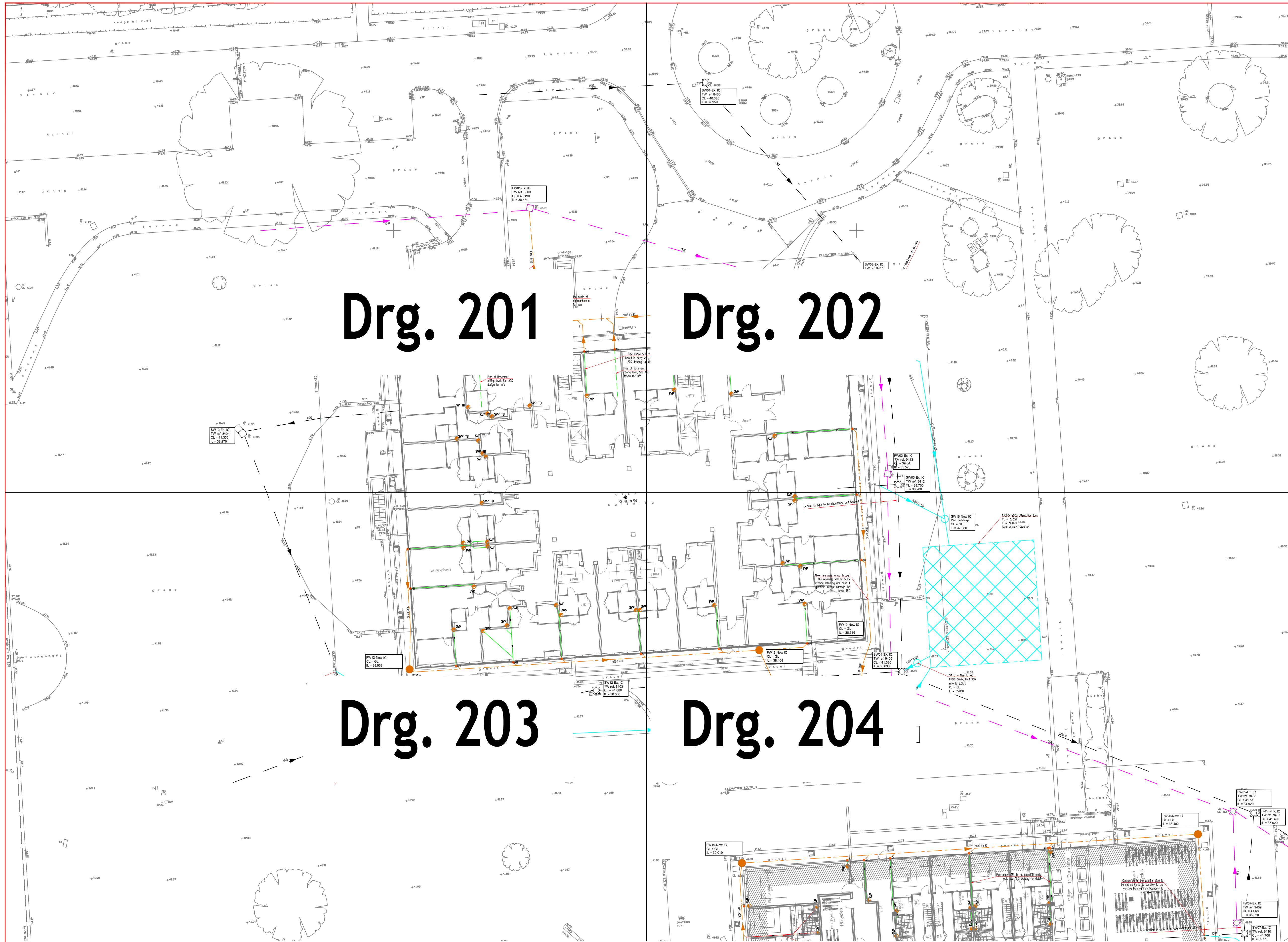




SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT CDM REGULATIONS 2015 AND HSG150. IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILLED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING:

- NOTES**
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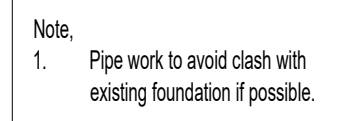
- MATERIALS AND WORKMANSHIP**
- ALL WORK SHALL COMPLY WITH THE RELEVANT BRITISH STANDARDS, CURRENT BUILDING REGULATIONS AND THE SPECIFICATIONS SHOWN.
 - WHERE DRAINS RUN CLOSE TO THE BUILDING, TRENCHES ARE TO BE BACKFILLED WITH CONCRETE TO LEVELS IN ACCORDANCE WITH BUILDING REGULATIONS PART H.

