Northern Bund

HABITAT CREATION

Natural Play space

L.A.P

Space for sport

Plot 268

Plot 267

Plot 266

Plot 277

Plot 271

Building 5
Plots 258-261
1 x 2BF
1 x 1BFWC
1 x 2B
1 x 1BF
& Bins

Building 6
Plots 262-265
1 x 2BF
1 x 1BFWC

2C (2B Bungalow) FFL 39.675
2C (2B Bungalow) FFL 39.750
4D (chalet bungalow) FFL 39.750
2C (2B Bungalow) FFL 39.825
4D (chalet bungalow) FFL 38.825
FFL 39.525
FFL 39.600
FFL 38.800
FFL 38.775
FFL 38.675

Private Amenity Space
112 sq.m (1210 sq.ft)
(80 sq.m required)

Private Amenity Space
140 sq.m (1507 sq.ft)
(80 sq.m required)

N

-2.5m 0 2.5m 5.0m 7.5m 10m
Scale 1:250

NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

5. All pipes, bends and junctions shall be vitrified clay to BS EN 295-1, with flexible joints and kitemark certified. Alternatively all pipes and fittings can be UPVC conforming to BS EN 1401-1 and shall be laid in accordance with the manufacturers specification. If UPVC pipes are to be used then the manufacturer shall be approved by the Engineer prior to construction.

6. All Adoptable sewers shall be in strict accordance with the current edition of Sewers For Adoption. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.

7. All private building drainage shall be constructed in strict accordance with BS EN 752:1996. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.

8. Where the service trench is near to the foundation of any building, refer to the guidance in Approved Document H, Building Regulations Part H1.

9. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.

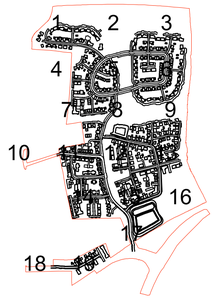
10. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.

11. All svps shall have rodding access plates fitted at their bases (ground floor level).

12. Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.

Key

- Existing Sewers
- Proposed Foul sewers 100mmØ or as stated
- Proposed Storm sewers 150mmØ or as stated
- Headwall and Reno Matress



REV	DATE	INT	DESCRIPTION	CHK
C	17.05.22	MJP	Updated site layout	SRM
B	29.04.22	MJP	Updated site layout	SRM
A	04.02.22	MJP	Updated site layout	SRM

Issue Status: FOR APPROVAL

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CLIENT: Rydon Homes Ltd / Gleeson Land

PROJECT: Land North Of Water Lane, Angmering

TITLE: Proposed Drainage Sheet 2 of 19

DRAWN	DATE	PROJECT NO.
M Pacifico	Dec 2021	23544
ENGINEER	CHECKED	ORG. No. / REV.
S Magowan		2002 C

SCALE: 1:250 @ A1. 1:500 @ A3

ARUN DISTRICT COUNCIL A/266/21/RES