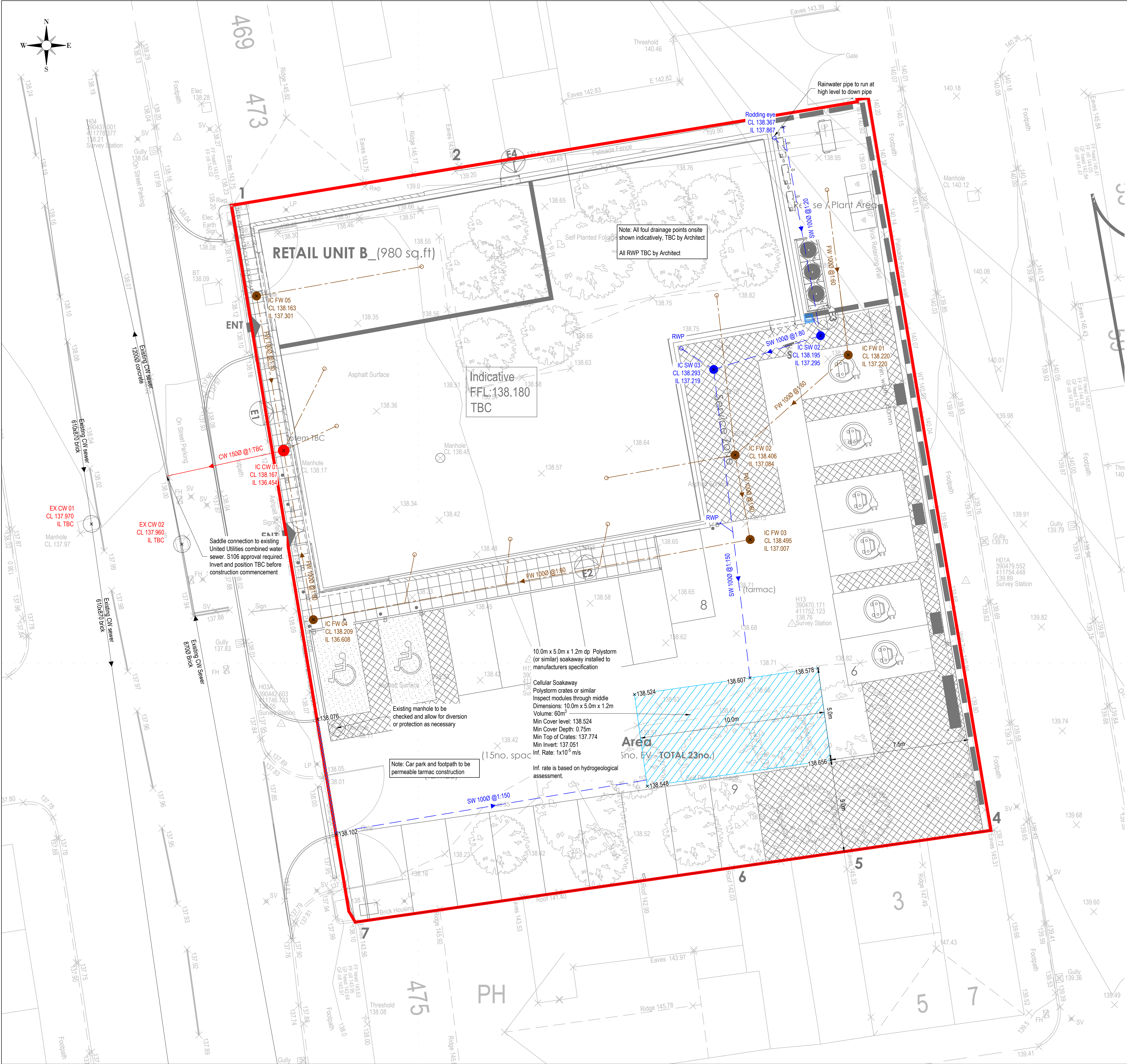




Private Drainage

- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.
 - All lateral connections for house drainage shall be 100mm unless stated otherwise and must extend a minimum of 500mm behind the back of the footpath.
 - All pipes to be vitrified clay or UPVC and shall be 100mmØ laid to a fall of 1:80 unless noted otherwise or indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
 - Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H. Inspection chambers located within garages to have double seal bolt down covers.
 - Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification as described within groups 1-6.
 - This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
 - Cover and invert levels are indicative and may vary on site. In any case the following minimum cover to depth of cover to the crown of pipes without protection shall be as follows:
 - Domestic gardens and pathways without any possibility of vehicular access - 0.35m
 - Domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes - 0.5m
 - Domestic driveways, parking areas and narrow streets without footways (e.g Mews developments) with limited access for vehicles with a gross weight in excess of 7.5 tonnes - 0.9m
 - Agricultural land and public open space - 0.9m
 - Other highways and parking areas with unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes - 1.2m
- Note:** any protection required where drainage does not comply with a-e above shall be as follows:-
- Vitrified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'S' bedding) and a 13 mm thick compressible filler at each joint.
 - UPVC pipes - provide a concrete bridging (in addition to class 'S' bedding) in accordance with appendix A15, Building Regulations part H.
- Note:** in-situ concrete used in connection with a) and b) above shall be standard mix GEN3 in accordance with BS 5328.
- Drainage runs should be laid at a minimum of 5.0 metres from the rear of properties where practicable to allow for future extensions
 - Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.
 - All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.
 - Finished Floor Levels (FFL's), assumed to be typically a minimum of 150mm above finished ground level outside. refer to architects drawing for details.
 - All new private shallow 225mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL) shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.
 - All low spots on hardstanding areas to have double gullies.
 - Prior to topsoiling of rear gardens, the gardens should be removed, rotated or decompacked to a depth of 600mm. Once this is carried **NO PLANT** to access these areas, any further consolidation of subsoil to be reworked as necessary. Before reworking or rotating the Contractor is to mark all drain runs in the area.
 - Pipe bedding to be Class 'S' Bedding (100mm granular bed and surround).
 - Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.
 - Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm.
 - Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current Health & Safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
 - All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-
 - Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
