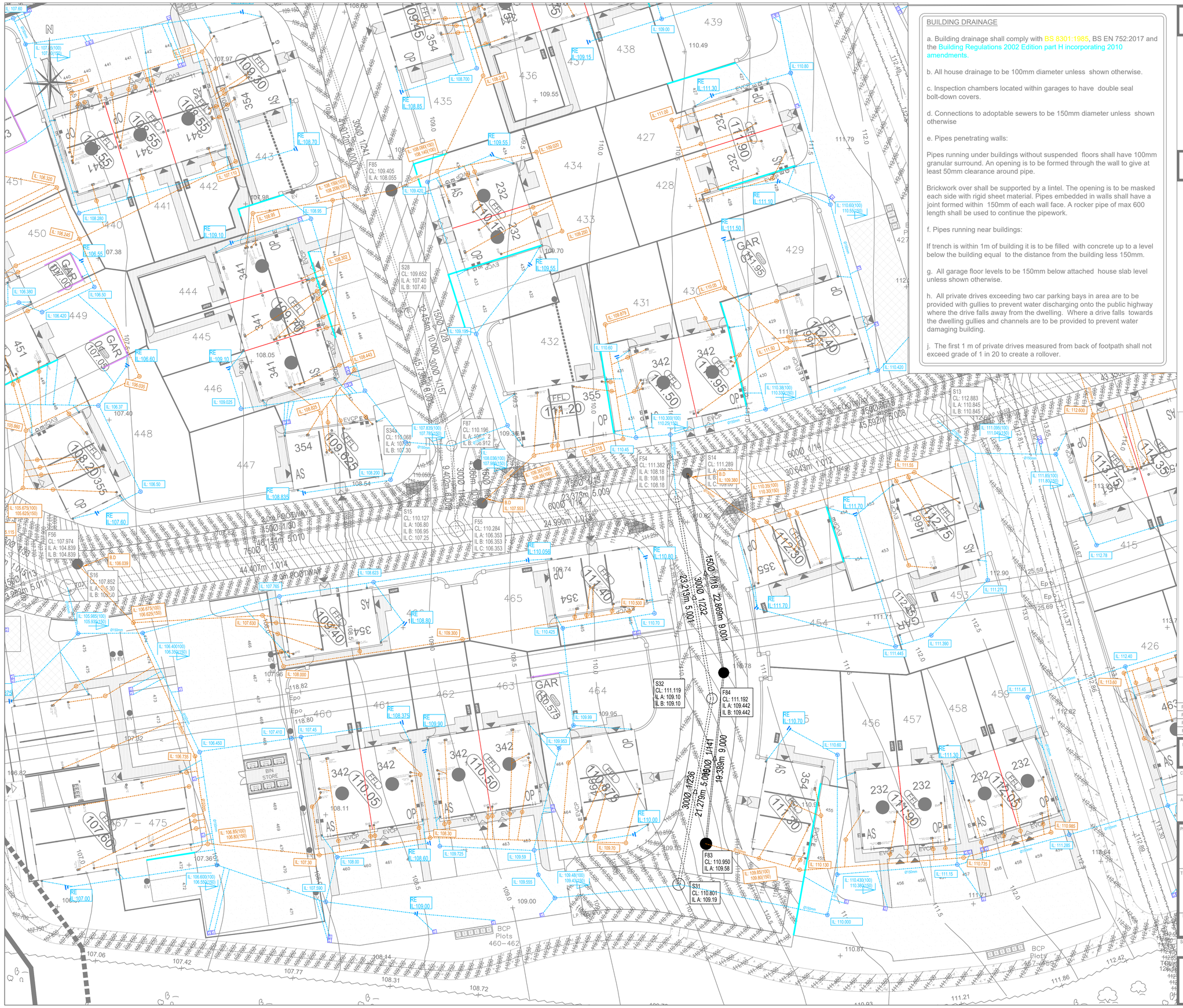


BUILDING DRAINAGE

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.

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF AJP MIDLANDS LTD.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS TO BE CHECKED ON SITE AND CO-ORDINATE WITH RELEVANT ARCHITECT'S DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
5. ALL LEVELS IN METRES.
6. SIZES HEREON SHALL NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
7. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.

KEY

PRIVATE DRAINAGE

FOUL WATER

INSPECTION CHAMBER 450MM ø
INVERT LEVEL IL: 107.68
PIPE LINE

SURFACE WATER

GULLY
RODDING EYE
INSPECTION CHAMBER 450MM ø
INVERT LEVEL IL: 108.05
PIPE LINE
ACO DRAIN
(FALLS WITHIN CHANNEL TO MANUFACTURES SPECIFICATION)
LAND DRAINAGE

Minimum Dimensions for Access Fittings and Inspection Chambers

Type	Depth to invert from cover level (m)	Internal sizes: Length x width (mm x mm)	Internal sizes: Circular (mm)	Cover sizes: Length x width (mm x mm)	Cover sizes: Circular (mm)
Rodding 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	150 x 100[1]	150
Access fitting large 225 x 100	0.6 or less, except where situated in a chamber	225 x 100	225	225 x 100[1]	225
Inspection chamber shallow	0.6 or less	225 x 100 450 x 450	190[1] 450		190[1]
Inspection chamber deep	1.2 or less > 1.2	450 x 450	450	Min 430 x 430 max 300 x 300[2]	430 Access restricted to max 350[3]

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.

DRAINAGE POINTS ARE 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

REV	DATE	DESCRIPTION	BY	CHK	APP
P03	05.05.26	LAND DRAINAGE ADDED AS PER CLIENT INSTRUCTIONS	KG	KG	CS
P02	31.03.26	UPDATED TO SUIT LATEST LAYOUT	AQ	KG	CS
P01	20.02.26	INITIAL ISSUE FOR CLIENT REVIEW	AQ	KG	CS

DRAWING STATUS:
S2 - ISSUED FOR INFORMATION

CLIENT:
VISTRY SOUTH EAST MIDLANDS

ARCHITECT:
N/A

PROJECT:
STOKE ROAD, HINCKLEY

TITLE:
PRIVATE DRAINAGE LAYOUT
SHEET 5

STATUS:	PROJECT No.	PROJECT	ORIGINATOR	VOL/SYS	LEVEL	TYPE	ROLE	DRAWING No.	REV:
S2	M224-138	SRH -	AJP -	ZZ -	00 -	DR -		C - 4034	P03

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:200	KG	AQ	KG	CS	FEB 2026

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