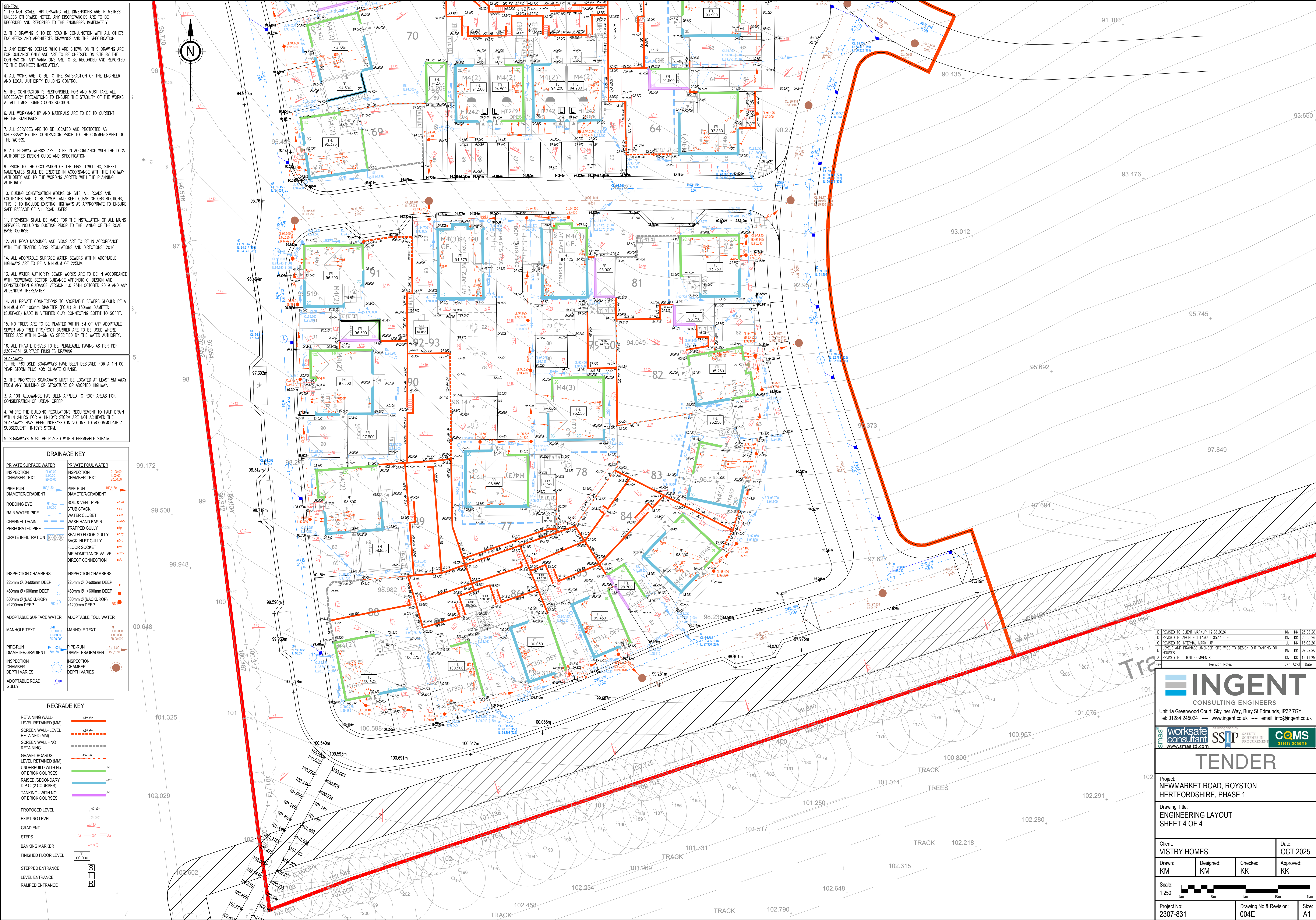


- GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
4. ALL WORK ARE TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
5. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
6. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
7. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MAINS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH 'THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS' 2016.
13. ALL ADAPTABLE SURFACE WATER SEWERS WITHIN ADAPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.
14. ALL PRIVATE CONNECTIONS TO ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (FOUL) & 150mm DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.
15. NO TREES ARE TO BE PLANTED WITHIN 3M OF ANY ADAPTABLE SEWER AND TREE PITS/ROOT BARRIER ARE TO BE USED WHERE TREES ARE WITHIN 3-6M AS SPECIFIED BY THE WATER AUTHORITY.
16. ALL PRIVATE DRIVES TO BE PERMEABLE PAVING AS PER PDF 2307-831 SURFACE FINISHES DRAWING
- SOAKAWAYS
1. THE PROPOSED SOAKAWAYS HAVE BEEN DESIGNED FOR A 1/100 YEAR STORM PLUS 40% CLIMATE CHANGE.
2. THE PROPOSED SOAKAWAYS MUST BE LOCATED AT LEAST 5M AWAY FROM ANY BUILDING OR STRUCTURE OR ADAPTED HIGHWAY.
3. A 10% ALLOWANCE HAS BEEN APPLIED TO ROOF AREAS FOR CONSIDERATION OF URBAN CREEP.
4. WHERE THE BUILDING REGULATIONS REQUIREMENT TO HALF DRAIN WITHIN 24HRS FOR A 1/100 YEAR STORM ARE NOT ACHIEVED THE SOAKAWAYS HAVE BEEN INCREASED IN VOLUME TO ACCOMMODATE A SUBSEQUENT 1/100 YEAR STORM.
5. SOAKAWAYS MUST BE PLACED WITHIN PERMEABLE STRATA.

DRAINAGE KEY	
PRIVATE SURFACE WATER	PRIVATE FOUL WATER
INSPECTION CHAMBER TEXT	INSPECTION CHAMBER TEXT
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
ROOFING EYE	SOIL & VENT PIPE
RAIN WATER PIPE	STUB STACK
CHANNEL DRAIN	WATER CLOSET
