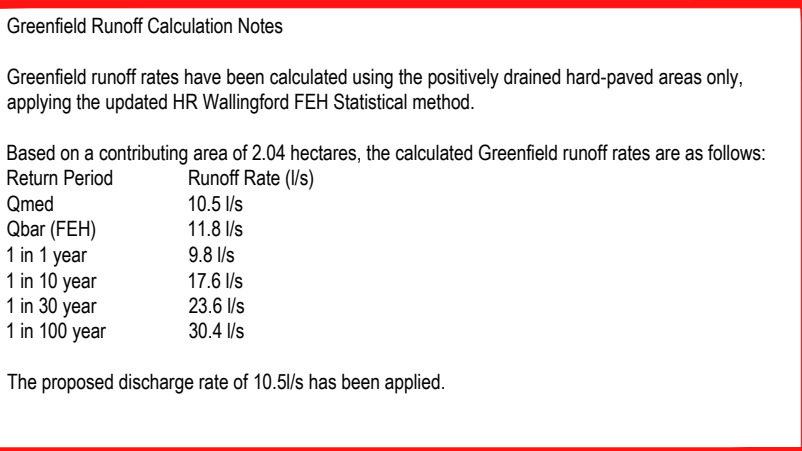


DO NOT SCALE OFF THIS DRAWING

NOTES

1. The contractor is responsible for verifying all site & setting out dimensions before commencing work.
2. This drawing is to be read in conjunction with all relevant Architectural and M&E drawings.
3. All dimensions in meters unless stated otherwise.

DRAINAGE NOTES

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Design and Construction Guidance (published by Water UK) BS EN 752.
2. Any existing drainage found crossing the site is to be investigated, and if found to be live, it should be diverted in consultation with the Client.
3. For location and setting out of building drainage points refer to architects' drawings.
4. All pipe runs near buildings to comply with the Building Regulations 2015 part H1. Where a pipe is within 1m of a foundation the trench shall be filled with class G3/5 concrete up to the level of the trench. Where the trench is deeper than 150mm from the foundation, the trench shall be filled with class G3/5 concrete to a level below the lowest level for the foundation level and the distance from foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class G3/5 concrete.
5. Where a pipe is to be laid with a depth of soil to the ground level of less than 450mm they shall have a class G3/5 concrete encasement (150mm thick).
6. Where a pipe, under a carriageway, has a depth of cover of less than 12m the pipe shall be laid in a concrete bed and surround.
7. Where a pipe, under a vehicular area other than a carriageway has a depth of cover of less than 12m the pipe shall be laid in a concrete sleep and surround.
8. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (conforming with pipe joints). The boards shall be pre-cut to pipe diameter and length and shall be laid in the concrete cross section, a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
9. All private building drainage shall be constructed in strict accordance with BS EN 752. All public building drainage shall be constructed in strict accordance with BS EN 752. Unless otherwise specified below ground drainage external to the building shall be 100mm diameter and shall be laid at a minimum gradient of $(\pm 1\text{ in } 40) = 1\text{ in } 80$ for foul drains and 1 in 50 for surface water drains.
10. All building drainage shall be laid in conjunction with 'non adoptive bedding details' (all class 3, 4 or 5) unless otherwise specified.
11. All pipe beds and junction for private building drainage shall be UPVC conforming to BS4660, BSSEN3598 and BSEN401 as appropriate and shall be laid in accordance with the manufacturer's specification.
12. All pipe bedding and junction materials for adoptable drainage shall be UPVC compliant with Clause 22.21 of Design and Construction Guidance for Foul and Surface Water Water Sewers, Sector Guidance Appendix C, June 2022. These should conform to BS4660, BSSEN3598 and BSEN401 as appropriate and shall be laid in accordance with the manufacturer's specification.
13. All back inlet gullies to be roddable or connected to inspection chambers.
14. All gully collections other than at manholes to be 'Y' junctions.
15. All road gully connections to be 150mm diameter.
16. All manholes to be fitted with 150mm diameter valves where branch drain exceeds 12mm except at the head of the run. Soil vent pipes shall at the head of the run to terminate to fresh air.
17. No low point shall be made without a method of drainage.
18. All connections to be sufficient unless otherwise noted.
19. All drainage and concrete products to be in accordance with BRE 363 for sulphates.
20. The locations of all building drainage points shall be cross referenced against the architects' drawings during setting out and any discrepancies reported immediately.
21. Before connections are made to existing public sewers an application under S106 must be made to the local authority.
22. The precise depth and location and size of existing pipes, watercourses or manholes where connections or diversions are proposed must be confirmed and reported to the engineer before works commences on site.
23. Any existing drains to be disconnected in accordance with the Building Regulations by either grubbing, infilling or sealing.
24. Should ground water be encountered on site during construction the Client shall be informed to determine if additional measures are required.
25. The drainage system shall be fully commissioned on completion of the project using methods that ensure pollution of the environment is avoided.
26. Any existing land drains severed during construction shall be reinstated.

Revision History						
Rev	Comment	By	Chkd	Appr	Date	
A01	FOR APPROVAL	TZ	TZ	SB	24.11.2022	
Current Revision						
A02	FOR APPROVAL	BS	TZ	SB	09.12.2022	

FOR APPROVAL

ALLISON HOMES

robert west
proesgroup

1 Paris Garden
London
SE1 8ND
t: 0203 773 7880
www.robertwest.com

Project
MARKFIELD

Drawing Title

PROPOSED DRAINAGE
SHEET 3 OF 3

RWCL Internal Register reference: 5964-003

Scales @ A:

022-A02