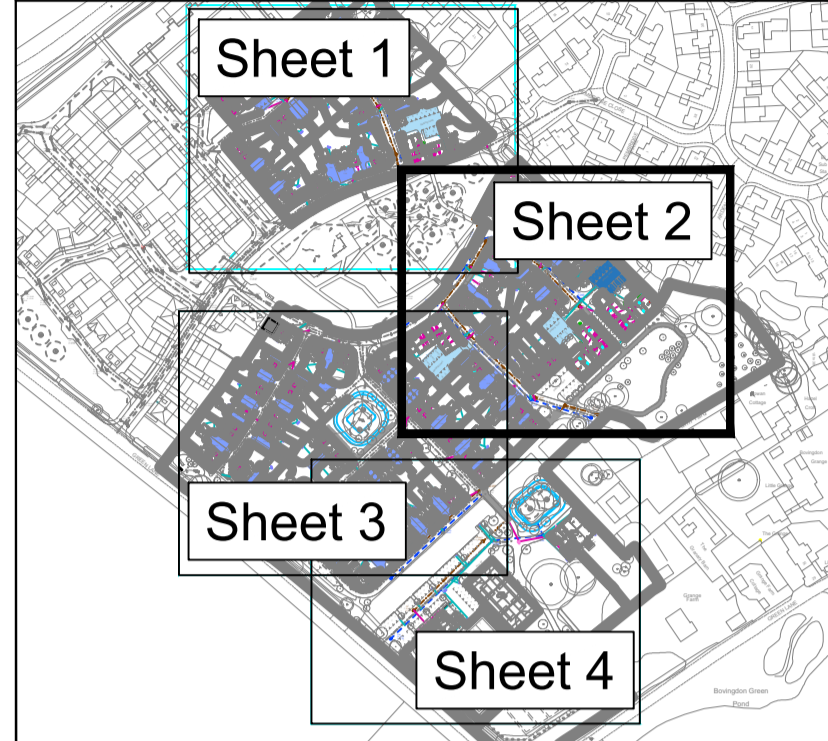
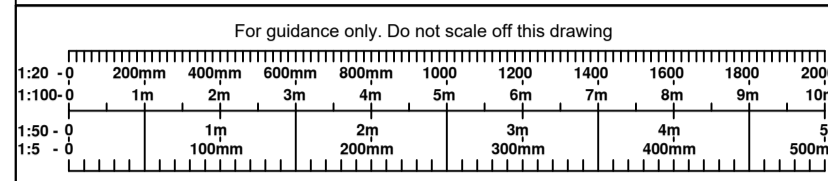
DRAINAGE POINTS PRELIMINARY, CONTRACTOR TO CHECK AGAINST HOUSE TYPE WORKING DRAWINGS PRIOR TO CONSTRUCTION WORKS COMMENCING. CLIENT TO CHECK ALL POSITIONS, SIZES, LEVELS OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY FOR DIVERSIONS TO BE ARRANGED

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

BUILDING DRAINAGE

- Building drainage shall comply with BS 8301:1985, BS EN 752:2017 and the Building Regulations 2002 Edition part H incorporating 2010 amendments.
- All house drainage to be 100mm diameter unless shown otherwise.
- Inspection chambers located within garages to have double seal bolt-down covers.
- Connections to adoptable sewers to be 150mm diameter unless shown otherwise
- 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.
- 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.
- All garage floor levels to be 150mm below attached house slab level unless shown otherwise.
- 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.
- The first 1m of private drives measured from back of footpath shall not exceed grade of 1 in 20 to create a rollover.

© 2025 RPS Group
 Notes
 1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
 2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
 3. 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 MANUFACTURERS SPECIFICATION)
 PERMEABLE PAVING
 DRIVEWAY
 PERMEABLE PAVING
 PARKING COURT

PO4	Apartment blocks and community area design	AT	KJ	18.11.25
PO3	Latest layout underlain	AT	KJ	03.10.25
PO2	Latest layout shown	AT	KJ	04.04.25
PO1	First Issue	AT	KJ	10.03.25
Rev	Description	By	Ckd	Date

A TETRA TECH COMPANY
 4th Floor, 1 Newhall Street, Birmingham, West Midlands B3 3NH
 T: +44 121 622 8520 E: rps@rpsgroup.com

Client: Taylor Wimpey North Thames
 Project: Grange Farm, Bovingdon Phase 2
 Title: Private Drainage Sheet 2

RPS Project Number: 794-DES-CAS-31127 1:250
 Scale @ A1
 Date Created: 10.03.2025

Task Team Manager: AG
 Information Author: AT
 Task Information Manager: KJ

Status: Preliminary
 Document Number: 31137-RPS-XX-DR-C-200-02
 Revision: P04
 Project Code - Originator - Functional - Spatial - Type - Discipline - Number
 rpsgroup.com

K:\31137\Drawings\04\31137-RPS-XX-DR-C-200-01 - Private Drainage.dwg