



- BUILDING DRAINAGE**
- Building drainage shall comply with BS EN 752:2008 and the Building Regulations 2002 part H.
 - MFP, NWP and B/O are indicative and must be confirmed on site using latest architectural plans. Any discrepancies must be reported by Engineer prior to commencement on site.
 - All building drainage shall be 100mm diameter unless shown otherwise.
 - All connections to adequate sewers shall be 150mm diameter.
 - All building drainage shall be designed to BS EN 12056-1, 2, 3 or BS EN 12056-4, 5, 6 with Class B or Class S standing unless shown otherwise.
 - All pipes under buildings without suspended floors shall have Class S bedding.
 - Concrete protection shall be provided to all pipes with less than 300mm cover in private driveways used by commercial vehicles. Where concrete surround is specified by commercial vehicles and to all pipes with less than 150mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified by commercial vehicles and to all pipes with less than 150mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified by commercial vehicles and to all pipes with less than 150mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified by commercial vehicles and to all pipes with less than 150mm cover in roads or private driveways used by commercial vehicles.
 - Where a pipe passes through a wall or ceiling it shall be fitted to give at least 300mm clearance around the pipe. Backsaw cover shall be provided to the pipe at the opening to be marked each side with rigid sheet material. Pipes enclosed in walls or ceilings shall be protected with a minimum 50mm layer of concrete or masonry. Pipes shall be protected with a minimum 50mm layer of concrete or masonry. A cover pipe or manhole cover shall be provided to all pipes which pass through a wall or ceiling. A cover pipe or manhole cover shall be provided to all pipes which pass through a wall or ceiling. A cover pipe or manhole cover shall be provided to all pipes which pass through a wall or ceiling.
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 - Where the level of a pipe trench is above original ground level levels are to be made up with well compacted DTP Type 3 material or better.
 - Inspection chambers located within garages are to have double well back down covers.
 - All private drains which fall towards a public highway and exceed two parking spaces in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
 - Where a driveway falls towards a dwelling it shall be provided with a suitable gully or drainage channel to prevent water damaging the building.
 - The invert level of an access chamber on a foot drain from a building is to be set 600mm below finished ground level unless otherwise shown.
 - The invert level of a roadling eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
 - Inspection chambers located within garages are to have double well back down covers.

PRIVATE DRAINAGE DETAILS LEGEND

Private Fall Water Sewer

Private FWS Chamber
300mm Dia Max Depth 0.75m

Private FWS Inspection Chamber
450mm Dia Max Depth 3.0m

Private Storm Water Sewer

Private SWS Inspection Chamber
300mm Dia Max Depth 0.75m

Private SWS Inspection Chamber
450mm Dia Max Depth 3.0m

Private SWS Inspection Chamber
450mm Dia Max Depth 3.0m

SWS Discharge Tank

Private Storm Gully & Level

Private Storm Rooding Eye & Level

Drain Channel

Agri Drain

Proposed Private Storm Soakaways
For types & sizes refer to drawing 14048/12

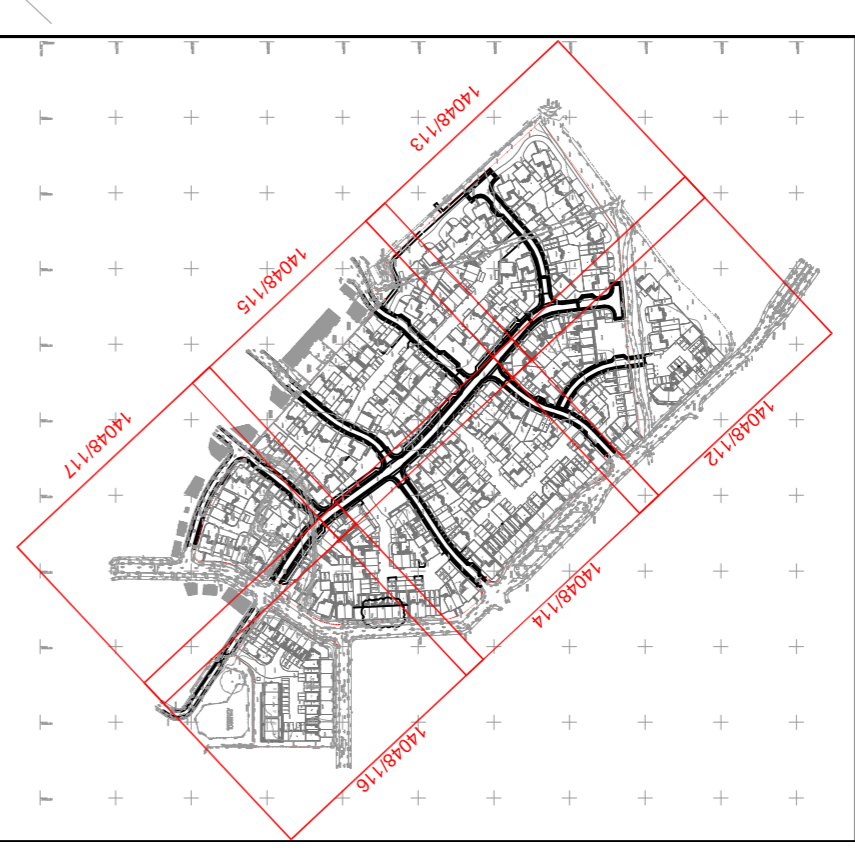
Infiltration Trench Soakaway

Lined Soakaway

Cellular Storage Soakaway

For Information

PRELIMINARY



BANNERS GATE

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Project: **KMA & KMB Kingsmere Bicester**

Title: **Private Drainage Layout Sheet 6 of 6**

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The Contractor is to check and verify in consultation with the architect details of levels, covers, building parts, dimensions, level and ground level, at construction and set out on site. They are fully responsible for the correct building regulations, British Standards Specifications, Building Regulations etc. whether or not specifically noted on the drawings. The contractor is to check and verify in consultation with the architect details of levels, covers, building parts, dimensions, level and ground level, at construction and set out on site. They are fully responsible for the correct building regulations, British Standards Specifications, Building Regulations etc. whether or not specifically noted on the drawings.