

PRELIMINARY
SUBJECT TO SECTION 104
APPROVAL

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
RELEVANT DESIGN DRAWINGS AND OTHER INFORMATION

Type	Size of largest pipe (DN)	Min. internal dimensions		Min. clear opening size	Circular diameter
		Rectangular length and width	Circular diameter		
Manhole < 15m deep to soffit	≤ 150 225 300 350	1200 x 675 1200 x 675 1200 x 750 1200 x 750	1000 1200 1200 1200	750 x 675 750 x 675 1200 x 675 1200 x 675	800
> 15m deep to soffit	225 300 350-450 450	1200 x 1000 1200 x 1075 1350 x 1225 1500 x 1500	1200 1200 1350 1500	875 x 875 875 x 875 1000 x 1000 1000 x 1000	800
Manhole > 30m deep to soffit	300 450 600	1200 x 1000 1200 x 1000 1500 x 1500	1200 1200 1500	875 x 875 875 x 875 1000 x 1000	800

NOTES:
1) LARGER SIZES MAY BE REQUIRED FOR MANHOLES ON BENDS OR WHERE THERE ARE JUNCTIONS.
2) MAY BE REDUCED TO 675 BY 675 WHERE REQUIRED BY HIGHWAY LOADING CONSIDERATIONS, SUBJECT TO A SAFE SYSTEM OF WORK BEING SPECIFIED.
3) NOT APPLICABLE DUE TO WORKING SPACE NEEDED.
4) MINIMUM HEIGHT OF CHAMBER IN SHAFTED MANHOLE 2M FROM BENCHING TO UNDERSIDE OF REDUCING SLAB.
5) MIN CLEAR SPACE BETWEEN LADDERS OR STEPS AND THE OPPOSITE FACE OF THE SHAFT SHOULD BE APPROXIMATELY 900MM.
6) VINCH ONLY - NO STEPS OR LADDERS, PERMANENT OR REMOVABLE.
7) THE MINIMUM SIZE OF ANY MANHOLE SERVING A SEWER (IE ANY DRAIN SERVING MORE THAN ONE PROPERTY) SHOULD BE 1200 MM X 675 MM RECTANGULAR OR 1200 MM DIAMETER.

INDEPENDENT WATER NETWORKS LIMITED (IWNL)
MANHOLE REQUIREMENTS FOR DESIGN AND
CONSTRUCTION GUIDANCE

GENERAL REQUIREMENTS

COPIES OF DELIVERY NOTES FOR CONCRETE AND PIPE BEDDING WILL BE REQUIRED INTERMITTENTLY AS THE JOB PROGRESSES. ALL OTHER COMPONENT UNITS MUST BE KITE-MARKED.

CHANNELS AND BENCHING

ALL CHAMBERS WITH PIPE SIZES 150MM, 225MM, 300MM MUST HAVE SWEEPED BENDS AND CHANNELS. ALL BENCHING TO BE A MINIMUM 40MM THICK GRANULITIC CONCRETE TROWELED TO A SMOOTH FINISH.

IRONWORK IN MANHOLES

IF THE CHAMBER IS LESS THAN 3M DEEP WE REQUIRE DOUBLE ENCAPSULATED STEP RUNGS UNLESS OTHERWISE APPROVED. IF THE CHAMBER IS OVER 3M DEEP WE REQUIRE HOT DIPPED GALVANISED MILD STEEL LADDERS. THERE MUST BE 900MM BETWEEN LADDER AND BACK OF SHAFT. DEPTH IS MEASURED FROM FINISHED COVER LEVEL TO THE TOP OF THE BENCHING. THE MAXIMUM DISTANCE BETWEEN COVER LEVEL AND THE FIRST STEP MUST BE 675MM.

BRICKWORK

MIN 2 MAX 4 COURSES UNDER FRAME AND MUST BE SOLID CLASS B ENGINEERING BRICKS OR CONCRETE SPACING RINGS NEATLY POINTED UP. ENGLISH BOND TO BE USED ON ALL BRICKWORK. SULPHATE RESISTING CEMENT MUST BE USED IN ALL LOCATIONS.

COVER AND FRAMES

COVER SLAB OPENING, COVER AND FRAMES MUST BE 675 X 675 UNLESS OTHERWISE APPROVED. DN400 SHALL BE USED AT ALL LOCATIONS. ON SPINE ROADS MUST BE 1500MM DEEP. ON RESIDENTIAL CUL-DE-SACS 1000MM MAY BE USED SUBJECT TO APPROVAL. FRAMES FOR MANHOLE COVERS SHOULD BE BEDDED IN A POLYESTER RESIN BEDDING MORTAR IN ALL SITUATIONS WHERE COVERS ARE SITED IN NEW ROAD CATEGORIES I, II OR III. 'INFILL' TYPE COVERS SHOULD NOT BE USED.

IN BLOCK PAVED AREAS 1500MM DEEP FRAMES MUST BE USED (IN ACCORDANCE WITH DESIGN AND CONSTRUCTION GUIDANCE P22).

