

**NOTES**

1. BUILDING DRAINAGE  
ALL CONNECTIONS TO ADOPTABLE MANHOLES FROM PRIVATE BUILDING DRAINAGE TO BE 150MM DIAMETER PIPES UNLESS OTHERWISE SPECIFIED.
2. ALL HOUSE DRAINAGE TO BE 100MM DIA UNLESS OTHERWISE STATED, AND LAID IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND BS8301 : 1985.
3. ALL PRIVATE DRAINAGE PRODUCTS ARE TO BE POLYPIPE OR SIMILAR APPROVED.
4. PIPE BEDDING MATERIAL IS TO BE CLASS S WITH 150MM MINIMUM THICKNESS SURROUND.
5. BACKFILL IS TO BE WITH SELECTED FILL FREE OF STONES LARGER THAN 40MM, LUMPS OF CLAY OVER 100MM, TIMBER, FROZEN MATERIAL AND VEGETABLE MATTER.
6. PIPE PROTECTION OF HOUSE DRAINAGE RUNS IS REQUIRED IN ACCORDANCE WITH THE TYPICAL HOUSE DRAINAGE DETAILS DRAWING. THE CONTRACTOR SHALL SATISFY THEMSELVES AND AGREE WITH THE SITE MANAGEMENT THE ACTUAL EXTENT OF PIPE PROTECTION REQUIRED.
7. PIPES ENTERING AND LEAVING MANHOLES/INSPECTION CHAMBERS SHALL INCLUDE A ROCKER PIPE, 600MM IN LENGTH.
8. BRICKWORK TO CHAMBERS SHALL BE CLASS B ENGINEERING TO BS3921.
9. RAINWATER PIPES ARE TO BE SITED ON SIDE ELEVATIONS WHENEVER POSSIBLE.
10. ALL RETAINING WALLS WITH A HEIGHT OF 600MM OR GREATER ARE TO INCLUDE 1.2M HIGH POST AND RAIL FENCING UNLESS LOCATED IN REAR GARDENS. SIMILAR RETAINING WALLS IN REAR GARDENS ARE TO INCLUDE 900MM HEIGHT PICKET FENCE.
11. ALL FLIGHTS OF STEPS TO PRIMARY LEVEL ACCESS, WITH MORE THAN 2 STEPS ARE TO BE PROVIDED WITH HANDRAILING, EXCEPT WHERE THE STEPS ARE 900MM ARE MORE APPART.
12. BRICK RETAINING WALLS ARE TO BE USED IN PREFERENCE TO GRAVEL BOARDS FOR FRONT GARDEN AREAS.
13. DRAINAGE AND ROAD DESIGN SUBJECT TO WATER AND HIGHWAY AUTHORITY APPROVAL.
14. EDGE RESTRAINT TO PRIVATE/BLOCKWORK - 2 STRETCHER COURSE (UNLESS NOTED OTHERWISE).

1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
2. REPRODUCED FROM OS SITEMAP © BY PERMISSION OF ORDNANCE SURVEY® ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT 2008. ALL RIGHTS RESERVED. LICENCE NUMBER 100007126.
3. UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN IT IS ENTIRELY AT HIS OWN RISK.