PERFORATED PIPE	WASH HAND BASIN
CRATE INFILTRATION	TRAPPED GULLY
	SEALED FLOOR GULLY
	BACK INLET GULLY
	FLOOR SOCKET
	AIR ADMITTANCE VALVE
	DIRECT CONNECTION
INSPECTION CHAMBERS	INSPECTION CHAMBERS
225mm Ø, 0-600mm DEEP	225mm Ø, 0-600mm DEEP
480mm Ø, >600mm DEEP	480mm Ø, >600mm DEEP
600mm Ø (BACKDROP)	600mm Ø (BACKDROP)
>1200mm DEEP	>1200mm DEEP
ADAPTABLE SURFACE WATER	ADAPTABLE FOUL WATER
MANHOLE TEXT	MANHOLE TEXT
PIPE-RUN DIAMETER/GRADIENT	PIPE-RUN DIAMETER/GRADIENT
INSPECTION CHAMBER DEPTH VARIES	INSPECTION CHAMBER DEPTH VARIES
ADAPTABLE ROAD GULLY	

REGRADE KEY	
RETAINING WALL - LEVEL RETAINED (MM)	450 RP
SCREEN WALL - LEVEL RETAINED (MM)	450 RP
SCREEN WALL - NO RETAINING	
GRAVEL BOARDS - LEVEL RETAINED (MM)	300 RP
UNDERBUILD WITH NO. OF BRICK COURSES	2C
RAISED (SECONDARY D.P.C. (2 COURSES))	0PC
TANKING - WITH NO. OF BRICK COURSES	2C
PROPOSED LEVEL	100.000
EXISTING LEVEL	100.000
GRADIENT	1:100
STEPS	
BANKING MARKER	
FINISHED FLOOR LEVEL	FTL 100.000
STEPPED ENTRANCE	S
LEVEL ENTRANCE	L
RAMPED ENTRANCE	R



REVISIONS	REVISION NOTES	DATE
A	REVISED TO CLIENT COMMENTS	12.06.2026
B	REVISED TO ARCHITECT LAYOUT	05.11.2026
C	REVISED TO INTERNAL MARK-UP	
D	LODGE AND DRAINAGE AMENDED SITE WIDE TO DESIGN OUT TANKING ON HOUSES	
E	REVISED TO CLIENT COMMENTS	

INGENT
CONSULTING ENGINEERS
Unit 1a Greenwood Court, Skyliner Way, Bury St Edmunds, IP32 7GY.
Tel: 01284 245024 --- www.ingent.co.uk --- email: info@ingent.co.uk

worksafe consultant SSIP SAFETY SCHEMES IN PROGRESS CQMS Safety Scheme

TENDER

Project: NEWMARKET ROAD, ROYSTON HERTFORDSHIRE, PHASE 1		Date: OCT 2025	
Drawing Title: ENGINEERING LAYOUT SHEET 4 OF 4		Approved: KK	
Client: VISTRY HOMES	Drawn: KM	Designed: KM	Checked: KK
Scale: 1:250	Project No: 2307-831	Drawing No & Revision: 004E	Size: A1