



No.	Description	Date	By
A	Issued for construction	03/03/15	SD
B	Revised	05/03/15	SD

Project: Linden Homes
Client: KMA & KMB Kingsmere Biscoeter
Scale: 1:250 @ A1
Date: February 2015
File: 14048
Drawing: 14048 / 115 A

BANNERS GATE
 CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
 10-11 Birmingham Street, Halesowen, West Midlands B63 3AN
 Tel: 0121 687 1500 Fax: 0121 687 1501
 Email: info@bannersgate.com

Private Drainage Layout
 Sheet 4 of 6

- BUILDING DRAINAGE**
1. Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2000 part H.
 2. All SWS, FWS and BWS are indicative and must be confirmed on site using level and structural plans. Any discrepancies must be reported to Engineer prior to construction on site.
 3. All building drainage shall be 100mm diameter unless shown otherwise.
 4. All connections to accessible sewers shall be 150mm diameter.
 5. All building fittings shall be designed to BS EN 12056-2, BS EN 12056-3 and BS EN 12056-4 with Class B or Class S sounding unless shown otherwise.
 6. All pipes under buildings without suspended floors shall have Class S Sounding.
 7. Concrete protection shall be provided to all pipes with less than 300mm cover in ground. Protection shall be provided to all pipes with less than 300mm cover in private driveways used by commercial vehicles. Where concrete surround is specified, the depth of concrete shall be as indicated on the drawings.
 8. Where a pipe is not to be covered, the pipe to be provided with a concrete surround to the depth of the pipe to be provided with a concrete surround.
 9. Where a pipe is not to be covered, the pipe to be provided with a concrete surround to the depth of the pipe to be provided with a concrete surround.
 10. Where the formation of a pipe trench is above original ground level, the pipe shall be provided with a concrete surround to the depth of the pipe to be provided with a concrete surround.
 11. Inspection chambers located within gardens are to have double wall cast down covers.
 12. All private drains which will connect to public highway and second two casting type manholes shall be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
 13. Where a driveway falls towards a dwelling it shall be provided with a drainage channel to prevent water damaging the building.
 14. The lowest level of an access channel on a road drain from a building is to be set 600mm below finished ground level unless otherwise shown.
 15. The lowest level of a roading eye at the head of a surface water drain is to be set 450mm below finished ground level unless otherwise shown.

The Contractor is to ensure that all construction is in accordance with the Building Regulations and all other relevant legislation. The Contractor is to ensure that all construction is in accordance with the Building Regulations and all other relevant legislation. The Contractor is to ensure that all construction is in accordance with the Building Regulations and all other relevant legislation.