- PIPEWORK**
- Pipework to conform to the following:- Vitrified clay systems with flexible joints to BS 65. Precast concrete systems with flexible joints to BS.5911. U.P.V.C. systems with flexible joints to BS.EN.1401-1.
 - UPVC pipes between 150-300mm diameter are to be structured wall pipes of stiffness class SN8.
 - Flexible joints shall be provided to all pipes within 600mm of inner face of manhole. Projecting pipes shall be surrounded with 150mm grade ST4 concrete cast monolithically with the manhole base.
 - Where pipes are encased in concrete the flexibility of the joints are to be maintained throughout the encasement. This should be provided by means of 20mm thick fibreboard, (or polystyrene), and positioned around the pipe at the centre of every joint at 6m centres max.
 - Pipes shall have granular bed and surround unless otherwise detailed. Granular material shall conform to BS.13242, and should be carefully placed and consolidated by hand in thin layers.
 - All pipework connections at manholes to be soffit to soffit.
 - The length of pipework between manholes to include for any short length pipes as necessary to achieve the configuration of rocker pipes and standard short length pipes at fixed manhole positions.
 - All pipework built into manholes to be either standard short lengths or cut lengths as appropriate.
 - Rocker pipes to be a maximum of 600mm long.
 - Maximum length of pipe within adoptable works to be 3m.
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 - All pipework beneath vehicular circulation areas and within 1m of such areas shall, where cover is less than 1200mm, receive a full concrete bed and surround, 900mm elsewhere.
 - All pipework beneath building footprint to receive full concrete bed and surround.
 - All down pipe connections to be 100mm nominal bore and all down pipes to have rodding access points approx. 1000mm above ground/finished floor level.
 - All road gully connections to be 150mm nominal bore.

- MANHOLE COVERS AND GRATINGS**
- Covers shall be set at, or not more than 5mm below the surrounding level in paved areas. Inverts shall be within 5mm of given level, and may not cause the as-laid gradient of the pipes to vary from that given on the drawing by more than 10%.
 - All manhole covers in carriageway area shall comply with the relevant B.S.EN.124, D400 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.
 - All manhole covers in footways, pedestrian areas and comparable locations shall comply with the relevant B.S.EN.124, B125 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.
 - All manhole covers shall be the non-ventilating type and shall have closed keyways.

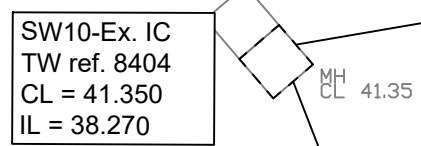
-	16/02/2026	FIRST ISSUE
Rev No	Date	Revision
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DRAWING ISSUE STATUS ☐ :- DESIGN DEVELOPMENT PRIOR TO TENDER ISSUE ☒ :- TENDER ISSUE ☐ :- DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE ☐ :- CONSTRUCTION ISSUE ☐ :- AS BUILT DRAWING		PROJECT : Hayes Park Central London		 Civil & Structural Engineers No.5 Goldtops, Newport, NP20 4PG. Tel. 01633 255140 Email: mail@ammro.co.uk	
		TITLE : BELOW GROUND DRAINAGE LAYOUT			
		DATE : 23/02/2026	DRAWN : HZ	PROJECT No. : 25.1061	DRG. No. : 200
		SCALE : 1:200 @ A1	CHECKED : MF	Rev. : A	



Note,

1. Pipe work to avoid clash with existing foundation if possible.



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WHERE DRAINS RUN CLOSE TO THE BUILDING, TRENCHES ARE TO BE BACKFILLED WITH CONCRETE TO LEVELS IN ACCORDANCE WITH BUILDING REGULATIONS PART H.

1. Pipework to conform to the following:-
 - Vitrified clay systems with flexible joints to BS 65.
 - Precast concrete systems with flexible joints to BS 5911.
 - U.P.V.C. systems with flexible joints to BS EN 1401-1.
2. UPVC pipes between 150-300mm diameter are to be structured wall pipes of stiffness class SN8.
3. Flexible joints shall be provided to all pipes within 600mm of inner face of manhole. Projecting pipes shall be surrounded with 150mm grade S74 concrete cast monolithically with the manhole base.
4. Where pipes are encased in concrete the flexibility of the joints are to be maintained throughout the encasement. This should be provided by means of 20mm thick fibreboard, (or polystyrene), and positioned around the pipe at the centre of every joint at 6m centres max.
5. Pipes shall have granular bed and surround unless otherwise detailed. Granular material shall conform to BS 1342, and should be carefully placed and consolidated by hand in thin layers.
6. All pipework connections at manholes to be soffit to soffit.
7. The length of pipework between manholes to include for any short length pipes as necessary to achieve the configuration of rocker pipes and standard short length pipes at fixed manhole positions.
8. All pipework built into manholes to be either standard short lengths or cut lengths as appropriate.
9. Rocker pipes to be a maximum of 600mm long.
10. Maximum length of pipe within adoptable works to be 3m.
11. All saddle connections to be formed utilising proprietary junction sections.
12. All pipework beneath vehicular circulation areas and within 1m of such areas shall, where cover is less than 1200mm, receive a full concrete bed and surround, 900mm elsewhere.
13. All pipework beneath building footprint to receive full concrete bed and surround.
14. All down pipe connections to be 100mm nominal bore and all down pipes to have rodding access points approx. 1000mm above ground/finished floor level.
15. All road gully connections to be 150mm nominal bore.

