

Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams		Manhole	Cover
F37	44.982		1	6.000	42.359	150		
E. 445263.191 N. 404927.434	2.473		0	6.001	42.359	150	1200	B D400
F38	43.697		1	6.001	41.878	150		
E. 445263.125 N. 404908.997	1.669		0	6.002	41.878	150	1200	B D400
F39	43.174		1	6.002	41.240	150		
E. 445266.972 N. 404900.279	1.784		0	6.003	41.240	150	1200	B D400
F40	42.833		1	6.003	41.183	150		
E. 445273.553 N. 404896.339	1.500		0	6.004	41.183	150	1350	C D400
F41	43.112							
E. 445342.846 N. 404898.988	1.657		0	7.000	41.305	150	1200	B D400
F42	42.332		1	7.000	40.384	150		
E. 445299.103 N. 404897.369	1.798		0	7.001	40.384	150	1200	B D400

Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams		Manhole	Cover
F55 - New MH on existing	33.041		1	1.027	28.141	150	New Manhole on existing	
E. 445089.901 N. 404958.758	4.750							
F52A	45.519							
E. 445202.715 N. 404924.702	2.398		0	8.000	42.971	150	1200	B D400

Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams		Manhole	Cover
F43	42.593		1	7.001	39.697	150		
E. 445280.649 N. 404895.521	2.746		2	6.004	41.130	150	1200	B D400
F44	36.682		1	1.017	33.866	150		
E. 445284.606 N. 404834.247	2.666		2	6.005	33.866	150	1200	B D400
F45	36.491		1	1.018	33.709	150		
E. 445261.271 N. 404830.861	2.632		0	1.019	33.709	150	1200	B D400
F46	36.621		1	1.019	33.625	150		
E. 445248.718 N. 404831.157	2.846		0	1.020	33.625	150	1200	B D400
F47	36.877		1	1.020	33.550	150		
E. 445237.604 N. 404833.193	3.177		0	1.021	33.550	150	1200	A D400
F48	37.698		1	1.021	33.402	150		
E. 445217.228 N. 404841.772	4.146		0	1.022	33.402	150	1200	A D400

Manhole Number	Cover Level	Connections	Pipe			Manhole Size	Types	
Coordinates	Depth To Soffit		Code	Inverts	Diams		Manhole	Cover
F49	38.445		1	1.022	33.288	150		
E. 445203.282 N. 404851.847	5.007		0	1.023	33.288	150	1200	A D400
F50	39.280		1	1.023	33.137	150		
E. 445187.744 N. 404868.346	5.993		0	1.024	33.137	150	1200	A D400
F51	39.107		1	1.024	32.996	150		
E. 445169.276 N. 404878.625	5.961		0	1.025	32.996	150	1200	A D400
F52	46.021		1	8.000	42.844	150		
E. 445201.398 N. 404934.830	3.027		0	8.001	42.844	150	1200	A D400
F53	37.815		1	1.025	32.580	150		
E. 445127.827 N. 404925.261	5.085		2	8.001	32.580	150	1200	A D400
F54	34.083		1	1.026	29.281	150		
E. 445100.860 N. 404955.602	4.652		0	1.026	29.281	150	1200	A D400

1. All adoptable sewer works and material to be in accordance with "Code for Adoption". The Relevant British/European and Icosa Water's Standards/Requirements/Addendum to the Mechanical and Electrical Specification and Kitemarked.
2. Manhole covers shall must have a clear opening of 675mm and shall be Class D400 to BS EN 124 with 150mm deep frames in highways.
3. Filled ground must be filled and consolidated under the supervision and to the satisfaction of Icosa Water before any sewer works are carried out.
4. Icosa Water is not obliged to accept filter drain/land drainage run-off into the public sewer network or adoptable drainage system (directly or in-directly). An alternative method of disposal of the land drainage run-off will therefore be required and you will have to liaise with the Local Authority, Land Drainage Section with regard to the disposal of the filter drain/land drainage run-off.
5. Cover slabs must carry the BSI Kitemark or will be rejected by Icosa Water Inspector. Where the clear opening of the Kitemarked product is different to that of the cover and frame, a loading bearing slab should be fitted above the cover slab to bring the size down to 575mm x 575mm for the Icosa Water specified cover size. Please refer to Concrete Pipe Systems Association (CPSA), 'Technical Bulletin' issued Autumn 2004 for Kitemarked cover slab opening sizes.
6. Sulphate resistant cement (C20-DC2) and precast concrete products must be used or a laboratory report provided proving that such precautions are not necessary.
7. Adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.
8. Sewers must have 5m clearance from trees and hedges.
9. Sewers to be laid in Class "S" Bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.2m in highways and verges (or less than 900mm in none vehicular access areas) then a concrete slab should be provide above granular bed and surround.
10. Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2).
11. The chamber size of manholes with more than one connection in them may need to be increased an increment to accommodate the connections and bends.
12. Icosa Water policy is that Type "C" brick manholes and 1050mm dia manhole rings are not preferred. Instead it is preferred that you use a type "B" manhole with 1200mm dia or 1500mm dia rings, with the opening sized over the channel where depth of cover to pipe soffit is 1 - 1.5m.
13. Adoptable plastic sewer pipes to be BSI Kitemarked (certified to WIS 4-35-01 and BS EN 13476). Adoptable plastic sewer pipes to be laid in maximum 3 metre lengths unless there is a specific operational need to lay longer lengths. Plastic channel sections in manholes are not acceptable and Icosa Water would prefer clayware channel in manholes. We have found that plastic channels are difficult to set in concrete because they float and a satisfactory finish cannot be obtained on the benching.
14. The minimum crushing strength for clay pipes should be as follows : 100mm dia. 40kN/m, 150mm dia. 40kN/m, 225mm dia. 45kN/m and 300mm dia. 72kN/m. The minimum crushing strength for concrete pipes should be - (Class 120 to EN 1916/BS5911-1 2002). Plastic pipes should conform to WIS 4-35-01 and BS EN13476.
15. Where a B125 cover and frame has been approved, this must not be coated in plastic and must have lifting eyes suitably sized to accommodate standard lifting keys. Screw down covers are not acceptable.
16. There should be enough clearance to accommodate the bedding for both pipes, approx 300mm : If crossover is near the rocker then the clearance needed may be increased.

P04	Revised to suit latest drainage design	CTB	GH	28.11.2025
P03	Revised to suit latest drainage design	EL	GH	07.10.2025
P02	Revised to suit latest drainage design	CTB	GH	15.08.2025
P01	First issue.	GT	DAB	25.04.2024
REV	DESCRIPTION	SIG	CHK	DATE

AVANT HOMES

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ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
48926	NTS	S0	Initial
DRAWING NUMBER			
48926 - ECE - XX - XX - DR - C - 0023	P04	REV	
Project	Originator	Zone	Level Type Role Number