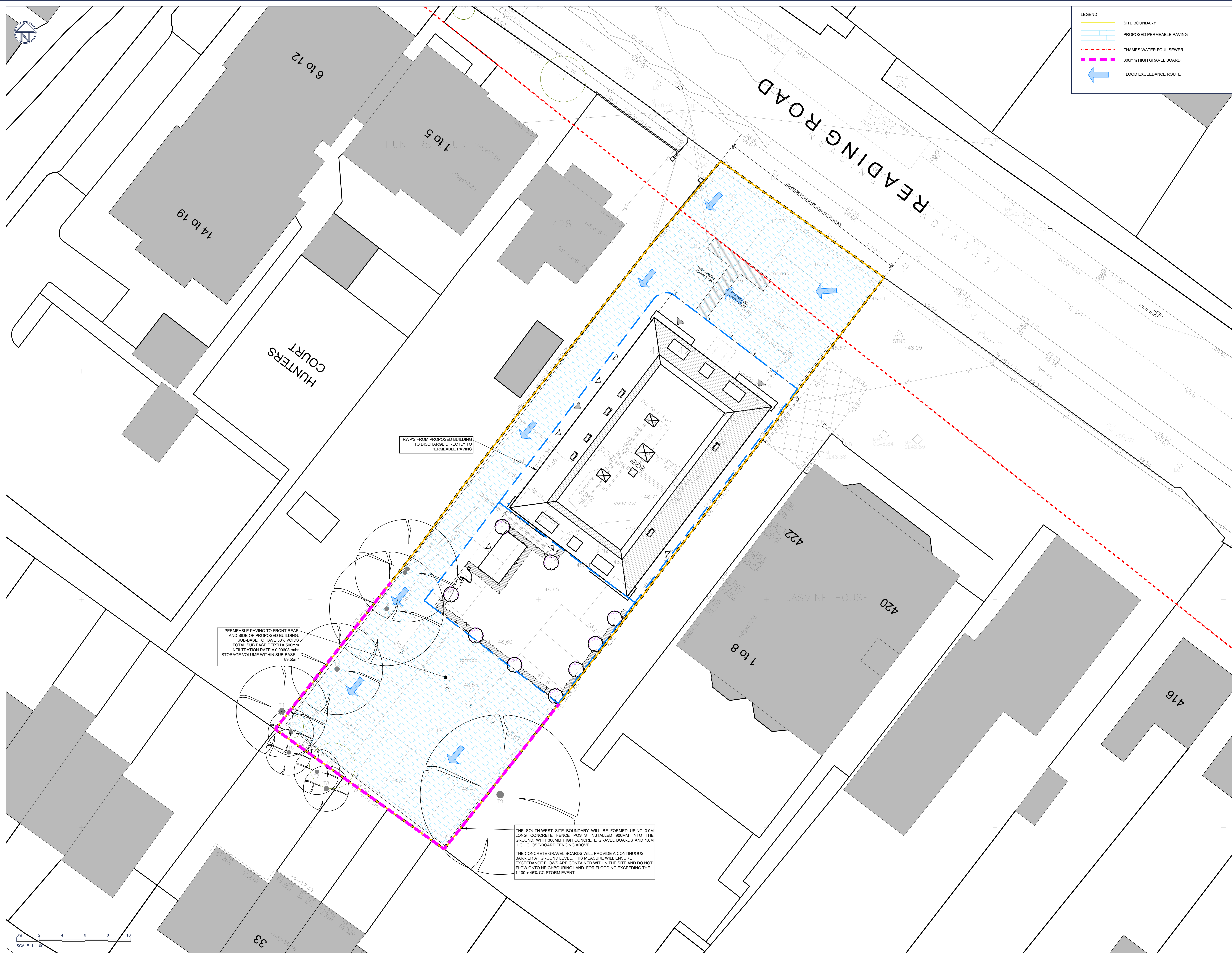




LEGEND

- SITE BOUNDARY
- PROPOSED PERMEABLE PAVING
- THAMES WATER FOUL SEWER
- 300mm HIGH GRAVEL BOARD
- FLOOD EXCEEDANCE ROUTE

- GENERAL DRAINAGE SPECIFICATION**
- ALL PRIVATE DRAINAGE SHALL BE CONSTRUCTED AND COMMISSIONED IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BUILDING REGULATIONS, APPROVED DOCUMENTS AND RELEVANT BRITISH STANDARDS.
 - PRIVATE SURFACE WATER DRAINAGE SHALL BE LAID AT A MINIMUM GRADIENT OF 1 IN 40 UNLESS OTHERWISE STATED ON THE DRAWING.
 - FOUL PIPEWORK TO FIRST ACCESS POINT SHALL BE LAID AT A MINIMUM GRADIENT OF 1 IN 40, WHERE AT LEAST 1 WC IS CONNECTED. FOUL DRAINAGE SHALL BE LAID AT A MINIMUM GRADIENT OF 1 IN 80 UNLESS OTHERWISE STATED ON THE DRAWING.
 - ALL CONNECTIONS TO BE MADE SOFFIT TO SOFFIT UNLESS NOTED OTHERWISE.
 - PIPE BEDDING AND SURROUND TO BE CLASS 3 BEDDING (100mm).
 - WHERE COVER TO SOFFIT OF PIPE IS LESS THAN 600mm IN PRIVATE AREAS, THE FOLLOWING SHALL APPLY:
 - VERTICED CLAY PIPES - PROVIDE A 100mm MIN. THICK CONCRETE BED AND SURROUND INSTEAD OF CLASS 3 BEDDING AND A 15mm THICK COMPRESSIBLE FILLER AT EACH JOINT.
 - UPVC PIPES - PROVIDE A CONCRETE BRIDGING (IN ADDITION TO CLASS 3 BEDDING) IN ACCORDANCE WITH APPENDIX A15, BUILDING REGULATIONS PART 11.
 - ALL CONCRETE INDICATED IN THE CONSTRUCTION OF DRAINAGE INFRASTRUCTURE (PIPE BEDDING, BRIDGING, MANHOLES ETC) SHALL BE STANDARDISED PRESCRIBED CONCRETE ST2 AND IS TO CONFORM TO BS EN 206-1 AND BS 8500-2. THE MAXIMUM AGGREGATE SIZE SHALL BE 20mm.
