



General Drainage Specification

- All private drains shall be constructed and commissioned in accordance with the relevant sections of the Building Regulations Approved Documents and relevant British Standards.
- All pipework to be 100Ø minimum unless noted otherwise.
- Private surface water drains shall be laid at a minimum gradient of 1 in 100 or to the gradients and invert levels shown.
- Private foul water drains shall be laid at a minimum gradient of 1 in 80 or to the gradients and invert levels shown.
- Foul pipework connections to first access point shall be laid at a minimum gradient of 1 in 40 or to the levels shown.
- All connections to be made soffit to soffit unless noted otherwise.
- Pipe bedding to be Class 'B' bedding for rigid pipes and Class 'T' bedding for flexible pipes (100 mm granular bed and surround).
- Where cover to soffit of pipe is less than 600 mm in private areas, the following shall apply:-
 - Vitrified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'B' & 'T' bedding) and a 13 mm thick compressible filler at each joint.
 - uPVC pipes - provide a concrete bridging (in addition to class 'B' or 'T' bedding) in accordance with appendix A15, Building Regulations part 'H'.
- All concrete indicated in the construction of drainage infrastructure (pipe bedding, bridging, manholes etc) shall be standardised prescribed concrete ST2 and is to conform to BS EN 206-1 and BS 8500-2. The maximum aggregate size shall be 20mm.
- Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500mm.
- Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and pipe runs protected as note 8 above.
- Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, The Contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current health & safety legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
- All existing drainage found on site during the works shall be investigated, its operational status confirmed and the following applied:-
 - Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
 - 'Live' drainage shall be advised to the engineer.

General

- This drawing is to be read in conjunction with all Architect's, Engineer's and Services Engineer's drawings and specifications.
- Do not scale from any of the Civils drawings. All dimensions to be verified on site and any discrepancies should be highlighted.
- All materials to comply with the relevant British Standard.

Legend	
Surface Water	Description
	Permeable Surfacing (300mm deep subbase material)
	Green Roof
	New surface water drain
	New surface water manhole
	New modular storage tank
	Swale
	Surface water pump chamber
	New surface water rising main
	Existing surface water sewer
	Existing surface water sewer to be abandoned
	Existing surface water manhole
Foul	Description
	New foul water drain
	New foul water manhole
	Existing foul water sewer
	Existing foul sewer to be abandoned
	Existing foul water manhole

REV	COMMENTS	DATE	CHK
P06	Site Layout Updated	12.05.23	RJ
P05	Drainage design updated	23.01.23	RJ
P04	Site Boundary updated	12.10.22	RJ
P03	Layout updated	30.09.22	RJ
P02	Drainage design updated	17.08.22	RJ
P01	First Issue	13.06.22	RJ

PRELIMINARY

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PROJECT
ORCHARD LANE

DRAWING TITLE
GROUND FLOOR DRAINAGE GA

SCALE @ A1 1:200	DRAWN BY JSE	DATE JUNE 2022
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