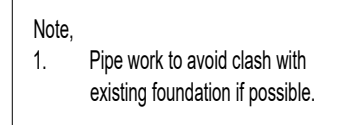
Covers shall be set at, or not more than 5mm below the surrounding level in paved areas. Inverts shall be within 5mm of given level, and may not cause the as-laid gradient of the pipes to vary from that given on the drawing by more than 10%.

All manhole covers in carriageway area shall comply with the relevant B.S EN 124, D400 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.

All manhole covers in footways, pedestrian areas and comparable locations shall comply with the relevant B.S EN 124, B125 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.

All manhole covers shall be the non-ventilating type and shall have closed keyways.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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MATERIALS AND WORKMANSHIP

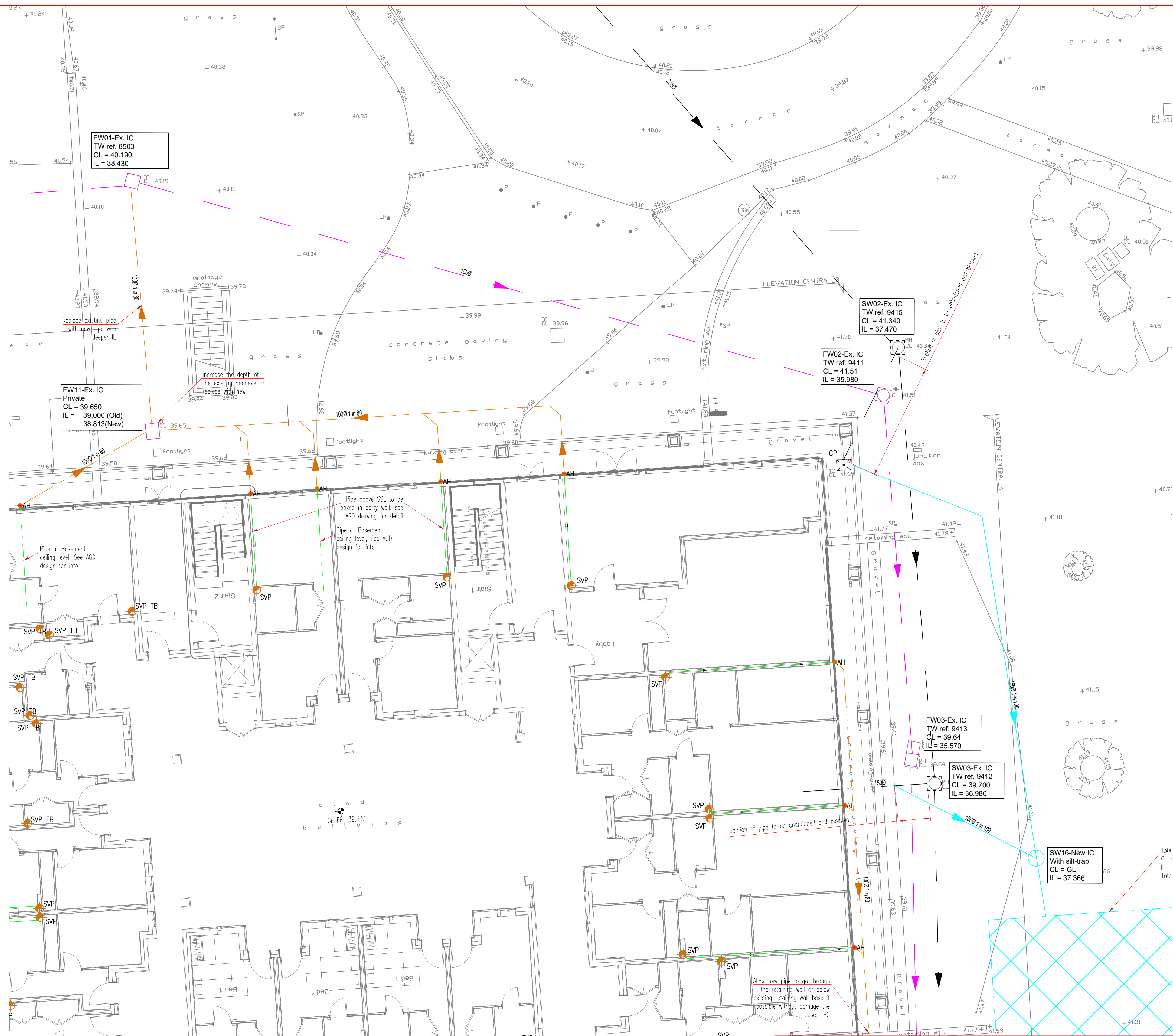
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PIPEWORK

1. Pipework to conform to the following: Vitrified clay systems with flexible joints to BS 65. Precast concrete systems with flexible joints to BS 5911. U.P.V.C. systems with flexible joints to BS EN 1401-1.
2. UPVC pipes between 150-300mm diameter are to be structured wall pipes of stiffness class SN8.
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8. All pipework built into manholes to be either standard short lengths or cut lengths as appropriate.
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10. Maximum length of pipe within adoptable works to be 3m.
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12. All pipework beneath vehicular circulation areas and within 1m of such areas shall, where cover is less than 1200mm, receive a full concrete bed and surround, 900mm elsewhere.
13. All pipework beneath building footprint to receive full concrete bed and surround.
14. All down pipe connections to be 100mm nominal bore and all down pipes to have rodding access points approx. 1000mm above ground/finished floor level.
15. All road gully connections to be 150mm nominal bore.