**SAFETY HEALTH AND ENVIRONMENTAL**

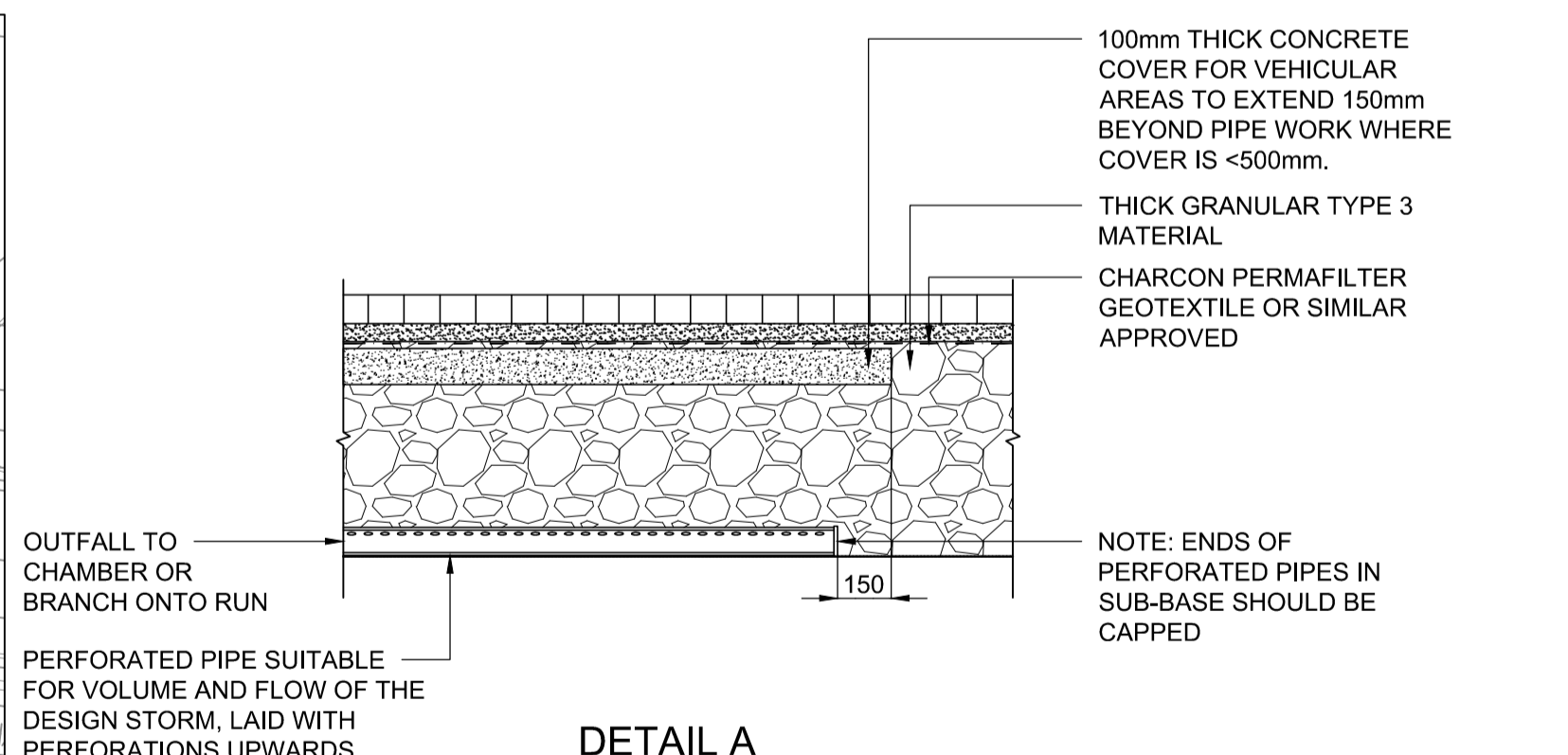
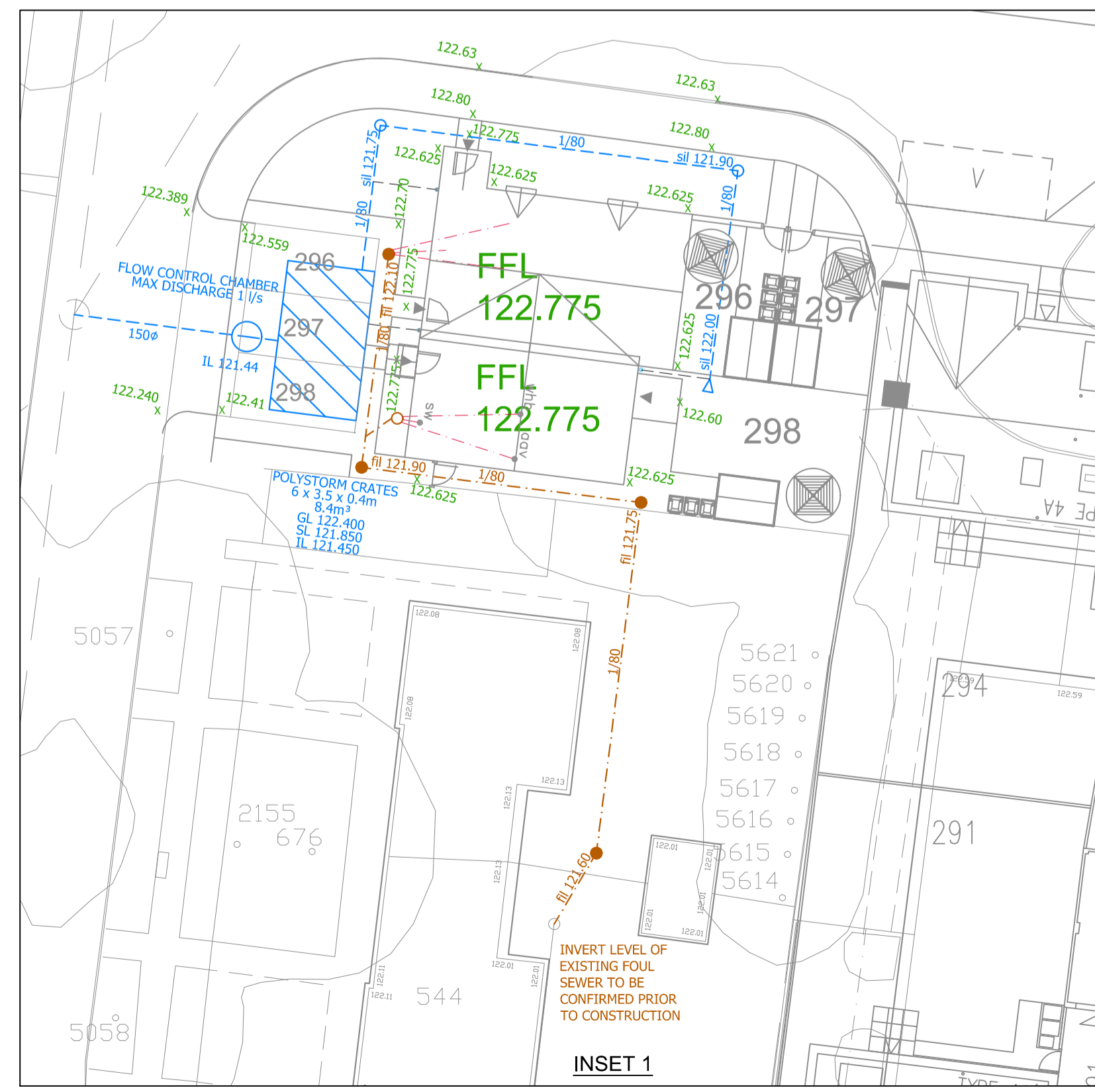
THERE ARE NO EXCEPTIONAL RISKS ASSOCIATED WITH THESE WORKS. REFER TO THE DESIGNERS RISK ASSESSMENT FOR THE FULL ASSESSMENT OF RISKS.



