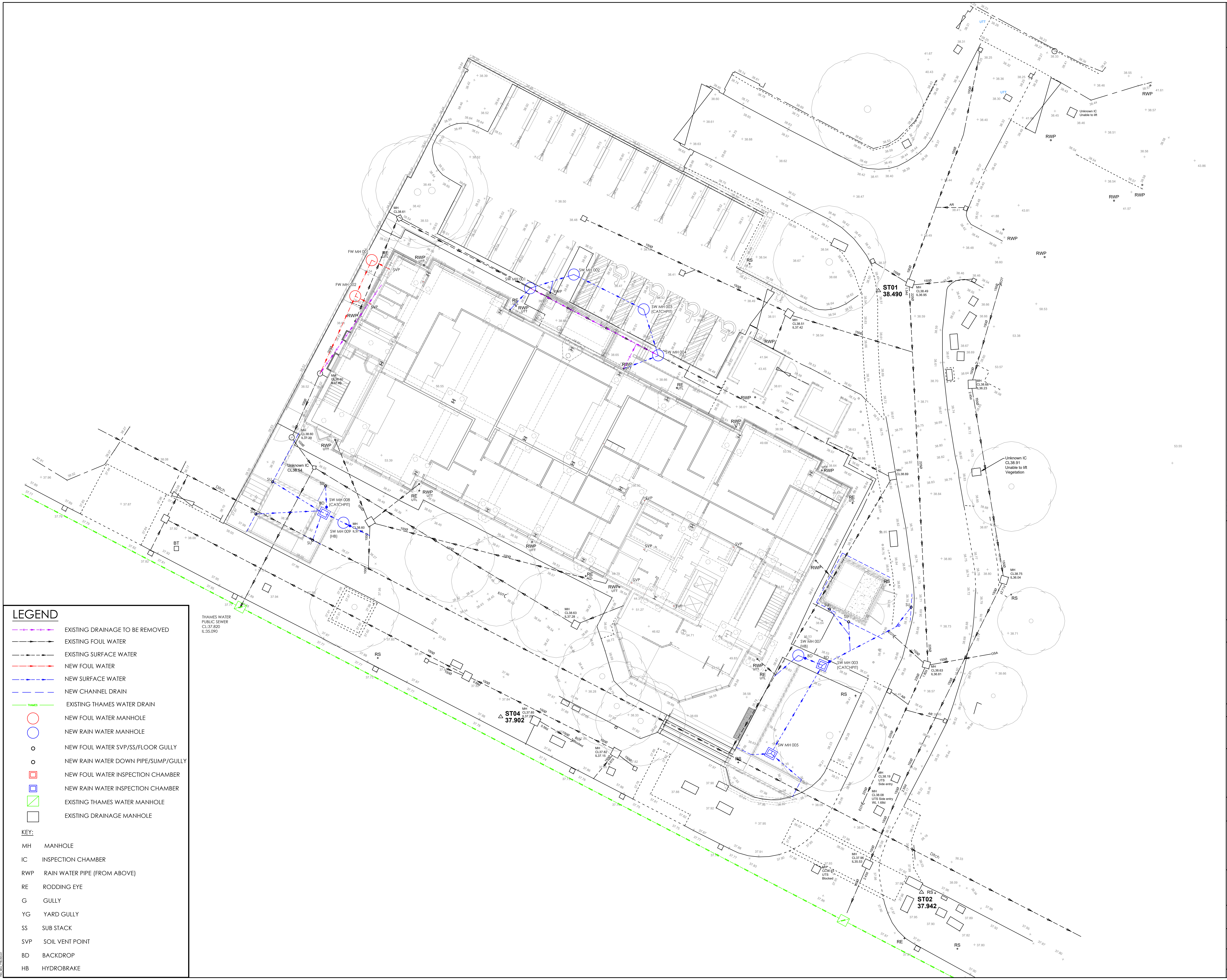

LEGEND

— ▸ — ▸ — EXISTING DRAINAGE TO BE REMOVED
— ▸ — ▸ — EXISTING FOUL WATER
— ▸ — ▸ — EXISTING SURFACE WATER
— ▸ — ▸ — NEW FOUL WATER
— ▸ — ▸ — NEW SURFACE WATER
— — — NEW CHANNEL DRAIN
—THAMES— EXISTING THAMES WATER DRAIN
○ NEW FOUL WATER MANHOLE
○ NEW RAIN WATER MANHOLE
○ NEW FOUL WATER SVP/SS/FLOOR GULLY
○ NEW RAIN WATER DOWN PIPE/SUMP/GULLY
▣ NEW FOUL WATER INSPECTION CHAMBER
▣ NEW RAIN WATER INSPECTION CHAMBER
▨ EXISTING THAMES WATER MANHOLE
□ EXISTING DRAINAGE MANHOLE

KEY:

MH	MANHOLE
IC	INSPECTION CHAMBER
RWP	RAIN WATER PIPE (FROM ABOVE)
RE	RODDING EYE
G	GULLY
YG	YARD GULLY
SS	SUB STACK
SVP	SOIL VENT POINT
BD	BACKDROP
HB	HYDROBRAKE

© Crown copyright 2018

Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MoJ immediately.

No unauthorised use, disclosure, storage or copying.