LATERALS

THEY SHOULD BE LAID TO THE SAME STANDARD AS PUBLIC SEWERS. THEY SHOULD HAVE NO CHANGES OF LINE OR GRADIENT BETWEEN THE SEWER AND THE DEMARCATION CHAMBER. THEY SHOULD HAVE AN ADAPTABLE MANHOLE AS THE DEMARCATION CHAMBER UNLESS THERE IS ONLY ON PROPERTY WHEN A PLASTIC CHAMBER TO BS EN 13508-2:2009 IS ALLOWED. LOCKABLE B125 AND A15 COVERS MAY BE ALLOWED IN CERTAIN LOCATIONS SUBJECT TO APPROVAL. THE DEMARCATION SHOULD BE INSIDE THE BOUNDARY OF THE PROPERTY, NO MORE THAN 1M INSIDE THE BOUNDARY, PREFERABLY IN THE DRIVEWAY AND NOT IN THE WHEEL TRACKS OF VEHICLES.

S104 APPLICATION

A SECTION 104 APPLICATION TO SEVERN TRENT WATER MUST BE COMPLETED FOR THE RE USE OF ANY EXISTING CONNECTION INTO THE EXISTING PUBLIC SEWAGE SYSTEM OR THE CONSTRUCTION OF A NEW CONNECTION.

AN APPLICATION WILL BE REQUIRED FOR THE Foul AND SURFACE WATER DRAINAGE ARRANGEMENTS AND THIS SHOULD BE COMPLETED BY THE CONTRACTOR.

ALL SEWERS ARE TO COMPLY WITH THE DESIGN AND CONSTRUCTION GUIDE AND SEVERN TRENT WATER REQUIREMENTS

WHERE PIPE CROSSING, PLASTIC MEMBRANE TO BE USED FOR PROTECTION TO ELIMINATE CHANCES OF GROSS CONTAMINATION

PIPES OF DIFFERENT DIAMETERS ENTERING MANHOLES SHOULD BE INSTALLED WITH SOFFITS AT THE SAME LEVEL

THE OUTSIDE OF THE SEWER SHOULD BE IN VEHICLE CARRIAGEWAY NOT FOOTPATH AND AT LEAST 1M FROM KERB LINE. THE OUTSIDE MANHOLES SHOULD BE AT LEAST 0.5m FROM THE KERB LINE

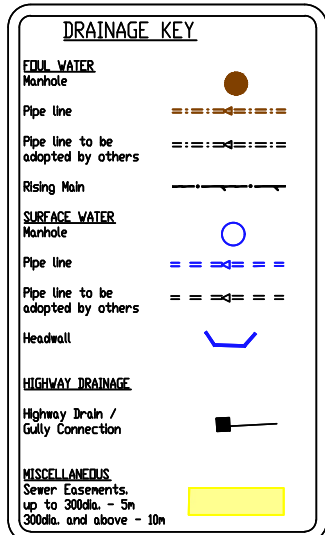
TREES ON THE DRAWING ARE EXISTING OR PROPOSED AND ADHERE TO BS 2:3 (PART 3) OF SP. THE TREES SPECIFIED WILL BE AS PER SEWERS FOR ADOPTION AND POSITIONED WHERE CLEARANCES WITH THE TREES IS NOT ACHIEVABLE APPROPRIATE ROOT PROTECTION WILL BE PROVIDED

THE MATERIALS TO BE USED ARE SUITABLE FOR THE GROUND CONDITIONS

ANY POND BED LINING AND / OR BANK STABILISATION METHODS REQUIRED FOR BALANCING POND TO BE ASSESSED BY STRUCTURAL ENGINEER

IMPORTANT: HEADWALLS WILL REQUIRE THE ENVIRONMENT AGENCY'S PRIOR WRITTEN CONSENT UNDER SECTION 109 OF THE WATER RESOURCES ACT 1991 BEFORE ANY CONSTRUCTION TAKES PLACE