MANHOLE COVERS AND GRATINGS

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2. All manhole covers in carriageway area shall comply with the relevant B.S EN 124, D400 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.
3. All manhole covers in footways, pedestrian areas and comparable locations shall comply with the relevant B.S EN 124, B125 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.
4. All manhole covers shall be the non-ventilating type and shall have closed keyways.



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- ☐ :- DESIGN DEVELOPMENT PRIOR TO TENDER ISSUE
☒ :- TENDER ISSUE
☐ :- DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE
☐ :- CONSTRUCTION ISSUE
☐ :- AS BUILT DRAWING

PROJECT : Hayes Park Central
London

TITLE : BELOW GROUND DRAINAGE LAYOUT 2/4

DATE : 23/02/2026 DRAWN : HZ

PROJECT No. :	DRG. No. :	Rev.
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DRG. No. :	Rev.
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Rev.

A

SCALE : 1:100 @ A1 CHECKED : MF

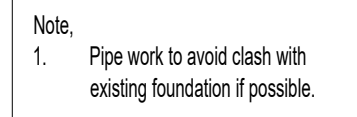
25.1061

202

A



Civil & Structural Engineers
No.5 Goldtops,
Newport,
NP20 4PG.
Tel. 01633 255140
Email: mail@ammro.co.uk



Note,

1. Pipe work to avoid clash with existing foundation if possible.



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1. Pipework to conform to the following:-
 - a. Verified clay systems with flexible joints to BS 65.
 - b. Precast concrete systems with flexible joints to BS 5911.
 - c. U.P.V.C. systems with flexible joints to BS EN 1401-1.
2. UPVC pipes between 150-300mm diameter are to be structured wall pipes of stiffness class SN8.
3. Flexible joints shall be provided to all pipes within 600mm of inner face of manhole. Projecting pipes shall be surrounded with 150mm grade ST1 concrete cast monolithically with the manhole base.
4. Where pipes are encased in concrete the flexibility of the joints are to be maintained throughout the encasement. This should be provided by means of 20mm thick fibre joint (or polystyrene), and positioned around the pipe at the centre of every joint at 6m centres max.
5. Pipes shall have granular bed and surround unless otherwise detailed. Granular material shall conform to BS 13242, and should be carefully placed and consolidated by hand in thin layers.
6. All pipework connections at manholes to be soffit to soffit.
7. The length of pipework between manholes to include for any short length pipes as necessary to achieve the configuration of rocker pipes and standard short length pipes at fixed manhole positions.
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10. Maximum length of pipe within adoptable works to be 3m.
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12. All pipework beneath vehicular circulation areas and within 1m of such areas shall, where cover is less than 1200mm, receive a full concrete bed and surround, 900mm elsewhere.
13. All pipework beneath building footprint to receive full concrete bed and surround.
14. All down pipe connections to be 100mm nominal bore and all down pipe to have rodding access points approx. 1000mm above ground/finished floor level.
15. All road gully connections to be 150mm nominal bore.

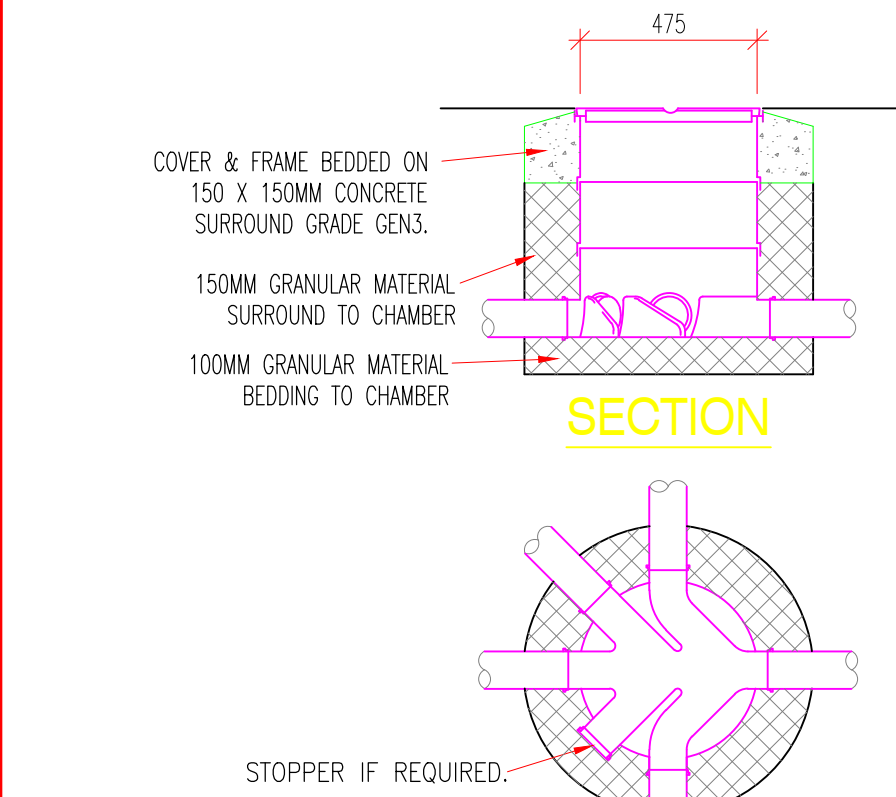
Covers shall be set at, or not more than 5mm below the surrounding level in paved areas. Inverts shall be within 5mm of given level, and must not cause the as-laid gradient of the pipes to vary from that given on the drawing by more than 10%.