 - 'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.
 - Where existing drainage is to be re-used including road, building and external drainage systems, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.
 - Covers to existing chambers to be re-used shall be replaced where necessary to suit proposed development loading class, see note 5. Chamber covers shall also be adjusted to suit final ground levels as necessary.
 - Where necessary, existing chambers shall be re-benched to suit new pipework arrangement.

Site plan based on : 1630 Tesco_Central Model_STEELWORK and 1630_101(P)_Y Proposed Site Plan OLDHAM RD ROCHDALE by Loroc Architects

Topo : Warrior_03_Oldham Rd

General Notes

- Do not scale from this drawing.
- Only figured dimensions are to be relied upon.
- All dimensions in millimetres unless otherwise noted. All levels in metres unless noted otherwise.
- This drawing is to be read in conjunction with relevant architectural, engineering and specialist drawings and specifications.
- Any discrepancies noted on site are to be reported to the engineer immediately.
- Where this drawing has been issued in electronic format, Holdgate Consulting do not accept responsibility for any inaccuracies in the electronic data (including third party content used for reference), which should be checked against the paper (or .pdf) drawing issue. Copyright reserved. This drawing may only be used for the client and location noted in the project title. It may not be copied or disclosed to any third party without the prior written consent from Holdgate Consulting.
- This drawing should only be used for construction if the drawing status is "Construction". Holdgate Consulting takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Key

- Site Boundary
- Finished Floor Level

Surface Water Drainage Legend
(Dimensions are approx. internal sizes).

- New Private Storm Water Inspection Chamber 450mm dia. polypropylene up to 3000mm deep.
- New Private Storm Water PVC Pipe 100Ø 1in80 unless otherwise noted
- Deep Trapped Gully
- Soakaway
- Aco drain

Foul Water Drainage Legend
(Dimensions are approx. internal sizes).

- New Private Foul Inspection Chamber 450mm dia. polypropylene up to 3000mm deep
- New Private Foul PVC Pipe 100Ø 1in80 unless otherwise noted

Combined Water Drainage Legend
(Dimensions are approx. internal sizes).

- Existing Combined Water Sewer/Pipe
- New Combined Foul Pipe 100Ø 1in80 unless otherwise noted
- New Combined Storm Water Manhole 1200mm dia. (unless stated) concrete manhole up to 6000mm deep.

Notes:

Where shallow inspection chambers are proposed concrete encasement is required.

RVP and SVP positions are indicative and must be checked against architectural drawings prior to construction.

Refer to drawing 25-277 D02 Private Drainage Construction Details for specifications.

Engineer to be consulted where additional drainage infrastructure found which is currently not shown on the drawing.

P01	16/06/2025	First Issue	TE / EH / NM
Rev	Date	Description	Draw/Chk/App'd

Status	Comment / Review
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Project Title	New Tesco Store, Oldham Road, Rochdale
Drawing Title	Drainage Plan



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Job No.	25-277	Scale @ A1	1:100
Drawing No.	D01	Revision	P01