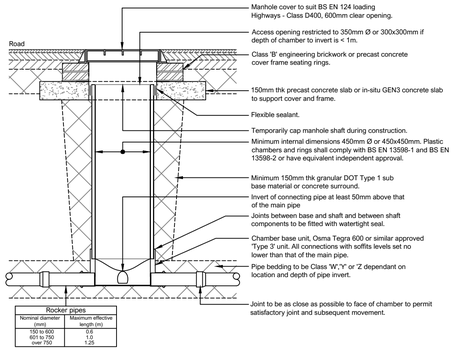


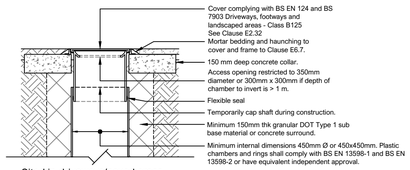
'IC3' Typical Inspection Chamber Detail (1:25)
'Type 3' (Flexible material detail)

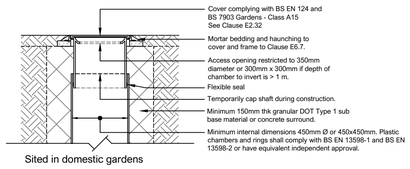
Maximum depth from cover level to soffit of pipe in areas subject to vehicle loading 3.0m, non entry.

Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

Plastic chambers and rings shall comply with BS EN 13598-1 and BS EN 13598-2 or have equivalent independent approval

Figure B.16





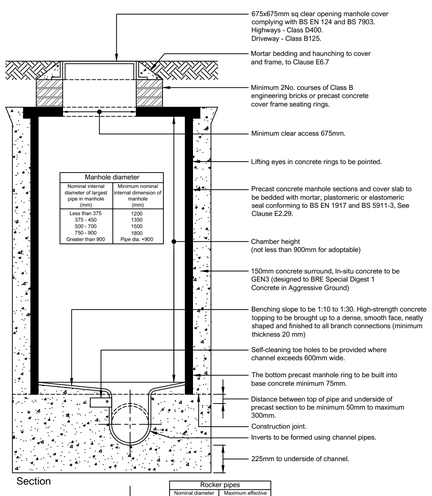
'IC3' Alternative Inspection Chamber Details (nts)
'Type 3' (Flexible material detail)

For light vehicle loading and landscaped areas

Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

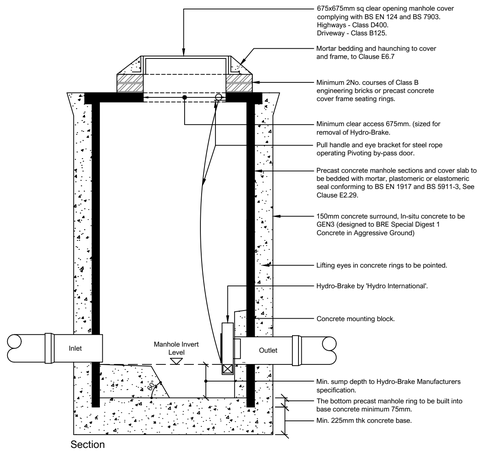
Figure B.17

Typical Vertical Backdrop (1:25)



Typical Manhole Detail (1:25)
Type 'MH1b' - Depth from cover level to soffit of pipe 3.0m to 6.0m.
Type 'MH2' - Maximum depth from cover level to soffit of pipe 3.0m

Figure B.10 & B.12



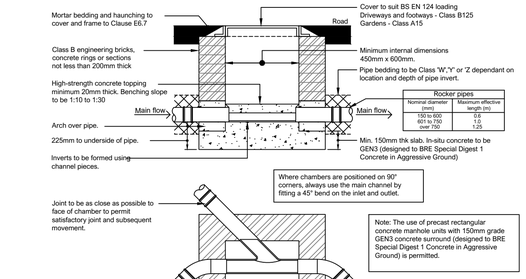
'HBC' Typical Hydro-Brake Detail (1:25)

Hydro-brake Chambers to be constructed in strict accordance with manufacturer's specifications.