All manhole covers in carriageway area shall comply with the relevant B.S EN 124, D400 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.

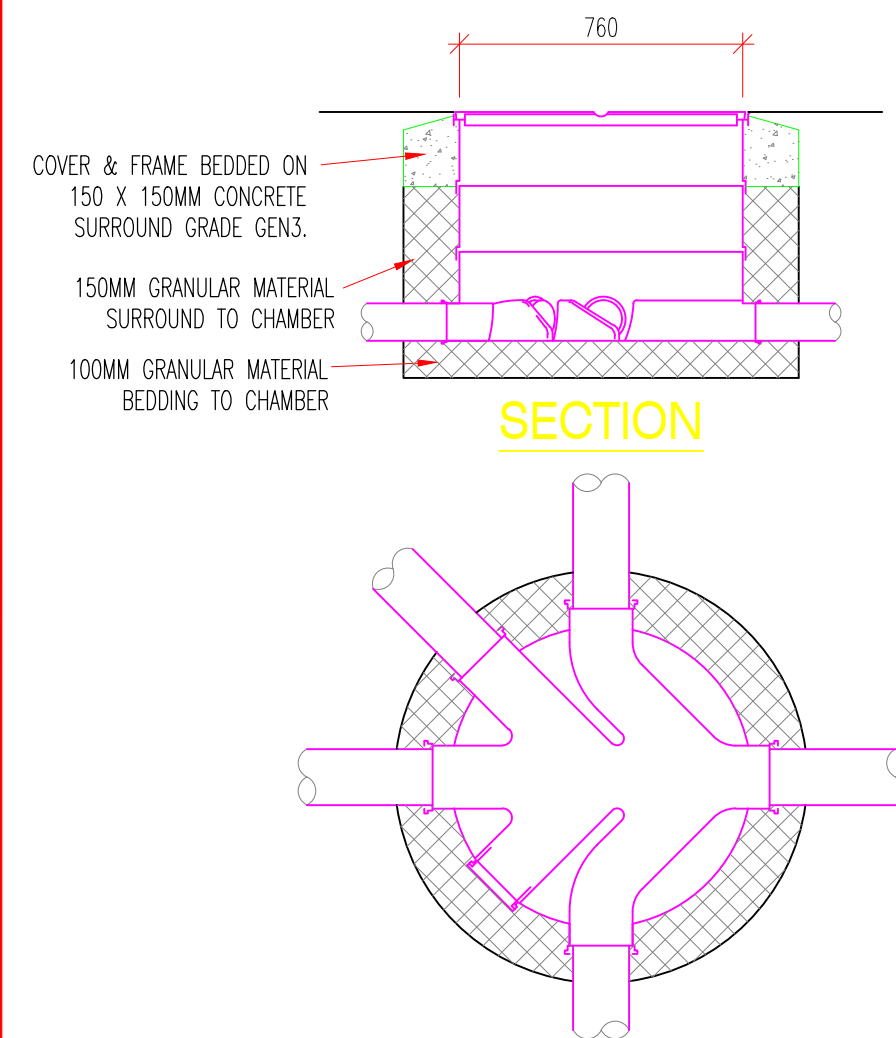
All manhole covers in footways, pedestrian areas and comparable locations shall comply with the relevant B.S EN 124, B125 kitemarked and they shall be of a non-rocking design which does not rely on the use of cushion inserts.

All manhole covers shall be the non-ventilating type and shall have closed keyways.

