

CONTRACT DOCUMENT

Notes

- This drawing is to be read in conjunction with the private drainage construction details IDL/1334/07/ series and all other relevant contract documents.
- All private drainage works to be carried out in accordance with the provisions laid down in BS EN 944 & The Building Regulations, Part H.
- Levels shown in buildings are Finished Floor Level.
- Before commencing any Sewer or drainage works, the Developer's Groundworker must satisfy themselves, the developer and the Local Authority of actual levels and conditions of existing sewers.
- Buried concrete to satisfy the requirements of BRE Special Digest 1 as predetermined by the site's Geotechnical Report any excavation.
- Depth and Location of existing services to be traced prior to any excavation.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
- Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location. Where bedding material is placed at depths susceptible to ground water ingress, it is to be wrapped in a geotextile (Terram 700 or better).
- Private precast concrete manholes and catchpits to be constructed using conc. box sections or circular rings to BS 5911-200, with 150mm conc. surround, size and construction to comply with Table 12 of Approved Document, Part H.
- Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
- Access panels are to be provided to all rainwater pipes, a max. 600 above finished ground level.
- All manholes / inspection chambers in hard surfaced areas, to have recessed covers. These are to be orientated such as to minimise cut blocks.
- All pipework to be 100mmØ unless otherwise stated, 150mm dia from road gullies.
- All levels in metres (m) unless specified otherwise.
- Upon completion of all underground drainage works, the groundworker is to provide a written report and CCTV record of the as built foul and surface water drainage systems installed.
- All drain runs from GVP's, stub stacks or FW gullies to be laid at min. 1:40 gradient unless otherwise stated.
- Svp's, stub stacks & RWP's are shown indicative only. Refer to Architectural dimensioned GA's for accurate locations.
- External drainage to be laid prior to erection of scaffold.
- All cover and invert levels shown are in metres. All pipe diameters are in millimetres U.N.O.
- IMPORTANT NOTE:**
At depths where groundwater ingress is encountered, consider the use of a sump / pump arrangement.
Where excavations are >1m deep, consider the use of full perimeter trench support.
- IMPORTANT NOTE:**
The new sewer connections are to be successfully made prior to commencing any upstream drainage works.
- IMPORTANT NOTE:**
Upon completion of all underground drainage works, the groundworker is to provide a written report and CCTV record of the as built foul and surface water drainage systems installed.

C2	Cellular storage / Drainage revised	19.03.26
C1	Construction Issue	20.02.26
	Additional notes added to Southern Waters request.	05.12.25
P1	Preliminary Issue	05.12.25

Rev	Description	Date
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Status:

Construction Issue

	Scale: 1:250@A1		
	Date: Dec 2025	Checked:	Approved:
	Drawn: IDL	BM	PT

Title:

Private Drainage Layout

Project:

Land South of Hamsland, Horsted Keynes

Drg. No:	Rev:	File Ref:
IDL/1334/07/01	C2	Plot Ref: 1334-07-01

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Key

- Private foul water drainage
- Private foul water rising main
- Private surface water drainage
- Denotes extent of below-ground drainage to benefit from a root barrier system. To be confirmed for Construction Issue
- Patio Drain - Land drainage to soft areas. 100 dia perforated pipe, lined with a geotextile sock and having 150mm pea-shingle bed and surround
- Polypropylene universal inspection chambers 1200 deep max, 450 dia, 100 inlet / outlet connections (6 no. max) or 150 inlet/outlet connections (4 no max) as detailed on private drainage construction details.
- Polypropylene 'non-entry' inspection chambers 3000 deep max, 450 dia (with 300 dia. or square cover) 100 inlet / outlet connections (6 no. max), or 150 inlet/outlet connections (4 no max) as detailed on private drainage construction details.
- Denotes 250 dia ppic, 600mm deep with 4 no. max 100 dia inlets / outlets, as detailed on IDL drainage construction details. **IMPORTANT NOTE:** Should the depth to invert exceed 600mm, a 450mm dia IC **MUST** be used.
- Denotes 500/600 dia ppic, 3000mm deep max with 4 no. max inlets / outlets up to 150mm dia, as detailed on private drainage construction details. Where >1200mm deep, use reduced size access cover. Wavin Range 500/600 or similar.
- Denotes 450 dia polypropylene silt trap with 300mm nominal sump, as messrs Polypipe Basic Silt Trap or similar.
- Rodding eye same dia. as downstream drain
- 900 deep gully (trapped) with 150 outlet.
- Denotes 708x708x150mm distribution tank by Formpave or similar approved
- Proposed Headwall
- Proposed finished floor level
- Slotted linear drainage channel with sump unit and outlet to drainage system, as messrs ACO or similar approved. Grating type as specified by Macar Homes.
- Threshold drainage channel with sump unit and outlet to drainage system, as messrs ACO or similar approved. Grating type as specified by Macar Homes.

Refer to surfacing layout plans, 1334/06/** for extent of permeable paving