Source: Hydro International Stormwater dwg No. HBO-SS1

Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

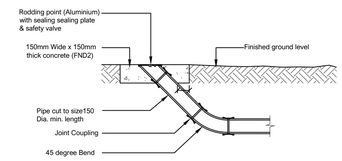
Figure B.18



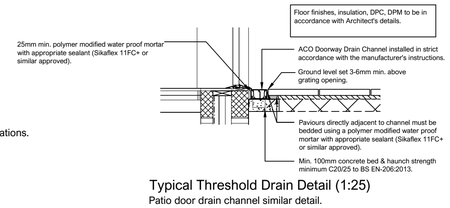
Typical Alternative Brick Construction Detail
For Shallow Inspection Chambers (1:25)

Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

Figure B.23

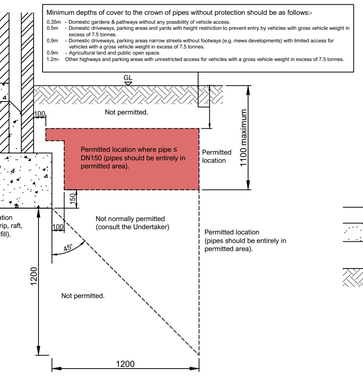


Rodding Eye Detail (1:25)



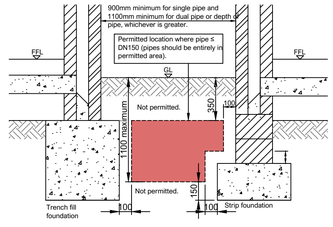
Typical Threshold Drain Detail (1:25)

Patio door drain channel similar detail.



Permitted Location of Sewers and Lateral Drains in Proximity to Building (1:25)

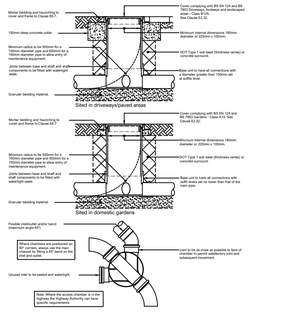
Figure B.1



Additional Detail - Permitted Location of Sewers and Lateral Drains Between Buildings (1:25)

(Where Figure B.1 is not applicable)

Figure B.2

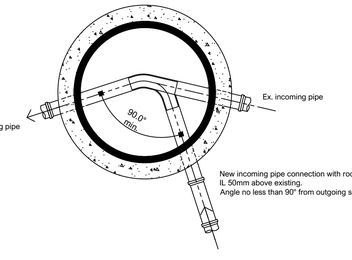


'IC4' Typical Inspection Chamber Detail - Type 4
(Flexible material detail) (nts)

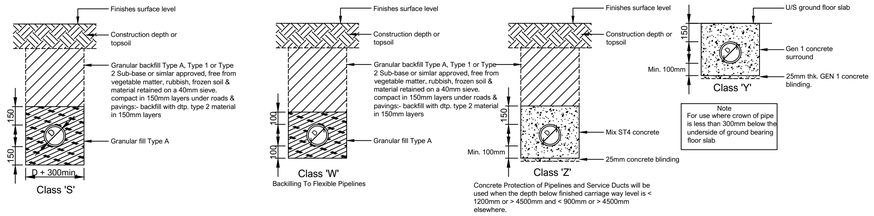
Maximum depth from cover level to soffit of pipe 2 m, non-entry

Plastic chambers and rings shall comply with BS EN 13598-1 and BS EN 13598-2 or have equivalent independent approval

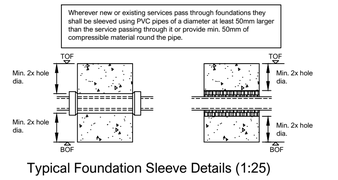
Figure B.21



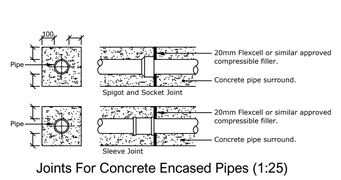
Manhole Connection Detail
to Existing Public Sewer @ Ex. F1 (1:25)



Typical Pipe Bedding Details (1:25)



Typical Foundation Sleeve Details (1:25)



Joints For Concrete Encased Pipes (1:25)

Drainage Notes

All dimensions shown are in millimeters unless otherwise stated.

