



- NOTES:**
- This drawing is to be read in conjunction with all other RSPD drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
 - RSPD accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
 - Do not scale, work to figured dimensions only. All dimensions are in metres unless noted otherwise and all levels are in metres from the topographic survey datum.
 - Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain. The main contractor is responsible for checking all information on site prior to work commencing and taking due care whilst undertaking the works.
 - All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
 - The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. RSPD logos and company information must be removed from copies if information is re-used.
 - The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
 - The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
 - The contractor must comply with all current legislation relating to health & safety.
 - All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any RSPD drawings, the manufacturers instructions must be used.

- DRAINAGE NOTES:**
- All drainage works to be constructed in strict accordance with specification of the local authority, building regulations, sewers for adoption, BS8301 & BS EN 752-1.
 - For location and setting out of building drainage points refer to architects drawings.
 - All pipe runs near buildings to comply with the building regulations 2015 Part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class GEN3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.
 - Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).
 - Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid with a concrete bed and surround.
 - In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
 - All private building drainage shall be constructed in strict accordance with BS EN 752-1, unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of $<1/5 = 1$ in 40/ $>1/5 = 1$ in 80 for foul drains and 1 in 100 for surface water drains.
 - All pipes, bends and junction for private building drainage shall be upvc conforming to BS4660 and BS5481 as appropriate and shall be laid in accordance with the manufacturer's specification.
 - All gully connections other than at manholes to be 'y' junctions. All road gully connections to be 150mm diameter.
 - All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.
 - All connections to be soffit to soffit unless otherwise noted.
 - All concrete and concrete products to be in accordance with BRE 363 for sulphates.
 - The locations and sizes of all svps and rwps shall be cross referenced against the architects drawings during setting out.
 - The precise depth and location and size of existing pipes or manholes where connections or diversion are proposed must be confirmed and reported to the engineer prior to commencement.
 - All soakaways are to be located a minimum of 5m from any proposed or existing buildings.

Note:
These dwellings and their associated external works are to be constructed in accordance with Requirement M4(2) of the Building Regulations (Accessible and Adaptable Dwellings). Key requirements include level/ramped access from the point of alighting (car/street) to the entrance, minimum door and corridor widths, a WC at entrance level capable of independent use, and provision for a future stairlift/through-floor lift. Refer to Approved Document M, Volume 1 and the Accessibility Statement/specification for full details. Any deviation must be raised with the design team before proceeding.

General Notes

KEY:

- Application Site Boundary
- Surface Water Drain
- Foul Water Drain
- Linear Drainage
- Pipe Protection
- SW Rising Main
- FW Rising Main
- French Drain/Perforated Pipe
- Surface Catch Pit/Manhole
- Foul Water Manhole
- Surface Water Soakaway
- Gully & Lead
- Waste Water Package Treatment Plant
- Retaining Wall
- Spot Levels
- Formation Levels
- Direction of Flow
- Embankment
- Brick Headwall

FOR TENDER

Rev A	Indicative water butt positions added to the drainage design.	08/07/26
No.	Revision/Issue	Date

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Project Name and Address
**CHANDIGRAH,
SUMMERHOUSE LANE,
HAREFIELD, UB9 6HS.**

Description
DRAINAGE LAYOUT

Project 6279	Sheet 04
Date 18/06/2026	
Scale 1:200 @ A1	