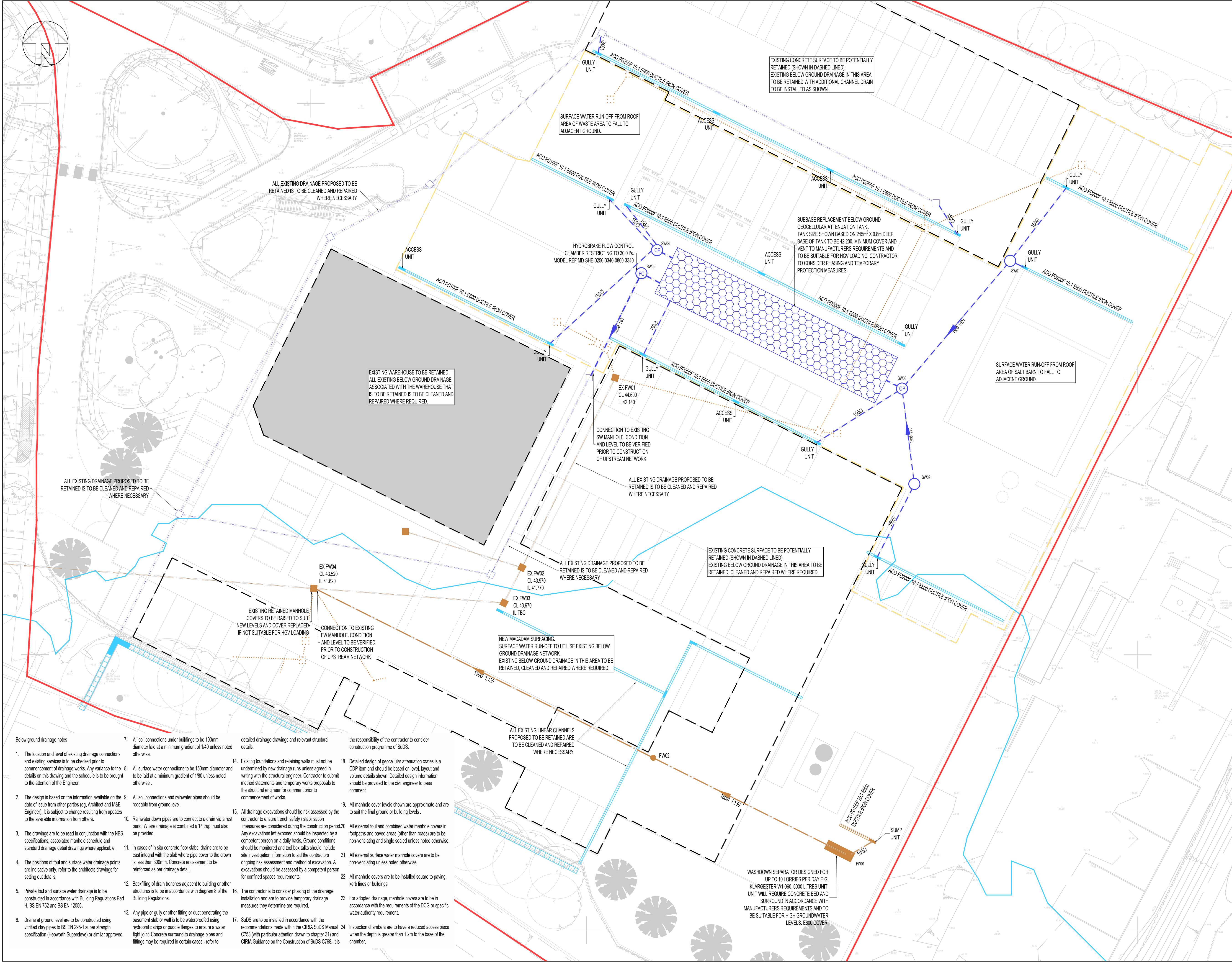




This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.
All drawings to be printed in colour.

