

- DRAINAGE NOTES:
- All sewers to comply with the requirements of Design and Construction Guidance together with Thames Water. All public sewers are to be the subject of a Section 104 agreement of the Water Industry Act 1991.
 - Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
 - All manhole ironworks to comply with BS EN124, and be stamped with BSI Kitemark. Covers to suit loading as below:
 - Carriageways and Roads - D400
 - Driveways and Verges - C250
 - Footways and Pedestrian Areas - B125
 - Gardens/Landscaping - A15
 - All sewer pipes, up to, and including 225mm are to be vitrified clay to BS EN255. All sewer pipes 300mm diameter and above to concrete pipes to BS EN1916.
 - All drainage shall be installed and tested strictly in accordance with the Manufacturers' printed instructions, BS EN 752, BS EN 1601, Local Water Authority requirements and the Building Regulations.
 - All bedding shall be Class 5 unless noted otherwise.
 - All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
 - Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be encased in concrete bed and surround with associated movement joints. Drainage laid beneath paths, footways and pedestrian areas with less than 900mm of cover shall be similarly treated.
 - Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
 - The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
 - All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C8/C10 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.
 - All laterals to be 150mm laid at 1:80 (surface), 1:60 (foul) unless otherwise noted.
 - All drainage to be in accordance with Document H of the Building Regulations, together with NHBC Standards Chapter 5.3 & BS8301.
 - All private drains to be 100mm diameter unless stated otherwise.
 - Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.
 - Where inverts are less than 0.6m deep, inspection chambers (min dia 190mm) or access fittings (225x100mm) to be used, elsewhere proprietary plastic, brick or pcc i/c's to be used (sized in accordance with table 11 of Approved Document H).
 - All gullies connected direct to drains to be roddable.
 - Rainwater downpipes to be easily removable for rodding or to be provided with rodding access at ground level.
 - Unless noted otherwise FW ICs & REs to be 0.6m below DPC level, SW ICs & REs to be 0.45m.
 - Adequate precautions in accordance with Approved Document H and manufacturer's recommendations to be taken to protect drains (particularly plastic) at shallow depths.

PERMITTED PIPE MATERIALS

CLAYWARE (FOR SEWERS 150mm & 225mm)

All clayware pipes to be vitrified clay to BS EN 295-1:1991 and of minimum crushing strength of 45kN Class 200 for diameters of 225mm. For 150mm diameter pipes a minimum crushing strength of 28kN shall be used.

CONCRETE (FOR SEWERS 300mm AND ABOVE)
All concrete pipes are to be pipe strength Class 120 to BS 5911-1:2004 unless indicated otherwise on the drawings.

KEY:

- EXISTING GROUND PROFILE
———— PROPOSED CENTRELINE PROFILE
———— PROPOSED FOUL SEWER
———— PROPOSED STORM SEWER

ALL PIPE BEDDING TO BE CLASS 'S' GRANULAR SURROUND UNLESS NOTED OTHERWISE ON THE DRAWING

P1	02/22	First Issue	DS	SM
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Client

REDROW HOMES

Project

LAND SOUTH OF A259,
ANGMERING

Title

FULL APPLICATION
LONG SECTIONS
SHEET 2

Status

PRELIMINARY

Scale 1:500 H @ A1 1:100 V	Date FEB 2022	Drawn DS	Checked SM
Drawing No A334-FA-16	Revision P1		

