

Nicola Spencer

From: Tybie House [REDACTED]
Sent: 29 June 2026 08:33
To: Neil Crowther
Cc: Karl Roberts
Subject: Re: A/44/26/PL
Attachments: _ocellaweb3ocellawebdocsplanningdv_pl_filesA_44_26_PL21-254-502E Drainage Construction Details-Sh2.pdf

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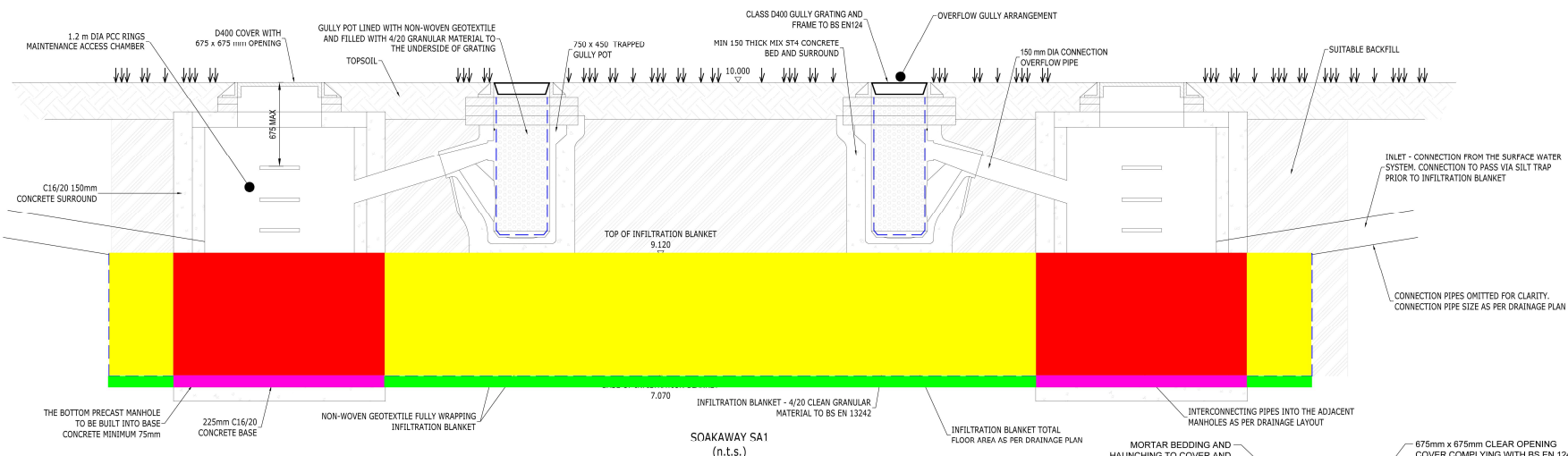
Dear Mr Crowther,

Apologies for another email on the subject, but for the sake of visual clarification, please would you append the attached drawing to my previous email. I feel this helps to explain the necessary accommodation to volumes and areas of SA1.

