



EASTERN
GATEWAY
APPROVED
UNDER
APPLICATION
NUMBER
192928

© ABLEY LETCHFORD PARTNERSHIP LTD.
This drawing should not be reproduced without
consent.

1. Do not scale.
2. Refer to all other Project Drawings and supporting notes.
3. All adoptable drainage works to be constructed as detailed in Design and Construction Guidance or as stipulated in the Water Authorities Addendum.
4. All public sewers are to be the subject of a Section 106 agreement of the Water Industry Act 1991.
5. Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
6. The Contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
7. All drainage ironwork to comply with BS EN124, and be stamped with his trademark, covers to suit loading as below:
- Carriageways and Roads - D400 (supplies to be approved by WRC, otherwise R600 to be used)
- Driveways and Verges - C250
- Footways and Pedestrian Areas - B125
- Gardens/Landscaping - A15
8. All sewer pipes, up to, and including 600mm are to be verified clay or PVC-U to BS EN251 and BS EN1424 respectively. All sewer pipes 675mm diameter and above to be concrete pipes to BS EN1916.
9. All drainage shall be installed and tested strictly in accordance with the Manufacturers' printed instructions, BS EN 12, BS EN 1424, Local Water Authority requirements and the Building Regulations.
10. All bedding shall be Class 5 unless noted otherwise.
11. All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
12. Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 100mm of cover shall be encased in concrete bed and surround with associated movement joints. Drainage laid beneath paths, footways and pedestrian areas with less than 900mm of cover shall be similarly treated.
13. Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
14. The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
15. All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C25/30 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.
16. All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any flow to be reported to the Engineer.
17. All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with Document H of the Building Regulations, together with INRS Standards Chapter 5.3 and BS5301.
18. Where pipes pass through footings, retaining or screen walls, lines to be provided over drains.
19. Where inverts are less than 0.6m deep inspection chambers (min dia. 1500mm) or access fittings (125 x 1500mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and used in accordance with Table 11 of Document H of the Building Regulations (<0.6m to invert min DN300, >0.6m to invert min DN475).
20. All gullies connected direct to drains to be roddable.
21. Adequate precautions in accordance with Approved Document H and manufacturer's recommendations to be taken to protect drains (particularly plastic) at shallow depths.
22. Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.
23. Gullies within and adjacent to area of site works to be suction cleaned at commencement and completion of work.
24. 1m deep root barrier of an approved type to be installed vertically along the back edge of kerb of all areas of footway/demarcation to protect from both proposed and future plantation.

- STORM
- Proposed adoptable sewer & MH
 - Highway gully and 150mmØ connection
 - Brickwork headwall refer to A389-LR00-S12 for detail
 - Proposed Basin/Seawall
 - Proposed Rain Garden Tree Pit and Outfall refer to A389-LR00-S12 for detail
 - Proposed Beamy Block Kerb and Outlet or similar approved
 - Proposed ACO 305 Kerb Drain or similar approved
 - Existing Surface Water Sewer
 - Existing Ditch
- FOUL
- Proposed Sewer (not for adoption)
 - Proposed Manhole (not for adoption)

Scale 1:500

C02	06.25	FOR SECTION 73 APPROVAL	RG	RF
C01	06.25	CONSTRUCTION ISSUE FOLLOWING TECHNICAL APPROVAL BY WRC	RG	RF
Rev	Date	Description	Drawn	Checked

Abley Letchford
www.ableyletchford.co.uk

Client
**MILLER HOMES
KIER VENTURES
KINGACRE ESTATES LTD.**

Project
**SOUTH WOKINGHAM SDL
R10-R14 LINK ROAD
DETAILED DESIGN**

Title
DRAINAGE STRATEGY

Status
FOR CONSTRUCTION

Scale	Date	Drawn	Checked
1:500 @ A0	MAY 2025	RG	RF
Drawn by	Revised		
A389-LR00-S01	C02		