



Drains under buildings: To be adequately protected, on bed and surround of granular material with lintelled opening to give 50mm clearance all round drains passing through external walls. Drains through foundations to have split pipe around with 50mm gap. Voids around pipes to be filled with mineral fibre and cloaked both sides with rigid sheet material to prevent ingress of backfill and vermin with any gaps to be sealed with gas proof sealant/membrane.

Bedding and backfilling to be in accordance with Diagram 10 and Table 10 of Approved Document H1.

RVPs taken to new pre-cast concrete soakaway, subject to satisfactory percolation test, or into existing storm drain. Soakaway designed and constructed in accordance with BRE Digest 365 and to be positioned minimum 5m from any building, road or boundary. All to the approval of the Local Authority.

Foul drains laid to min. 1:60 fall (25mm/m run), storm drains laid to min. 1:80 fall (12.5mm/m run)

Special protection: Concrete slabs over trench to drains with less than 600mm cover for drains under pedestrian traffic areas. 100mm reinforced concrete bridging over trench to drains with less than 900mm cover for drains under roads and drives.

Inspection chambers: 450mm diameter, polypropylene maximum depth 1000mm.

Manholes: Either pre-cast concrete or constructed from 215mm Class B engineering bricks on 150mm in-situ concrete slab to CP 110. Galvanised step irons to be provided to manholes over 1000mm deep.

Covers: To soft landscaped areas to be grade 'C' light duty ductile covers, to light vehicular areas to be grade 'B' medium duty ductile covers and to heavy vehicular areas to be grade 'A' heavy duty ductile covers. Internal covers to be airtight double sealed screw down type.

Key	
	Proposed foul drain
	Proposed storm drain
	Assumed existing drain
	Root protection area
	Root protection area with some encroachment possible as agreed with Arboriculturalist

**DISCLAIMER NOTES**  
 DRAWING SUBJECT TO FOLLOWING CONDITIONS:  
 SITE LEVEL SURVEY  
 CONFIRMATION OF LEGAL BOUNDARY & EASEMENTS  
 GROUND INVESTIGATION BY OTHERS  
 STATUTORY AUTHORITY SERVICES INVESTIGATION  
 PLANNING AUTHORITY COMMENTS/APPROVAL  
 HIGHWAY AUTHORITY COMMENTS/APPROVAL  
 CONSERVATION OFFICER COMMENTS/APPROVAL  
 BUILDING CONTROL OFFICER COMMENTS/APPROVAL  
 FLOOD RISK ASSESSMENT  
 PARTY WALL ACT 1996



0116 286 6370  
 enquiries@rmjames.co.uk  
 www.rmjames.co.uk



CLIENT Skubala Ltd		
PROJECT Proposed Dwellings, Land behind The Mount, Cambridge Road, Cosby		
DRAWING Drainage Plan		
SCALE 1:500 @ A3	DATE December 2023	
STATUS PLANNING		
PROJECT No 23/402	DRAWING No 23/402 DR01	REVISION /