



- ## NOTES
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1. It is recommended that no work is carried out until Building Regulations approval has been obtained.
 2. It is essential that TZA 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 to 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.

P1	31/07/2026	Details	
REV.	DATE	DESCRIPTION	
CLIENT			
Netherhall Education Association			
CONTRACT			
Wickenden Manor			
TITLE			
Proposed Drainage Details			
 IZS PARTNERSHIP ENGINEERING CONSULTANTS Orchard House, 114-115 Cherry Orchard Road, Croydon CR9 6BA T: +44(0)20 8861 1127 F: +44(0)20 8867 1338 E: info@izspartnership.com W: www.izspartnership.com			
SCALE	VARIES@A1	DRAWN	DATE
		CC	July '26
CONTRACT No.	7238	DRG. No.	REVISION
		D011	P1