LEGEND

FOUL WATER MANHOLE

SURFACE WATER MANHOLE

EXISTING FOUL WATER

EXISTING SURFACE WATER

PROPOSED FOUL WATER

PROPOSED SURFACE WATER

FOUL WATER PIPE TO BE ABANDONED

SURFACE WATER PIPE TO BE ABANDONED

PROPOSED LINEAR CHANNEL WITH HEELGUARD GRATING BOLT DOWN

EXISTING LINEAR CHANNEL

PROPOSED FOUL LINEAR CHANNEL WITH HEELGUARD GRATING BOLT DOWN

FOUL DROP POINT

SVP
SOIL VENT PIPE

RWP
RAIN WATER PIPE

GEOCELLULAR SURFACE WATER ATTENUATION (TO CONTRACTOR DESIGN)

FLOW CONTROL CHAMBER

EXISTING BUILDING

PROPOSED BELOW GROUND DRAINAGE WORKS

PHASE 1 & 4 SITE BOUNDARY

1 IN 100 YEAR + 35% POTENTIAL CLIMATE CHANGE FLOOD EXTENTS

NOT FOR CONSTRUCTION

P01	18.02.26	JRo	JDi	Issued for Stage 3
Rev	Date	By	Chk	Description

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Project

Toutely Depot

Wokingham

Drawing Title

Proposed Below Ground Drainage Layout

Scale	EWPP Project	Date	Drawn
1:250 @ A1	2250437	Feb 2026	JRo

Design Phase	Status	Revision
Preliminary	S2	P01

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
2250437-EWP-ZZ-XX-DR-C-100000

- Below ground drainage notes**
- The location and level of existing drainage connections and existing services is to be checked prior to commencement of drainage works. Any variance to the details on this drawing and the schedule is to be brought to the attention of the Engineer.
 - The design is based on the information available on the date of issue from other parties (eg. Architect and M&E Engineer). It is subject to change resulting from updates to the available information from others.
 - The drawings are to be read in conjunction with the NBS specifications, associated manhole schedule and standard drainage detail drawings where applicable.
 - The positions of foul and surface water drainage points are indicative only, refer to the architects drawings for setting out details.
 - Private foul and surface water drainage is to be constructed in accordance with Building Regulations Part H, BS EN 752 and BS EN 12056.
 - Drains at ground level are to be constructed using vitrified clay pipes to BS EN 295-1 super strength specification (Hepworth Supersleve) or similar approved.
 - All soil connections under buildings to be 100mm diameter laid at a minimum gradient of 1/40 unless noted otherwise.
 - All surface water connections to be 150mm diameter and to be laid at a minimum gradient of 1/80 unless noted otherwise.
 - All soil connections and rainwater pipes should be roddable from ground level.
 - Rainwater down pipes are to connect to a drain via a rest bend. Where drainage is combined a 'P' trap must also be provided.
 - In cases of in situ concrete floor slabs, drains are to be cast integral with the slab where pipe cover to the crown is less than 300mm. Concrete encasement to be reinforced as per drainage detail.
 - Backfilling of drain trenches adjacent to building or other structures is to be in accordance with diagram 8 of the Building Regulations.
 - Any pipe or gully or other fitting or duct penetrating the basement slab or wall is to be waterproofed using hydrophilic strips or puddle flanges to ensure a water tight joint. Concrete surround to drainage pipes and fittings may be required in certain cases - refer to detailed drainage drawings and relevant structural details.
 - Existing foundations and retaining walls must not be undermined by new drainage runs unless agreed in writing with the structural engineer. Contractor to submit method statements and temporary works proposals to the structural engineer for comment prior to commencement of works.
 - All drainage excavations should be risk assessed by the contractor to ensure trench safety / stabilisation measures are considered during the construction period. Any excavations left exposed should be inspected by a competent person on a daily basis. Ground conditions should be monitored and tool box talks should include site investigation information to aid the contractors ongoing risk assessment and method of excavation. All excavations should be assessed by a competent person for confined spaces requirements.
 - The contractor is to consider phasing of the drainage installation and are to provide temporary drainage measures they determine are required.
 - SuDS are to be installed in accordance with the recommendations made within the CIRIA SuDS Manual C753 (with particular attention drawn to chapter 31) and CIRIA Guidance on the Construction of SuDS C768. It is the responsibility of the contractor to consider construction programme of SuDS.
 - Detailed design of geocellular attenuation crates is a CDP item and should be based on level, layout and volume details shown. Detailed design information should be provided to the civil engineer to pass comment.
 - All manhole cover levels shown are approximate and are to suit the final ground or building levels.
 - All external foul and combined water manhole covers in footpaths and paved areas (other than roads) are to be non-ventilating and single sealed unless noted otherwise.
 - All external surface water manhole covers are to be non-ventilating unless noted otherwise.
 - All manhole covers are to be installed square to paving, kerb lines or buildings.
 - For adopted drainage, manhole covers are to be in accordance with the requirements of the DCG or specific water authority requirement.
 - Inspection chambers are to have a reduced access piece when the depth is greater than 1.2m to the base of the chamber.