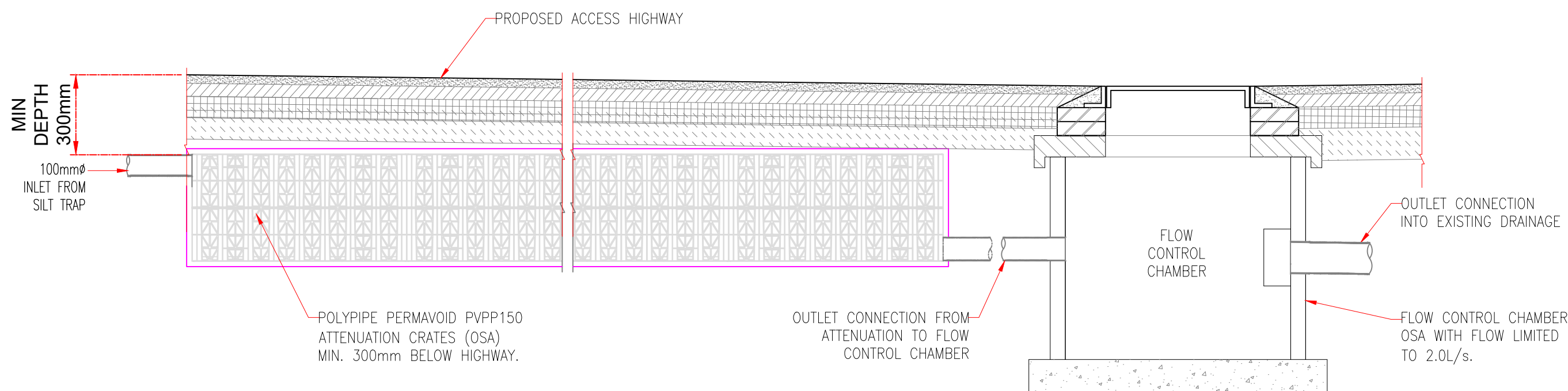
DRAWING ISSUE STATUS ☐ :- DESIGN DEVELOPMENT PRIOR TO TENDER ISSUE ☒ :- TENDER ISSUE ☐ :- DESIGN DEVELOPMENT PRIOR TO CONSTRUCTION ISSUE ☐ :- CONSTRUCTION ISSUE ☐ :- AS BUILT DRAWING	PROJECT : Hayes Park Central London			 AMMRO CONSULTING LIMITED Civil & Structural Engineers No.5 Goldtops, Newport NP20 4PG, Tel. 01633 255140 Email: mail@ammro.co.uk
	TITLE : BELOW GROUND DRAINAGE LAYOUT 3/4			
	DATE : 23/02/2026 DRAWN : HZ SCALE : 1:100 @ A1 CHECKED : MF	PROJECT No. : 25.1061	DRG. No. : 203	



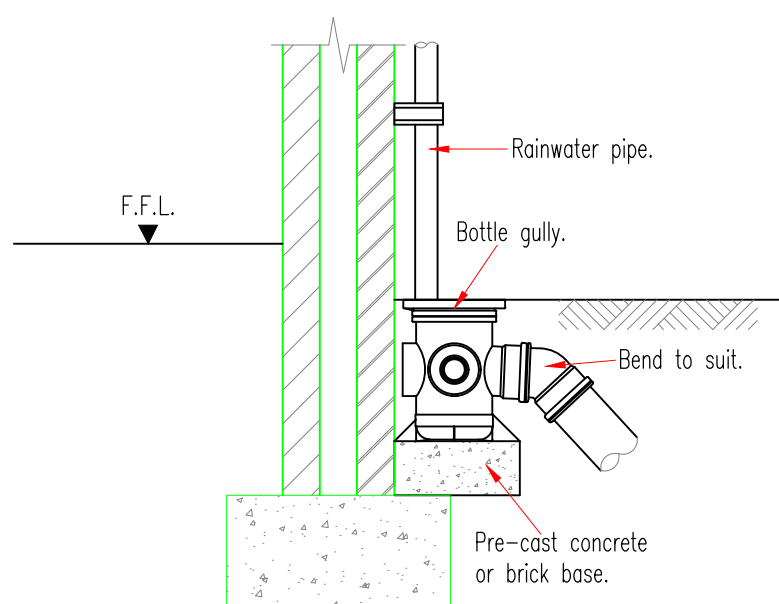
POLYPROPYLENE CHAMBER
(MAX. INVERT DEPTH 0.95m)
SCALE 1:20



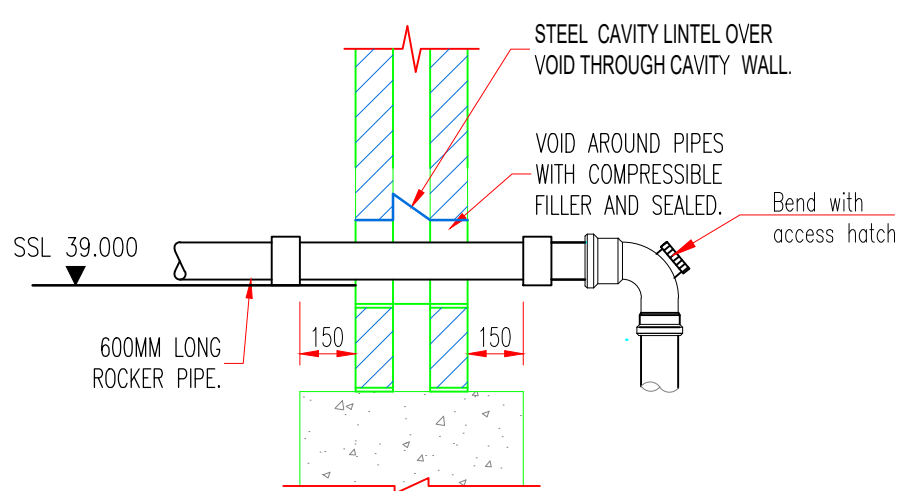
POLYPROPYLENE CHAMBER
(MAX. INVERT DEPTH 1.2m)
SCALE 1:20