SHEET LAYOUT

**KEY**

- Private Drains
- PROPOSED PRIVATE FOUL WATER ACCESS CHAMBER 600mm DEEP
- MEDIUM FOUL I.C. (450mm DIA. DEPTH TO INVERT 600-1000mm) NON ENTRY I.C. (330mm DIA. DEPTH TO INVERT 1000-3000mm)
- MEDIUM SURFACE WATER I.C. (450mm DIA. DEPTH TO INVERT 600-1000mm) NON ENTRY I.C. (330mm DIA. DEPTH TO INVERT 1000-3000mm)
- LARGE SURFACE WATER M.H.(1200mm PC RINGS. DEPTH TO INVERT 1000-1800mm)
- YARD GULLY DRAINAGE CHANNEL TO BE ACO MULTIDRAIN MD OR SIMILAR APPROVED
- RODDING EYE
- POROUS PAVING OUTFALL CONNECTION POINT AS PER DETAIL 'A'
- PERMEABLE PAVING; DEPTH AS SHOWN ON DRAWING
- EXISTING STORM WATER NETWORK
- EXISTING STORM WATER NETWORK TO BE ABANDONED
- EXISTING FOUL WATER NETWORK
- EXISTING FOUL WATER NETWORK TO BE ABANDONED



DETAIL A

REVISION	DESCRIPTION	JL	MDF	16.11.16
A	POROUS PAVING CONNECTION ADDED			

PRELIMINARY   
  INFORMATION   
  TENDER   
  CONSTRUCTION   
  AS BUILT

**WOODS HARDWICK**  
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD  
PARCEL B6  
DETAILS: ENGINEERING LAYOUT  
SHEET 2 OF 2

SCALE: 1:200@A1    DATE: NOVEMBER 2016    DRAWN: JL    CHK: MDF

15-17 GOLDINGTON ROAD  
BEDFORD, MK40 3NH  
T: +44 (0)1234 26862  
F: +44 (0)1234 26862  
BIRMINGHAM, B24 0FE  
UNITED KINGDOM  
T: +44 (0)121 6297700  
MAIL@WOODSHARDWICK.COM  
WWW.WOODSHARDWICK.COM