HEADWALLS TO BE PRE-CAST CONCRETE. PLEASE REFER TO ALTERN DRAWINGS FOR DETAILS



MATERIALS FOR ADOPTABLE SEWERS

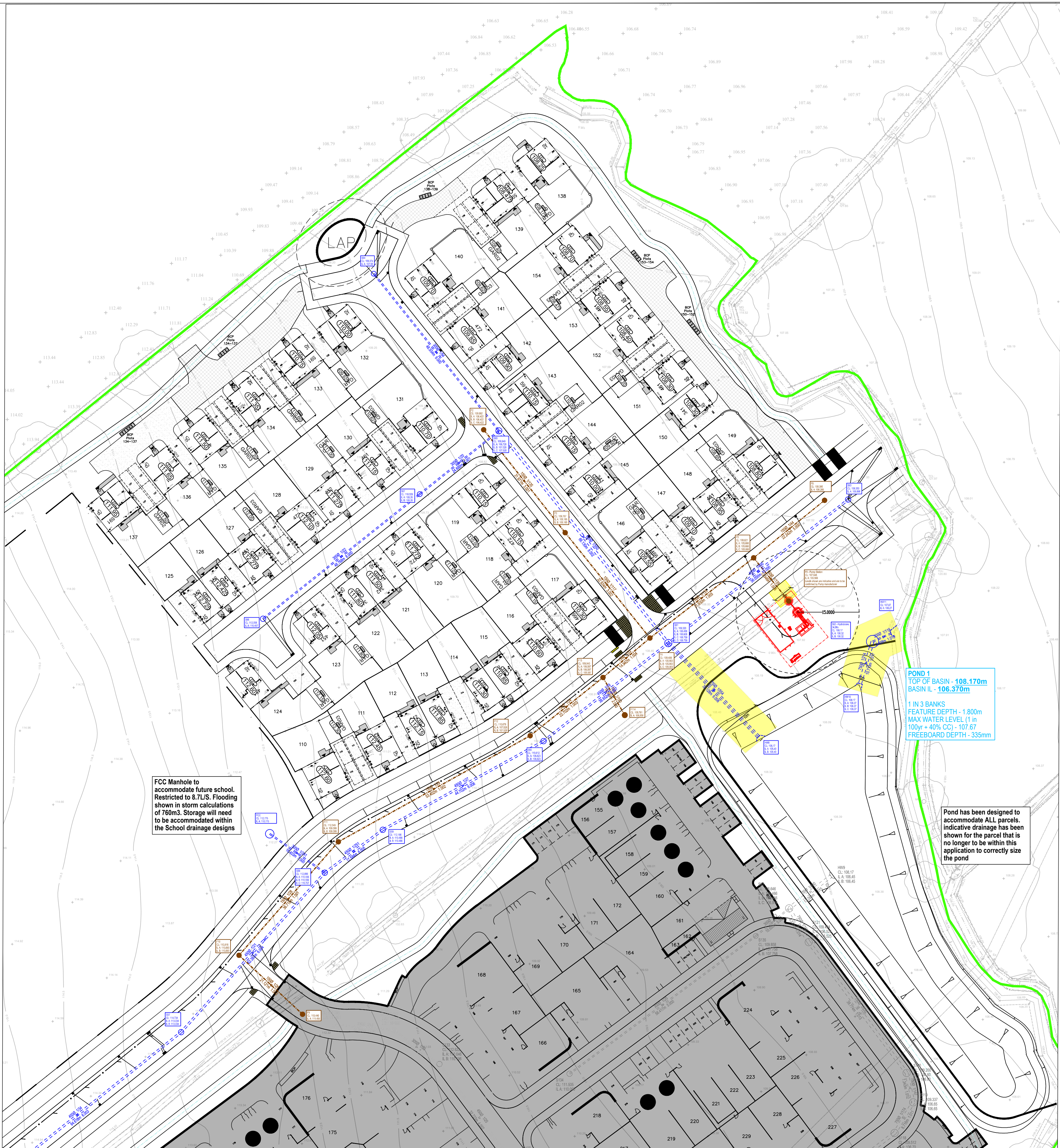
PIPES 150mm - 300mm DIA :-

SURFACE AND FOUL WATER PIPES ARE TO BE EXTRA STRENGTH VITRIFIED CLAY WITH FLEXIBLE MECHANICAL JOINTS. PIPES MUST COMPLY WITH THE RELEVANT REQUIREMENTS OF BS EN 295-1:2013 AND BS 65:1991 (surface water pipes only).

PIPES > 300mm:-

DIA SURFACE AND FOUL WATER PIPES ARE TO BE HIGH STRENGTH CONCRETE. CONCRETE PIPES AND FITTINGS WITH FLEXIBLE JOINTS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS 5911-1:2002.

Scale 1:500



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.



POND 1
TOP OF BASIN - 108.170m
BASIN IL - 106.370m
1 IN 3 BANKS
FEATURE DEPTH - 1.800m
MAX WATER LEVEL (1 in
100yr + 40% CC) - 107.67
FREEBOARD DEPTH - 335mm

Pond has been designed to
accommodate ALL parcels.
indicative drainage has been
shown for the parcel that is
no longer to be within this
application to correctly size
the pond

REV	DATE	DESCRIPTION	BY	CHK	APP
P04	09.04.2026	LATEST DRAINAGE DESIGNS SHOWN AND DRAWING UPDATED TO SUIT S104 COMMENTS	KG	KG	CS
P03	06.01.2026	GULLY LOCATIONS AMENDED	AQ	KG	CS
P02	04.12.2025	UPDATED TO SUIT LATEST LAYOUT	KG	KG	CS
P01	18.08.2025	INITIAL ISSUE FOR CLIENT REVIEW	LP	KG	CS

DRAWING STATUS: **S2 - ISSUED FOR INFORMATION**

CLIENT: VISTRY SOUTH EAST MIDLANDS

ARCHITECT: N/A

PROJECT: STOKE ROAD, HINCKLEY

TITLE: S104 DRAINAGE GENERAL ARRANGEMENT
SHEET 5

STATUS:	PROJECT No:	PROJECT	ORIGINATOR	VOL/SYS/LEVEL	TYPE	ROLE	DRAWING No:	REV:
S2	M224-138	SRH - AJP - ZZ - 00 - DR - C - 2004	P04					

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
1:500	KG/LP	LP	KG	CS	18.08.25