



| Rev | Description | By | Date |
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| 1 | Issue for Tender | SD | 09/02/15 |
| 2 | As Issued | SD | 10/02/15 |

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| Client | KMA & KMB Kingsmere Bicester |
| Project | Private Drainage Layout Sheet 4 of 6 |
| Scale | 1:250 @ A1 |
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| File | 14048 |

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- BUILDING DRAINAGE**
- Building drainage shall comply with BS EN 1252:2008 and the Building Regulations 2000 part H.
 2. All SWS, FWS and BWS are indicative and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to Engineer prior to commencement on site.
 3. All building drainage shall be 100mm diameter unless shown otherwise.
 4. All connections to subsurface sewers shall be 150mm diameter.
 5. All building drainage shall be 150mm diameter.
 6. All pipes under buildings without suspended floors shall have Class 3 bedding.
 7. Concrete protection shall be provided to all pipes with less than 300mm cover in all situations. This shall be provided by concrete slabs or concrete surrounds in roads or private driveways used by commercial vehicles. Where concrete surrounds is specified by the client, this shall be provided by the contractor. A cover pipe of maximum finished level shall be provided.
 8. Where a pipe passes through a wall an opening is to be formed. To give the opening a 50mm minimum clear width. Pipes over shall be supported by a steel tie. The tie shall be fixed to the wall and the pipe shall be supported by a steel tie. The tie shall be fixed to the wall and the pipe shall be supported by a steel tie. The tie shall be fixed to the wall and the pipe shall be supported by a steel tie.
 9. Where a pipe trench is within 1m of a building, the pipe is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
 10. Where the formation of a pipe trench is above original ground level it is to be made up with well compacted DTP Type 2 material or better.
 11. Inspection chambers located within verges are to have double seal box down covers.
 12. All private drains which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water overflowing onto the highway.
 13. Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water overflowing onto the driveway.
 14. The level of an access chamber or road drain from a building is to be set 450mm above the finished ground level unless otherwise specified.
 15. The level of a road drain at the head of a surface water drain is to be set 450mm above the finished ground level unless otherwise specified.