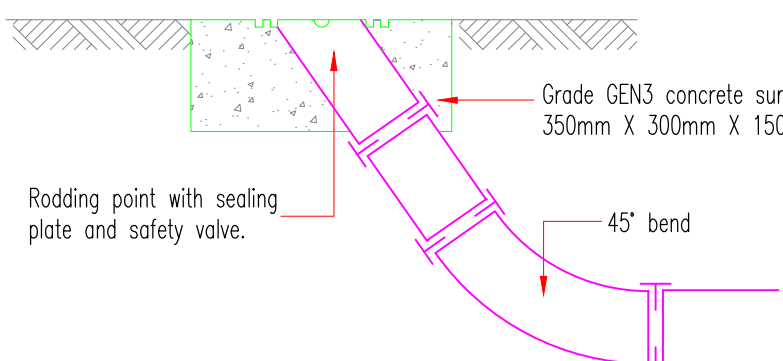
TYPICAL ATTENUATION DETAIL WITH FLOW CONTROL CHAMBER
SCALE 1:20



EXTERNAL RWP. TO GULLY



SERVICE PIPE THROUGH CAVITY WALL
SCALE 1:20



RODDING ACCESS POINT DETAIL

PIPES BUILT INTO MANHOLE SHOULD HAVE A FLEXIBLE JOINT AS CLOSE AS POSSIBLE TO THE EXTERNAL FACE OF THE STRUCTURE AND THE LENGTH OF THE NEXT ROCKER PIPE SHOULD BE AS SHOWN.

PIPE DIA (mm)	EFFECTIVE LENGTH (m)
150mm - 600mm	0.60
601mm - 750mm	1.00
> 750mm	1.25

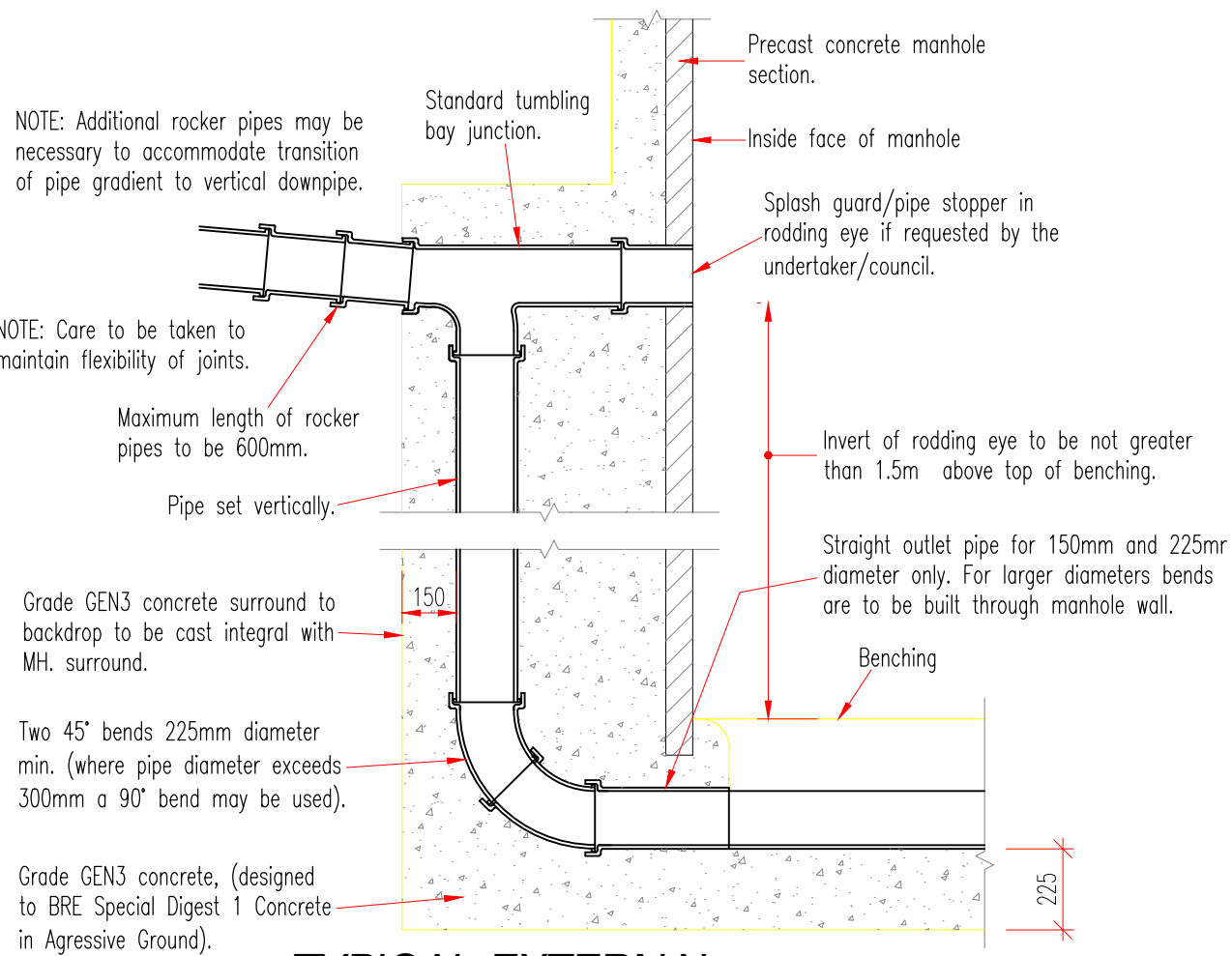
ALL PIPES ENTERING THE BOTTOM OF THE MANHOLE TO HAVE SOFFITS LEVEL.