 - 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 PRE-EXCAVATION TRENCH AND THE FOUNDATION, MINUS 500mm.
 - EXCAVATIONS FOR MANHOLES, PIPE RUNS ETC. LOCATED WITHIN A 45 DEGREE LOAD DISTRIBUTION SPREAD FROM ANY EXISTING ADJACENT FOUNDATIONS, ARE TO BE SUPPORTED FOR THE DURATION OF THE WORKS AND PIPE RUNS PROTECTED.
 - ANY LIVE DRAINAGE SHALL BE REPORTED BACK TO THE ENGINEER.
 - REDUNDANT DRAINAGE SHALL BE GROUTED UP AND CONNECTORS LEADING OFF SITE SHALL BE CAPPED OFF WITH CONCRETE/EGROUT.
 - SHOULD ANY EXISTING DRAINAGE NOT INDICATED ON OUR DRAWINGS BE LOCATED ON SITE DURING CONSTRUCTION SHALL BE INVESTIGATED, AND ITS STATUS CONFIRMED.
 - ANY LIVE DRAINAGE SHALL BE REPORTED BACK TO THE ENGINEER.
 - REDUNDANT DRAINAGE SHALL BE GROUTED UP AND CONNECTORS LEADING OFF SITE SHALL BE CAPPED OFF WITH CONCRETE/EGROUT.

DRAWING IS FOR PLANNING PURPOSES ONLY
AND IS SUBJECT TO DETAILED DESIGN

A03 16/06/26 GRAVEL BOARD NOTE ADDED AR

A02 19/05/26 FLOOD EXCEEDANCE ROUTES SHOWN. GRAVEL BOARD ADDED AR

Rev	Date	Description	By
1		UPINDER AUJILA	

Project
424-426 READING ROAD

Title
PROPOSED DRAINAGE STRATEGY

Project No.	Drawing No.	Revision
AEG4106	DR-01	A03

Drawn	Checked	Approved	Date	Scale	@ A1
AR	VW	JM	MAR 2024	1:100	

Drawing Status
FOR DISCUSSION ONLY

