FOR CONTINUATION REFER TO SHEET 8

FOR CONTINUATION REFER TO SHEET 1

FOR CONTINUATION REFER TO SHEET 3

FOR CONTINUATION REFER TO SHEET 5

INFORMAL STREET

VISITOR CYCLE

SCRUB HT 3m

SILVER BIRCHES G 0.5 HT 4m

CHERRY G 0.7 HT 4m

WHITEBEAM G 1.2 HT 7m

CHERRY G 1.0 HT 6m

HOLLY G 0.3 HT 3m

WALNUT G 1.5 HT 6m

SMALL CHERRIES HT 5m

CHERRY G 1.0 HT 7m

ASH G 1.0 HT 7m

ASH G 0.9 HT 10m

GRASS/LIGHT SCRUB

GARAGE SPECIAL

BINS

DO NOT SCALE

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT & ENGINEERING DETAILS, DRAWINGS & SPECIFICATIONS.

3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.

4. UNLESS OTHERWISE NOTED, ALL PRIVATE DRAINAGE PIPES AND FITTINGS TO BE PVCu CONFORMING TO BS4660 AND BS5481 AS APPROPRIATE AND SHALL BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALTERNATIVELY VITRIFIED CLAY TO BS EN 295, WITH FLEXIBLE JOINTS AND KITE MARK CERTIFIED. ALL LATERALS TO BE ADOPTED BY ANGLIAN WATER TO BE VITRIFIED CLAY

5. ALL PRIVATE BUILDING DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS EN725 AND THE BUILDING REGULATIONS APPROVAL DOCUMENT H.

6. ALL SVPS AND STACK PIPES SHALL HAVE RODDING ACCESS PLATES FITTED AT THEIR BASES (GROUND FLOOR LEVEL).

7. MANHOLE/INSPECTION COVERS IN PRIVATE BLOCK PAVED PATHS, DRIVES AND PARKING AREAS ARE TO BE RECESSED TO RECEIVE MATCHING BLOCKS IN ALL CASES.

8. THE SITE ENGINEER IS TO DETERMINE THE ORIENTATION OF THE MANHOLE CHAMBERS TO ENSURE THE LOCATION OF THE COVERS DO NOT FALL WITHIN THE PATHS OF VEHICLE TRACKS WHERE POSSIBLE. IN AREAS WHERE NECESSARY ANTI-SKID COVERS MAY BE SPECIFIED.

9. PRIVATE SEWERS PLUS DRAINS SHALL HAVE CLASS B PIPE BEDDING AND SURROUND UNLESS COVER IS LESS THAN 900mm UNDER DRIVES WHERE CLASS Z SHALL BE USED. PRIVATE DRAINS TO HAVE MINIMUM 450mm COVER AT ANY POINT.

10. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE PROPOSED WORKS BEFORE COMMENCEMENT OF CONSTRUCTION.

11. ALL PRIVATE SEWERS AND FW LATERALS ARE 100mm DIA UNLESS OTHERWISE SPECIFIED.

KEY

- ADOPTABLE FOUL WATER MANHOLE
- ADOPTABLE SURFACE WATER MANHOLE
- ADOPTABLE FOUL WATER PIPE
- ADOPTABLE SURFACE WATER PIPE
- HIGHWAY GULLY AND CONNECTION
- RISING MAIN
- PRIVATE FOUL WATER PIPE
- PRIVATE SURFACE WATER PIPE
- PRIVATE FOUL WATER CHAMBER
- PRIVATE SURFACE WATER CHAMBER
- PERMEABLE ASPHALT CONSTRUCTION
- PERMEABLE BLOCK PAVING CONSTRUCTION

REV	DATE	BY	DESCRIPTION	CHK	APP.
P03	14/08/2026	EA	REVISED TO SUIT MASTERPLAN UPDATES	DSB	TP
P03	20/02/2026	DSB	UPDATED TO SUIT REVISED MASTERPLAN	DSB	TP
P01	27/10/2024	RH	FIRST ISSUE	DSB	LJM

DRAWING STATUS: S2 - FOR INFORMATION

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CLIENT: BARRATT DAVID WILSON HOMES

ARCHITECT: MCBAINS

SITE/PROJECT: HIGHOVER FARM, HITCHIN

TITLE: PHASE 1 DRAINAGE LAYOUT SHEET 2 OF 8

SCALE @ A1:	CHECKED:	APPROVED:	
1:250	DSB	LJM	
PROJECT NO:	DESIGNED:	DRAWN:	DATE:
700982227	RH	RH	August 26

DRAWING No: HOF-WSP-ZZ-PH1-DR-C-5002 REV: P03

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

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0 1:250 12.5 metres

19-24

File name: \\UK.WSPGROUP.COM\CENTRAL DATA\PROJECTS\700982XX\700982227 - HIGHOVER FARM, HITCHIN - DETAILED DESIGN\03 WIP\CIV CIVIL ENGINEERING\03 DRAWINGS\PH1 DETAILED DESIGN\HOF-WSP-ZZ-PH1-DR-C-5002.DWG, printed on 17 August 2026 15:17:36, by Arnoak, Emmerson