



NB: all invert levels shown indicatively based on flat site. IL≈0.45m BGL means invert level 0.45m below ground level. Levels to be confirmed on-site.

Outlet from Klargester to soakaway subject to approval from Building Control and Environment Agency. The necessary approvals should be obtained prior to commencing the works. A drainage field may otherwise be required.

Deep Borehole Soakaway System. Provisional 1.5m Ø concrete rings set 1.5m below invert level, borehole circa 200mm Ø to 15.0m depth. To be positioned min. 5m from building or any trees.

- 1.0 General Notes
- The copyright of our structural design remains vested with RWA Consulting. The design was commissioned by the owners of the property and our documents may be used by their professional advisors. No other person may receive a copy without first obtaining our permission in writing.
 - The design is based on information provided by the Architect. Any discrepancies should be referred to RWA Consulting for comment.
 - All works to be carried out in accordance with The Construction Design and Management (CDM) Regulations 2015.
 - All works to be carried out in accordance with current Building Regulations. The design is subject to Building Control approval which should be obtained prior to commencing the works.
 - All steel beams, timber trusses and pre-cast concrete floor beams to be marked with their total weight in kg prior to delivery to site in order to assist in the selection of suitable un-loading and lifting equipment.
 - Any temporary works required to ensure stability during construction to be the responsibility of the Contractor.
 - All excavations to be inspected and adequate support provided to the sides where there is risk of instability or collapse.
 - All proprietary products to be installed strictly in accordance with Manufacturer's instructions.
 - All DPM, DPC, insulation and finishes to Architect's specification.
 - All working dimensions are in mm unless noted otherwise and should be checked and confirmed on site. Do not scale from drawings.

- 2.0 Drainage Notes
- The levels and locations of all existing surfaces shall be verified on site by the Contractor before commencing any construction work.
 - All abandoned, buried obstructions encountered during the construction of highway or drainage works are to be broken out to bed level of drains and sewers, and to the formation of carpark and drives etc. and to sufficient depth to allow for laying service company's mains and services.
 - All material in excess of 20kg (e. kerbs, manhole covers, etc) shall be mechanically lifted and laid at all times.
 - All covers, gratings and access plates etc. should be appropriate to installed environment generally A15, with B125 used in all driveways, roads and possible overrun areas.
 - Gullies, gully connections, drains, manholes, catchpits, soakaways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with specification issued by the local authority.
 - All foul and storm water drains which are not to be adopted as public sewers under Section 104 agreement shall be constructed using uPVC pipes, bedded and backfilled in accordance with Manufacturer's instructions and to Building Regulations Part H, BS EN 752 and BSE 531.
 - All building drainage to be 100mm diameter laid at a minimum gradient of 1 in 80 (foul) and 1 in 100 (surface water) unless otherwise specified.
 - Sewers and drains of different diameters should be laid soffit to soffit.
 - Inspection chambers on private drains shall be non-access pre-formed polypropylene.
Depth to invert Minimum size:
< 1.2m DN450
> 1.2m DN600
in accordance with Building Regulations Part H and BS EN 752.
 - Position of soil pipes, substacks, W/C outlets, rainwater downpipes, etc. shall be checked against Architect's drawings to ensure compatibility.
 - Where back inlet gullies are used they should be roddable.
 - All substacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
 - Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
 - Positions of yard and house gullies are nominal and may be adjusted on site. ACO drains to be installed at the end of drives as indicated. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
 - Lintels or sleeves are to be provided for drains passing through foundation brickwork.
 - All gully connections to be 150mm diameter.
 - All gully connections other than manholes to be 'Y' junctions.
 - All drain runs are to be flushed through and building materials removed where necessary at the time of final test by Building Inspector and prior to occupation.
 - All soakaways to be positioned at a minimum of 5.0m from buildings.
 - All finished floor levels are shown on the drawing for guidance only and may need to be adjusted on site, however, there is to be no deviation without prior approval.
 - Boreholes where indicated are subject to the approval of the Environment Agency.
 - Due to the shallow falls to the foul drainage system, a high degree of workmanship is required throughout. All junction connections to main drain runs are to be made with 45 degree 'Y' oblique junctions. Any bends introduced in runs shall be at inspection chambers and shall be limited to 30 degrees where possible and never more than 45 degrees.

LEGEND

- RE = Rodding Eye
- BIG = Back Inlet Gully
- IC = Inspection Chamber
- SVP = Soil Vent Pipe to Roof
- SP = Soil Pipe with Air Admittance Valve
- 100 Ø PVC Surface Water
Pipe Run Gradient 1:100
- 100 Ø PVC Foul Water
Pipe Run Gradient 1:80

Rev	Date	Description

Client
Mrs Irene Sisson

Job Title
Gracelands
Hillesden
Buckinghamshire
MK18 4DD

Drawing Title
Proposed Drainage Layout

RWA CONSULTING
CIVIL & STRUCTURAL ENGINEERS
RWA CONSULTING ENGINEERS LLP
8 Station Approach, Wendover, Bucks HP22 6BN
Tel: 01296 624924 Fax: 01296 696066
Email: Engineer@rwaconsulting.co.uk

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