Kind regards

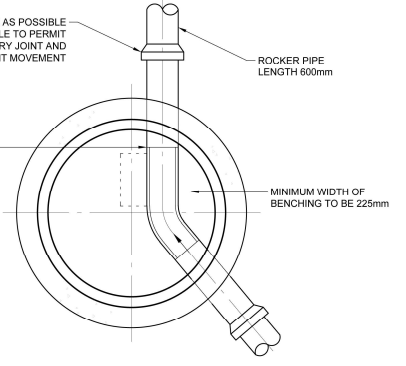
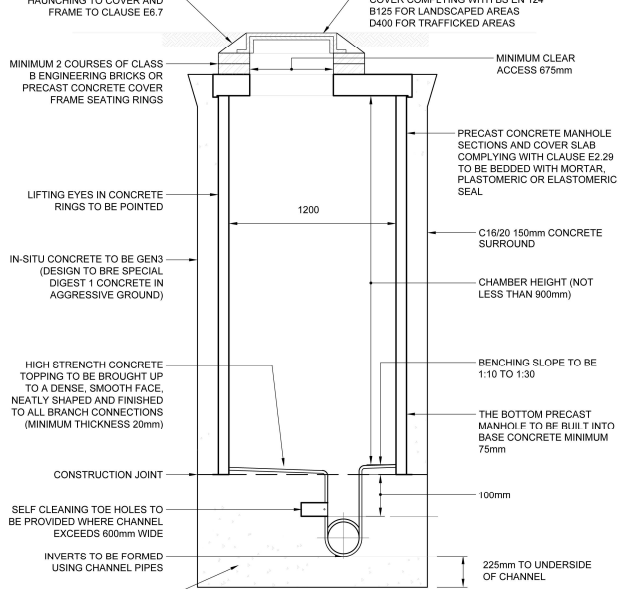
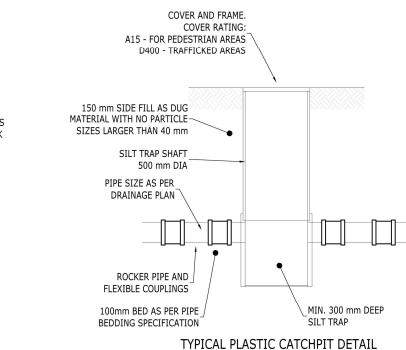
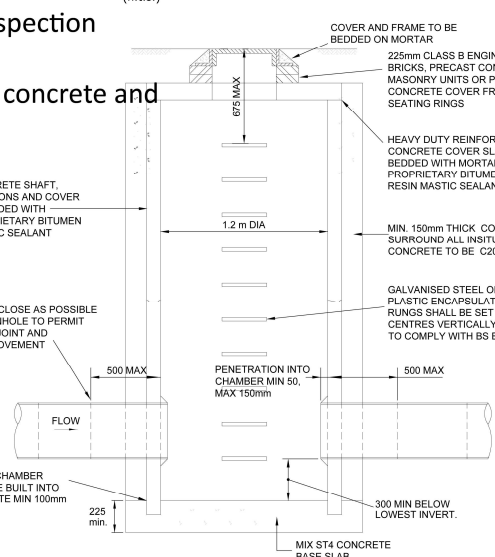
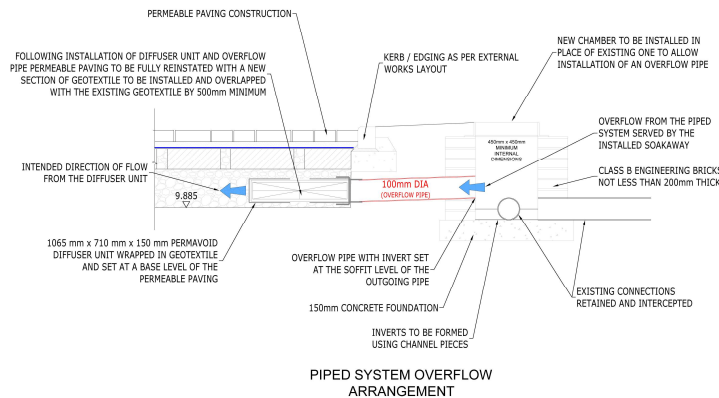
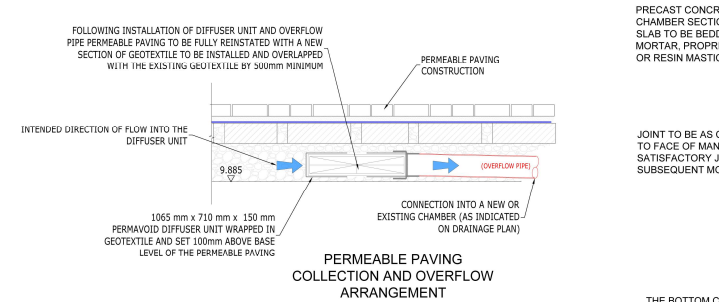
Dr Tym Huckin BSc(Hons) FIAP MBCS

P:21-254 - Roundstone Lane, Angmering - Detailed DesignTechAcadDrawings21-254-501_503 Private Drainage Construction Details.dwg



The RED volumes cannot contribute to storage as they are inspection chambers

The purple areas cannot contribute to infiltration as they are concrete and impermeable



NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT, ENGINEER, SIGMA HOMES SPECIFICATIONS AND NHBC STANDARDS.
- IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS OR ANY OTHER DISCREPANCIES ARE FOUND THESE SHOULD BE REPORTED TO THE ENGINEER AND/OR CLIENT IMMEDIATELY SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
- ANY SOFT SPOTS TO BE REMOVED AND REPLACED WITH TYPE 1 MATERIAL OR ENGINEER APPROVED MATERIAL.
- DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DIMENSION A - 50mm FOR SLEEVED PIPES AND 1/6 OUTSIDE PIPE DIA. OR 100mm WHICHEVER IS THE GREATER FOR SOCKET PIPES.
- WHERE GROUND CONDITIONS DICTATE CONCRETE TO BE SULPHATE RESISTANT.
- ALL PIPES ENTERING INSPECTION CHAMBER / MANHOLE OR OTHER STRUCTURE TO INCORPORATE ROCKER PIPES MIN. 600mm LONG AND FLEXIBLE JOINTS.
- DRAINS TO BE CONSTRUCTED UNDER DWELLINGS WITH SUSPENDED FLOOR SLABS SHOULD EITHER BE INSTALLED USING A PROPRIETARY HANGER SYSTEM WHERE 'BEAM AND POT' OR SIMILAR CONSTRUCTION IS USED, OR SHOULD BE CAST INTO LOCAL SLAB THICKENING WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU.
- PIPE LAYING IN MADE / SOFT GROUND WHERE THE TRENCH FORMATION HAS LITTLE BEARING STRENGTH AND THEREFORE WILL NOT SUPPORT PIPE BEDDING MATERIAL EFFECTIVELY, IT IS NECESSARY TO PROVIDE A STABLE FORMATION BEFORE PIPE LAYING. SUCH CONDITIONS MOST COMMONLY OCCUR IN PEAT, SILTY GROUND, SOFT TO VERY ALLUVIAL CLAYS, RUNNING SAND OR IN ARTIFICIALLY FILLED GROUND. THE TRENCH FORMATIONS AND MANHOLE BASE SHOULD BE OVER-EXCAVATED BY 600-800MM, DEPENDING ON THE BEARING STRENGTH OF THE GROUND. GRAVEL REJECT MATERIAL OR SMALL HARDCORE, LESS THAN 75MM, IS THEN COMPACTED IN LAYERS TO FORM A FIRM TRENCH BOTTOM. A 50MM THICKNESS OF LEAN-MIX CONCRETE IS THEN PLACED AS BINDING. THE PIPE IS THEN LAID ON GRANULAR BEDDING MATERIAL. THE PIPE BEDDING CONSTRUCTION REQUIREMENTS ARE CALCULATED IN THE NORMAL WAY, BUT IT IS IMPORTANT THAT 'WIDE TRENCH' DESIGN CRITERIA ARE USED BECAUSE 'NARROW TRENCH' CONDITIONS CANNOT BE GUARANTEED IN THIS SITUATION.

Rev	Amendments	Drn	Chk	App	Date
E	SA1 DETAIL UPDATED, OVERFLOW DETAILS ADDED	AK	BO	BAC	16.03.26
D	SA1 DETAIL UPDATED, NOTE 10 ADDED	AK	BO	BAC	09.10.25
C	SA1, SA2, SA4 DETAIL UPDATED	AK	BO	BAC	16.07.25
B	SA1, SA2, SA3, SA4 DETAIL UPDATED	AK	SW	SW	21.07.23
A	SA1, SA2 AND SA4 DETAILS ADDED	AK	SW	SW	13.12.22

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Job Title
**FORMER SHRUBLANDS NURSERY
ROUNDSTONE LANE, ANGMERING**

Drawing Title
**DRAINAGE
CONSTRUCTION DETAILS (SHEET 2)**

Client
SIGMA HOMES

Scale	Date	Designed
NTS @A1	APR 2022	AK

Drawn	Checked	Approved
AK	SW	SW

Job No	Drawing No	Rev
21-254	21-254-502	E