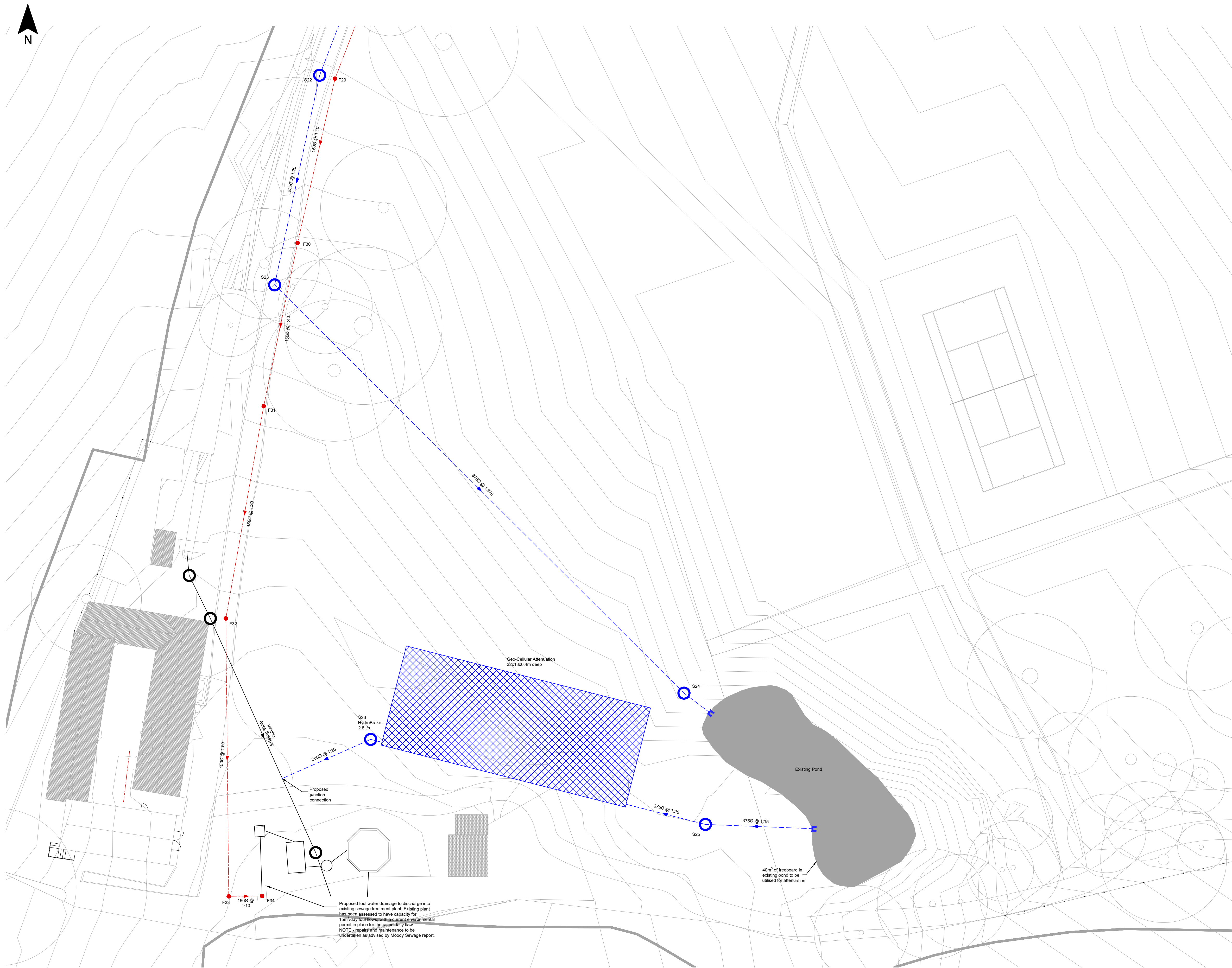




Proposed Drainage Layout
Scale 1:250

NOTES

1. It is recommended that no work is carried out until Building Regulations approval has been obtained.
2. It is essential that T2G are notified of any discrepancies or subsequent changes prior to them being implemented.
3. Do not scale from this drawing.
4. This drg is to be read in conjunction with the specification and architects drawings.

Drainage Notes

1. All 1000 proposed drainage pipes shown are to be laid at a minimum gradient of 1:80.
2. All 1500 proposed drainage pipes shown are to be laid at a minimum gradient of 1:150.
3. All existing land drains encountered on site during construction are to be re-connected.
4. Temporary protection to be provided to drainage work during construction as necessary.
5. Topographical survey and architectural layout based on third party information.
6. Topographical information taken from a survey to a temporary benchmark/datum, and not Ordnance Datum.
7. Anticipated foul flow rates calculated using discharge unit method to BS EN 12056-2.
8. Drawing to be read in conjunction with Causeway Flow design pack.
9. Pipes to be structured walled to BS EN 13476, Polypropylene to BE EN 1852 or PVC-U to BS EN 1401.
10. Both clay and concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kN/m). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
11. Pipes which run adjacent to buildings shall be installed in strict accordance with Building Regulations Part H, clauses 2.23 to 2.25.
12. Class Z concrete bed and surround to all foul and surface water pipes with less than 900mm cover depth. Type S granular bed and surround to all foul and surface water pipes with greater than 900mm cover depth.
13. All manholes and inspection chambers subject to vehicular trafficking to have D400 load-rated covers and frames to BS EN 124. All manholes and inspection chambers not subject vehicular trafficking to have B125 load-rated covers and frames to BS EN 124.
14. Concrete to be GEN1 unless specified otherwise.
15. The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipe shall be 600mm.
16. All foul and surface water pipes to be constructed to Building Regulations Part H.

CDM Requirements

Risk - Deep excavation

Control method - Contractor to design trench support to depths shown on drawings and in the manhole schedule, appropriate to the ground conditions.

Risk - Water ingress into excavations, including ground water

Control method - Contractor to specify method of dealing with ingress of water into excavations, in particular if ground water is experienced. Contractor to undertake trench inspections prior to entry into any excavation, and again if left overnight or if conditions change.

Key

- Proposed Surface Water Drainage
- Proposed Linear Drain
- Existing Drainage
- Proposed Foul Water Drainage
- Proposed Inspection Chamber
- Proposed Manhole
- Proposed Rainwater Pipe (to planter/water butt)
- Proposed Foul Pop-Up (with rodding access)
- Proposed Headwall
- Proposed Geo-Cellular Attenuation

P1 31/07/2025 Drainage layout

REV DATE DESCRIPTION

CLIENT

Netherhall Education Association

CONTRACT

Wickenden Manor

TITLE

Proposed Drainage Layout
3 of 3

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SCALE 1:250@A1

DRAWN CC

DATE July '26

CONTRACT No. 7238

DRG. No. D003

REVISION P1