These notes shall be read directly in conjunction with the design team's other relevant drawings, details and specification, together with any subsequent revisions and amendments.

The Contractor shall be responsible for all temporary and permanent support works necessary.

In general, no fall shall be less than:-
1 in 40 for foul under a structure or 1 in 80 elsewhere.
1 in 100 for surface water.

Pipe work and fittings to all sewers shall be adequately durable and projected against damage.

Drain materials and components shall be in accordance with the following standards :-

Vitrified Clay- BS 65 or BS EN 295
Precast Concrete - BS 5911
Plastic - BS 4962, BS 4660 or BS EN 1401-1

Adoptable sewers and laterals are to be vitrified clay.

All other drainage shall comply with Local Building Authority and relevant Structural Warranty provider standards.

Special protection may be required where pipes are near the ground surface or where they could be damaged by the weight of backfill or traffic load form above.

For flexible pipes, and where greater safety is needed, the bedding class and grading of backfill should comply with BS EN 13242.

All drain runs from RWP & SVP stacks to be 102/110mm diameter unless noted otherwise.

All pipes within close proximity to and deeper than new or existing foundations shall be encased in concrete and backfilled in concrete up to the level of those foundations.

Adequate sleeves or bridges shall be provided wherever drains pass through walls or foundations.

Manhole & access chamber cover to suit BS EN 124 loading:-
Grade A15 - Gardens
Grade B125 - Driveways & footways.
Grade D400 - Roads & carriageways.

Internal manhole & access chambers to be fitted with lockable triple-sealed aluminum recessed covers and frames.

Two sets of lifting keys to be provided to client for each type of cover at handover.

Cover levels given are conservative values and may require adjustment to suit Approved Documents Part M access and final ground levels.

All pipes to be bedding class ('S'/'Y' or 'Z') depending on position with granular surround as shown on detail drawing if crown of pipe is within 450mm of finished ground level then to be encased in concrete class 'Y' or 'Z'

Sewers to be abandoned should be removed form ground not grouted up.

Easements to public sewers are not required where the gravity sewer is less than 300mm diameter and less than 3.0m deep or in a public highway.

Soakaways/attenuation units should be a minimum 5.0m away from a Public Sewer.

Flow Controls

The design of flow control devices to include the following features:

Flow controls may be static (such as vortex flow controls or fixed orifice plates) or variable (such as pistons or slide valves).

A bypass should be included with a surface operated penstock or valve.

Access should be provided to the upstream and downstream sections of a flow control device to allow maintenance.

For Approval

Rev	Date	Amendment
P3	14/08/25	Ex. MH Connection Detail added.
P2	17/06/25	IC4 detail added.
P1	25/03/25	Issued for approval.

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Client
Silver Homes (Cuckfield) Limited

Architect
MJB

Project
Hatchgate Cottage
Hatchgate Lane, Cuckfield

Drawing
Proposed Development
Drainage & External Works Details 1

Scale: as shown @ A1
Date: march 2025
By: jml

Drawing No: P21126-HZL- ZZ-DR-D- 2221
Status: S4

A1

1:20 @ A3
1:10 @ A1 0.2m 0.4m 0.6m 0.8m 1.0m

1:50 @ A3
1:25 @ A1 0.5m 1.0m 1.5m 2.0m 2.5m

1:100 @ A3
1:50 @ A1 1m 2m 3m 4m 5m

1:200 @ A3
1:100 @ A1 2m 4m 6m 8m 10m

1:500 @ A3
1:250 @ A1 5m 10m 15m 20m 25m