Notes

1. All private drainage must comply with the current edition of DTLR Building Regulations approved document H.
2. Where drainage is to be adopted it should meet with the requirements of Sewers for Adoption 7th edition.
3. Drainage design to be to BS EN 752-3 1996
4. Any intended changes to the drainage design must be discussed with the Engineer. If changes are made the Engineer must be supplied with as-constructed information to enable drawings to be suitably updated for the Health & safety file.
5. Before works commence the contractor should satisfy themselves that the details of the drainage system to be connected into are correct i.e. cover, invert levels, line, condition and type of sewer.
6. Private access chambers are to be appropriate to the depths and loadings as follows:-

Depth to invert	Access size
Up to 600mm	Mini access chamber 300mmØ
Up to 1200mm	Inspection chamber 475mm Ø (PPIC)600mmx450mm Brick/P.C.C units
1200 to 1500mm	P.C.C ring manhole 1050mmØ
1500 to 3000mm	P.C.C. ring manhole 1200mmØ (ring diameter increased if sewer greater than 475mm Ø).

7. All manholes shall have a flexible joint within 150mm of the face of the structure and a "rocker pipe " which should not exceed 600mm in length.
8. Pipe materials shall be -
   Vitrified clayware to BS EN 295
   Cast iron to BS EN 545:2010
   UPVC - BS EN 1401 PP - BS EN 1852
   Structure wall -BS EN 13476
9. For private sewers having 900mm or less cover beneath carriageways & hardstanding or 600mm in landscape areas then they shall have concrete surround or slab protection. Slab protection to be 100mm thick C20concrete slab with mesh reinforcement and a bearing of 150mm each side of the trench. Concrete surround to be 150mm C20 with flexible joints.
10. Trenches within 1.2m of load bearing walls should be filled with concrete at least to the underside of the foundation. Where the distance is more than 1.2m from the foundations the concrete should be taken at least up to a 45degree line from the bottom of the foundations. Alternatively, the foundations could be taken to a deeper level to avoid undermining by the drainage trench (check with the Engineer where this is required).
11. Pipe bed and surround to be granular Type S unless otherwise noted.
12. Drains passing through walls or foundations should have either an arched or lintelled opening to give 50mm clearance around the pipe. The opening shall be masked both sides with a rigid non-perishable material, or alternatively a short length of pipe may be built in solid if it is connected within 150mm to rocker pipes (max 600mm long) with flexible joints.
13. Drainage under buildings should be bedded and surrounded by at least 100mm of granular material.
14. Unless otherwise stated on the drawings or in the schedules then all private drainage shall be 100mmØ.
15. All road gully connections to be 150mmØ and surrounded with 150mm C20 concrete surround.
16. Where schemes require soakaways they shall not be positioned closer than 5m from the nearest dwelling or structure. Where solution features can occur in the underlying strata such as chalk then this distance will need to be increased to 10m.
17. New connections to existing public sewers should be carried in accordance with appropriate Section 106 (Water Industry Act) 'connection consent' and also under the supervision of the Water Authority.
18. Covers shall be to B.S. EN 124:1994

Class A15 - areas where only pedestrians have access.
Class B125 - for use in car parks and pedestrian areas where occasional vehicular access is likely.
Class C250 - areas where not extending more than 500mm from kerb face into the carriageway
Class D400 - areas where cars and lorries have access ncluding carriageways, hard shoulders.
Cover and frames to be 150mm deep except residential cul-de-sacs

19. It is recommended that drainage works should be constructed from the outfall particularly where the outfall depth is relatively shallow. If it is not possible to commence works from the outfall the contractor should satisfy themselves that the invert, line, position and type of existing outfall are correct.
20. Drainage works should be protected from possible damage by construction traffic loadings during the construction period. Protection may be provided by barriers. materials should not be stored over drainage works.
21. Buildings up to 3 storeys shall have a rest bend at the base of the soil stack 450mm min below the invert of the lowest incoming drain. Buildings over 3 storeys must be a minimum of 750mm below the lowest incoming drain. Buildings over 5 storeys then the ground floor drainage connections should have their own connections to the external drain.
22. Where piling works are undertaken the positions of existing sewers must be accurately located before piling takes place.

Rev	Date	Description
P01	24.04.26	For Information

Key Plan

Project Status
RIBA Stage 4

Client

Project
Reading Tribunal Court

Ministry of Justice, 102 Petty France, London, SW1H 9AJ

Project Description / Site
Reading Tribunal Court

Project Address
Sovereign House
Vastern Rd, Reading RG1 8BT

Building Type
Court

Drawing Title
Combined Drainage Layout

Originator Logo

Drawn By	AD	Date	15/04/26
Checked By	NL	Date	15/04/26
Approved By	GP	Date	15/04/26

Drawing Number
377915_15380-CSD-RTC-ZZ-D-C-0001

Sheet No.	Scale	Orig. Sheet Size	Rev.
1 of 1	1:150	@ A1	P01

Data Security Classification	Suitability
OFFICIAL	S2

C:\Users\AndrewDavis\CentreSpace\Projects\Projects 2025\3049 - Reading Tribunal Court\02 CSD\377915_15380-CSD-RTC-XX-M-S-0001.rvt