



- Drainage Notes:**
1. Manholes, sewers, headwalls and other structures intended to convey surface water or sewerage are to be constructed in accordance with the Water Authorities Association specification Design and Construction Guidance version 2.1 and to Thames Water specification and addendum.
  2. Gullies, gully connections, drains, manholes, catchpits, soakways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with the specification issued by Oxfordshire County Council.
  3. All foul and storm water drains which are not to be adopted as public sewers under a Section 104 agreement shall be constructed using uPVC pipes or similar approved, bedded and backfilled in accordance with the manufacturers instructions and to the Building Regulations Part H, BS EN 752 & B.R.E. SD1.
  4. All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 60 (FW) and 1 in 80 (SW) unless otherwise shown.
  5. Sewers and drains of different diameters should be laid soffit to soffit.
  6. Inspection chambers on private drains shall be non-access preformed polypropylene.  
Depth to invert Minimum size  
< 1.2m DN450  
> 1.2m DN600  
In accordance with the Building Regulations Part H & BS EN 752.
  7. Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
  8. Where back inlet gullies are used they should be roddable.
  9. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
  10. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
  11. Positions of yard and house gullies are nominal and may be adjusted on site, a/c drains to be installed at the end of all drives falling towards the public highway. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
  12. Lintels or sleeves are to be provided for drains passing through foundation brickwork.
  13. All gully connections to be 150 dia. uPVC ultrarib or similar.
  14. All gully connections other than at manholes to be 'Y' junctions.
  15. All drain runs are to be flushed through and building materials removed where necessary at the time of final test by Building Inspector and prior to occupation.

**KEY:**

**Proposed Adoptable Drainage:**  
New storm sewer:

**Proposed Private Drainage:**  
Foul drain:   
Foul drain diversion:   
Storm drain:   
Rodding eye:

Permavoid – Surface Water Collector & Distribution Cells:

Private gully:

Chamber sizes:  
Depth to invert <0.6m DN300  
Depth to invert >0.6m DN475  
Invert levels shown thus: F81.00 S81.00

Macadam road with permeable sub-base:

Marshalls Piora permeable block paving 80mm depth colour specified by client:

Marshalls Piora permeable block paving 60mm depth colour specified by client:

Existing low stone-wall to be repaired in reclaimed stone extent as required on site

REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
P4	20.12.21	Restored infiltration storm drainage from rev P1. Added existing FWS and new diversion.	TDF	KTG
P3	01.10.21	Value engineering to remove two manholes and reduce pipe DN.	TDF	KTG
P2	14.09.21	Shared roads/driveways changed to impermeable construction. Added attenuation tank and off-site SWS connection to TW MH.	TDF	KTG

  

Client		<b>MJA CONSULTING</b> CIVIL & STRUCTURAL ENGINEERS Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YS Tel: 01235 555173 Email: mail@mjaconsulting.co.uk
Project	South Side Steeple Aston	Scale: 1:200 @ A1 Status: PRELIMINARY
Title	Drainage layout	Drawn: KTG / Project Engineer MJA Project No: 6374 Date: 14/05/2021 Rev: P4

**SECTION 104 - NOT APPROVED**

**SECTION 106 - NOT APPROVED**

**SECTION 278 - NOT APPROVED**

**PSA - NOT APPROVED**

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