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INFILTRATION TANK – 1.392M DEEP, 81.6M X 4.8M
DESIGNED FOR 1IN100yr+40%CC+10%UC
INFILTRATION RATE 7.6x10–5m/s (0.27360m/hr)
IMPERMEABLE AREA 0.659HA
TOP OF TANK. 78.242m
BASE OF TANK. 76.850m
NOTE TANK TO BE ENCASED IN ACOTEX INFILTRATION GEOTEXTILE

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 SWEPT 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.

14. ALL ADOPTABLE SURFACE WATER SEWERS WITHIN ADOPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.

13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.

14. ALL PRIVATE CONNECTIONS TO ADOPTABLE 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 ADOPTABLE 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 1IN100 YEAR STORM PLUS 40% CLIMATE CHANGE.

2. THE PROPOSED SOAKAWAYS MUST BE LOCATED AT LEAST 5M AWAY FROM ANY BUILDING OR STRUCTURE OR ADOPTED 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 1IN10YR STORM ARE NOT ACHIEVED THE SOAKAWAYS HAVE BEEN INCREASED IN VOLUME TO ACCOMMODATE A SUBSEQUENT 1IN10YR STORM.

5. SOAKAWAYS MUST BE PLACED WITHIN PERMEABLE STRATA.

DRAINAGE KEY

PRIVATE SURFACE WATER		PRIVATE FOUL WATER	
INSPECTION CHAMBER TEXT	CL.00.00 IL.00.00 BD.00.00	INSPECTION CHAMBER TEXT	CL.00.00 IL.00.00 BD.00.00
PIPE-RUN DIAMETER/GRADIENT	150/150	PIPE-RUN DIAMETER/GRADIENT	150/150
RODDING EYE	RE IL.00.00	SOIL & VENT PIPE	svp
RAIN WATER PIPE		STUB STACK	ss
CHANNEL DRAIN		WATER CLOSET	wc
PERFORATED PIPE		WASH HAND BASIN	whb
CRATE INFILTRATION		TRAPPED GULLY	tg
		SEALED FLOOR GULLY	sfg
		BACK INLET GULLY	big
		FLOOR SOCKET	fs
		AIR ADMITTANCE VALVE	aav
		DIRECT CONNECTION	dc
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) >1200mm DEEP	BD	600mm Ø (BACKDROP) >1200mm DEEP	BD
ADOPTABLE SURFACE WATER		ADOPTABLE FOUL WATER	
MANHOLE TEXT	SMH CL.00.000 IL.00.000 BD.00.000	MANHOLE TEXT	FMH CL.00.000 IL.00.000 BD.00.000
PIPE-RUN DIAMETER/GRADIENT	PN 1.001 150/150	PIPE-RUN DIAMETER/GRADIENT	PN 1.001 150/150
INSPECTION CHAMBER DEPTH VARIES		INSPECTION CHAMBER DEPTH VARIES	
ADOPTABLE ROAD GULLY	G		

REGRADE KEY

RETAINING WALL- LEVEL RETAINED (MM)	450 RW
SCREEN WALL- LEVEL RETAINED (MM)	450 RW
SCREEN WALL - NO RETAINING	
GRAVEL BOARDS- LEVEL RETAINED (MM)	300 GB
UNDERBUILD WITH No. OF BRICK COURSES	2C
RAISED /SECONDARY D.P.C. (2 COURSES)	DPC
TANKING - WITH NO. OF BRICK COURSES	2C
PROPOSED LEVEL	00.000
EXISTING LEVEL	00.000
GRADIENT	1/12
STEPS	1st 2st 3st
BANKING MARKER	
FINISHED FLOOR LEVEL	FFL 00.000
STEPPED ENTRANCE	S
LEVEL ENTRANCE	L
RAMPED ENTRANCE	R

E	REVISED TO CLIENT MARKUP 12.06.2026	KM	KK	25.06.26
D	REVISED TO ARCHITECT LAYOUT 05.11.2026	KM	KK	26.05.26
C	REVISED TO INTERNAL MARK–UP	JL	KK	16.02.26
B	LEVELS AND DRAINAGE AMENDED SITE WIDE TO DESIGN OUT TANKING ON HOUSES	KM	KK	09.02.26
A	REVISED TO CLIENT COMMENTS	KM	KK	12.11.25
Rev	Revision Notes	Dwn	Apvd	Date

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

smas worksafe consultant www.smasltd.com | SSIP as recognised by SAFETY SCHEMES IN PROCUREMENT | CQMS Safety Scheme

TENDER

Project:
NEWMARKET ROAD, ROYSTON
HERTFORDSHIRE, PHASE 1

Drawing Title:
ENGINEERING LAYOUT
SHEET 1 OF 4

Client:			Date:
VISTRY HOMES			OCT 2025
Drawn: KM	Designed: KM	Checked: KK	Approved: KK

Scale: 1:250 (5m 0m 5m 10m 15m)

Project No:	Drawing No & Revision:	Size:
2307-831	001E	A1