TABLE B

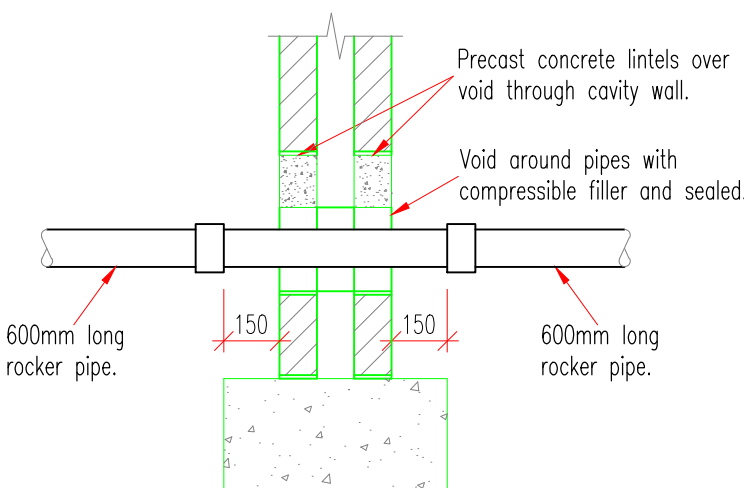
INTERNAL DIAMETER (mm)	LARGEST OUTGOING PIPE DIMENSION (mm)
1200	LESS THAN 375
1350	375-450
1500	500-700
1800	750-900

MANHOLE DIMENSIONS FOR ADAPTABLE SEWERS

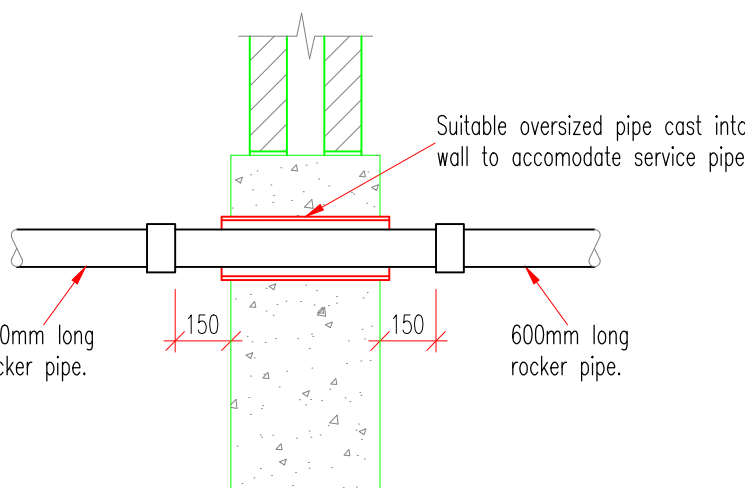
FOR PIPE DIAMETER OF LESS THAN 375MM AND DEPTH TO SOFFIT IS 1.35M-1.5M A 1050MM DIAMETER MANHOLE CAN BE ADOPTED. THE USE OF RECTANGULAR PC CONCRETE MANHOLES UNITS WITH 150MM GRADE GEN3 CONCRETE SURROUND IS PERMITTED.



TYPICAL EXTERNAL BACKDROP



SERVICE PIPE THROUGH CAVITY WALL



SERVICE PIPE THROUGH CONCRETE WALL

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MANHOLE COVERS AND GRATINGS

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DATE : 23/02/2026 DRAWN : HZ		PROJECT No. : 25.1061		DRG. No. : 210	
SCALE : 1:100 @ A1 CHECKED : MF				Rev. : A	