



All cover and invert levels to be confirmed, subject to existing inverts and proposed finished ground levels.

Drainage runs to be back dropped to manholes subject to IL.

ACCO channels to be Multidrain MD 100mm threshold, 150mm elsewhere TBC On site.

Existing sewer to be camera surveyed for live laterals prior to grubbing out

All sewer connections to existing to be in clay to match existing.

All work to be carried out in accordance with Anglian Water standard details and guidance and in accordance with Sewers for Adoption.

All Chamber and pipeline construction to be in accordance with the relevant provisions of the Building Regulations Part H, BS EN 752 and manufacturers recommendations.

All pipework shall be either clay to match existing, uPVC or concrete to BS EN 295, BS65, BS5911 and BS4660-5481.

All pipework, and setting out and above ground drainage TBC on site by contractor for best pathways.

All existing manhole invert levels to be confirmed prior to connection of propose drainage.

All Chamber and pipeline construction to be in accordance with the relevant provisions of the Building Regulations Part H, BS EN 752 and manufacturers recommendations.

All pipework shall be either clay to match existing, uPVC or concrete to BS EN 295, BS65, BS5911 and BS4660-5481.

All pipework, and setting out and above ground drainage TBC on site by contractor for best pathways.

All existing manhole invert levels to be confirmed prior to connection of propose drainage.

Proposed 100mm Ø foul water pipes @ min fall of 1:40.  
Proposed 150mm Ø surface water pipes @ min fall of 1:60.

**DRAINAGE BELOW GROUND NOTES**

**NOTES ON DRAINAGE:**  
Existing drainage layout is unconfirmed. This is to be investigated and confirmed on site by the Contractor before commencing any foundation work. Connect all new drainage to existing main sewer, in accordance with Part H of Building Regulations, Anglian Water Guidelines and to comply with BS 5572. Where any drainage passes through foundations, ensure sufficient clearance is provided on either side of the pipe and concrete lintels are provided above the pipe, all to the Building Control Inspector's satisfaction. All drainage to be agreed and adapted to Building Control satisfaction on site. Also, internal drainage and waste pipe routes to be decided on site with Client to achieve best possible routes / results with least disruptions.

**SURFACE WATER DISPOSAL:**  
Rainwater from new development to drain to existing surface water connection and rain water harvesting.

**FOUL, RAIN & STORM WATER DRAINAGE SYSTEMS:**  
Both storm and foul drainage to consist of 100mm diameter UPVC proprietary underground drainage, laid at a minimum gradient of 1:40 surrounded in 100mm pea shingle size gravel, a minimum of 900mm deep in drives and roads and 400mm elsewhere. Foul water to be discharged to new or existing facilities as shown on plans / specification. Where separate surface water drainage and foul water drainage systems exist they are to be maintained and storm water from individual down pipes to be disposed in a separate surface water sewer via trapped gullies or to soakaways if required.

**RAINWATER GOODS**

Existing Rainwater connections to remain where possible.  
100 mm half round gutters to be fixed to fascia board at min 600 mm ctrs on brackets with all joint brackets, running outlets and stop ends as appropriate  
Fascia board within 1000 mm boundary to be non-combustible materials;  
65 mm round down pipes to be fixed to wall at maximum 1500 mm ctrs with screws plugged into brickwork (not mortar).  
Ensure 6 mm expansion gap at joints in down pipe. include offset bends, pipe connectors and branches as necessary.  
Base of rainwater pipes connected direct into trapped vertical inlet gully (access gully).

**GENERAL NOTES**

All dimensions are in millimetres unless noted otherwise.  
This drawing is to be read in conjunction with all other relevant drawings. Any discrepancies found between information shown on this or any other drawing shall be reported immediately and prior to works commencing on site.

All chamber and pipeline construction to be in accordance with the relevant provisions of the Building Regulations Part H, BS EN 752 and the manufacturers recommendations.

All pipework shall be either vitrified clay, uPVC or concrete to BS EN 295, BS65, BS5911 and BS4660-5481.

Concrete bed and surround, Class Z to be provided as follows:  
- 100mm dia. pipe with less than 300mm cover  
- 150mm dia. pipe with less than 600mm cover  
- 225mm dia pipe and above with less than 900mm cover.  
- All pipelines beneath vehicular areas and adoptable carriageways with less than 1200mm cover from finished levels.

Where concrete bed and surround is required, joint filler should be provided at every pipe joint. The filler may be expanded polystyrene, 25mm thick or Flexcell, cut to the shape of the bed and surround and such that the ingress of concrete into the pipe is prevented.

Class S granular bed and surround to be provided where pipes are located beneath surfaced areas with cover depths greater than described above. Type 1 granular backfill required to beddings Class S and Class Z.

To allow for possible differential movement a flexible joint must be incorporated in each section of pipeline within 150mm of where it enters a building or connects with a manhole, wall or other structure. The length of the next pipe (rocker pipe) away from the structure shall be as shown in the table below:

Setting out and locations of above ground drainage by others.

Foul water venting details by others.

All existing manhole invert levels to be confirmed prior to connection of proposed drainage.

**PROPOSED GROUND FLOOR PLAN**

SCALE 1:100

Rev.	Date	Description	Drawn	Chk'd
P3	03/10/23	ISSUED FOR INFORMATION	NS	AU
P2	19/09/23	ISSUED FOR INFORMATION	NS	AU
P1	12/09/23	ISSUED FOR INFORMATION	NS	AU