EXISTING WAREHOUSE TO BE RETAINED. ALL EXISTING BELOW GROUND DRAINAGE ASSOCIATED WITH THE WAREHOUSE THAT IS TO BE RETAINED IS TO BE CLEANED AND REPAIRED WHERE REQUIRED.

EXISTING CONCRETE SURFACE TO BE POTENTIALLY RETAINED (SHOWN IN DASHED LINED). EXISTING BELOW GROUND DRAINAGE IN THIS AREA TO BE RETAINED WITH ADDITIONAL CHANNEL DRAIN TO BE INSTALLED AS SHOWN.

SURFACE WATER RUN-OFF FROM ROOF AREA OF WASTE AREA TO FALL TO ADJACENT GROUND.

SUBBASE REPLACEMENT BELOW GROUND GEOCELLULAR ATTENUATION TANK. TANK SIZE SHOWN BASED ON 240m² X 0.8m DEEP. BASE OF TANK TO BE 42.200. MINIMUM COVER AND VENT TO MANUFACTURERS REQUIREMENTS AND TO BE SUITABLE FOR HGV LOADING. CONTRACTOR TO CONSIDER PHASING AND TEMPORARY PROTECTION MEASURES

SURFACE WATER RUN-OFF FROM ROOF AREA OF SALT BARN TO FALL TO ADJACENT GROUND.

EXISTING RETAINED MANHOLE. COVERS TO BE RAISED TO SUIT NEW LEVELS AND COVER REPLACED IF NOT SUITABLE FOR HGV LOADING

CONNECTION TO EXISTING FW MANHOLE. CONDITION AND LEVEL TO BE VERIFIED PRIOR TO CONSTRUCTION OF UPSTREAM NETWORK

NEW MACADAM SURFACING. SURFACE WATER RUN-OFF TO UTILISE EXISTING BELOW GROUND DRAINAGE NETWORK. EXISTING BELOW GROUND DRAINAGE IN THIS AREA TO BE RETAINED, CLEANED AND REPAIRED WHERE REQUIRED.

ALL EXISTING DRAINAGE PROPOSED TO BE RETAINED IS TO BE CLEANED AND REPAIRED WHERE NECESSARY

CONNECTION TO EXISTING SW MANHOLE. CONDITION AND LEVEL TO BE VERIFIED PRIOR TO CONSTRUCTION OF UPSTREAM NETWORK

ALL EXISTING DRAINAGE PROPOSED TO BE RETAINED IS TO BE CLEANED AND REPAIRED WHERE NECESSARY

EXISTING CONCRETE SURFACE TO BE POTENTIALLY RETAINED (SHOWN IN DASHED LINED). EXISTING BELOW GROUND DRAINAGE IN THIS AREA TO BE RETAINED, CLEANED AND REPAIRED WHERE REQUIRED.

ALL EXISTING LINEAR CHANNELS PROPOSED TO BE RETAINED ARE TO BE CLEANED AND REPAIRED WHERE NECESSARY.

WASHDOWN SEPARATOR DESIGNED FOR UP TO 10 LORRIES PER DAY E.G. KLARGESTER W1-600, 6000 LITRES UNIT. UNIT WILL REQUIRE CONCRETE BED AND SURROUND IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND TO BE SUITABLE FOR HIGH GROUNDWATER LEVELS. E500 COVER.