

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.

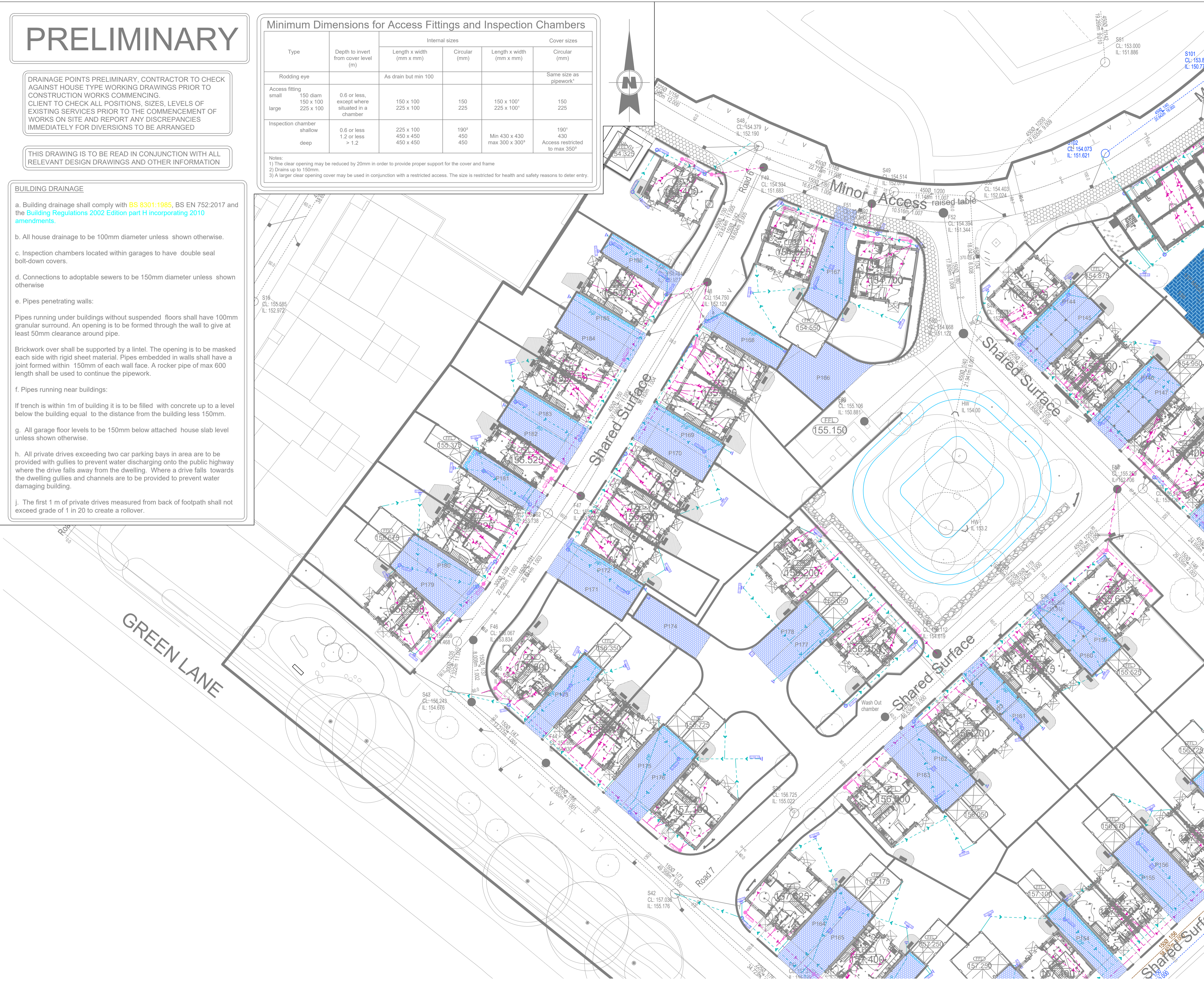
h. All private drives exceeding two car parking bays in area are to be provided with gullies to prevent water discharging onto the public highway where the drive falls away from the dwelling. Where a drive falls towards the dwelling gullies and channels are to be provided to prevent water damaging building.

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.

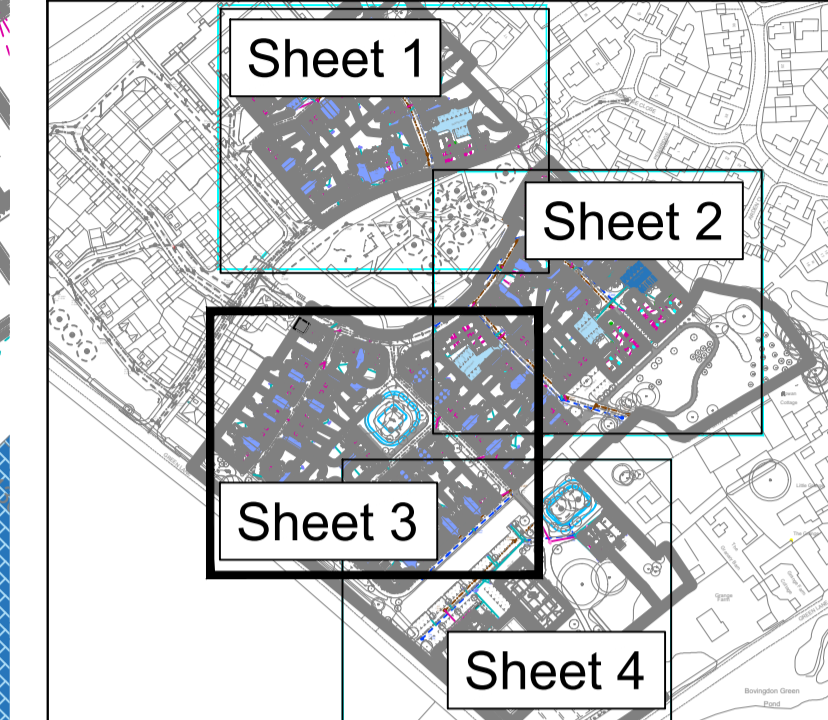
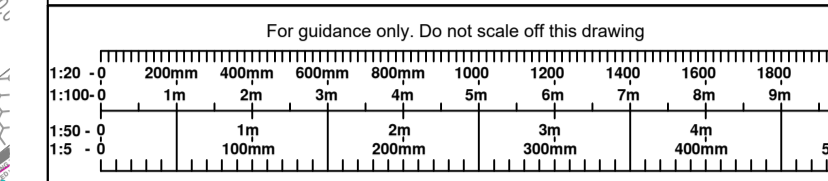
Minimum Dimensions for Access Fittings and Inspection Chambers

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)
Roading eye		As drain but min 100		Same size as pipework ¹	
Access fitting	small	150 diam	0.6 or less, except where situated in a chamber	150 x 100	150
	large	150 x 100 225 x 100		225 x 100	225
Inspection chamber	shallow	0.6 or less	225 x 100	190 ²	190 ²
	deep	1.2 or less > 1.2	450 x 450 450 x 450	450 450	430 430

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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 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

P04	Apartment blocks and community area design	AT	KJ	18.11.25
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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 Title: Private Drainage Sheet 3

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