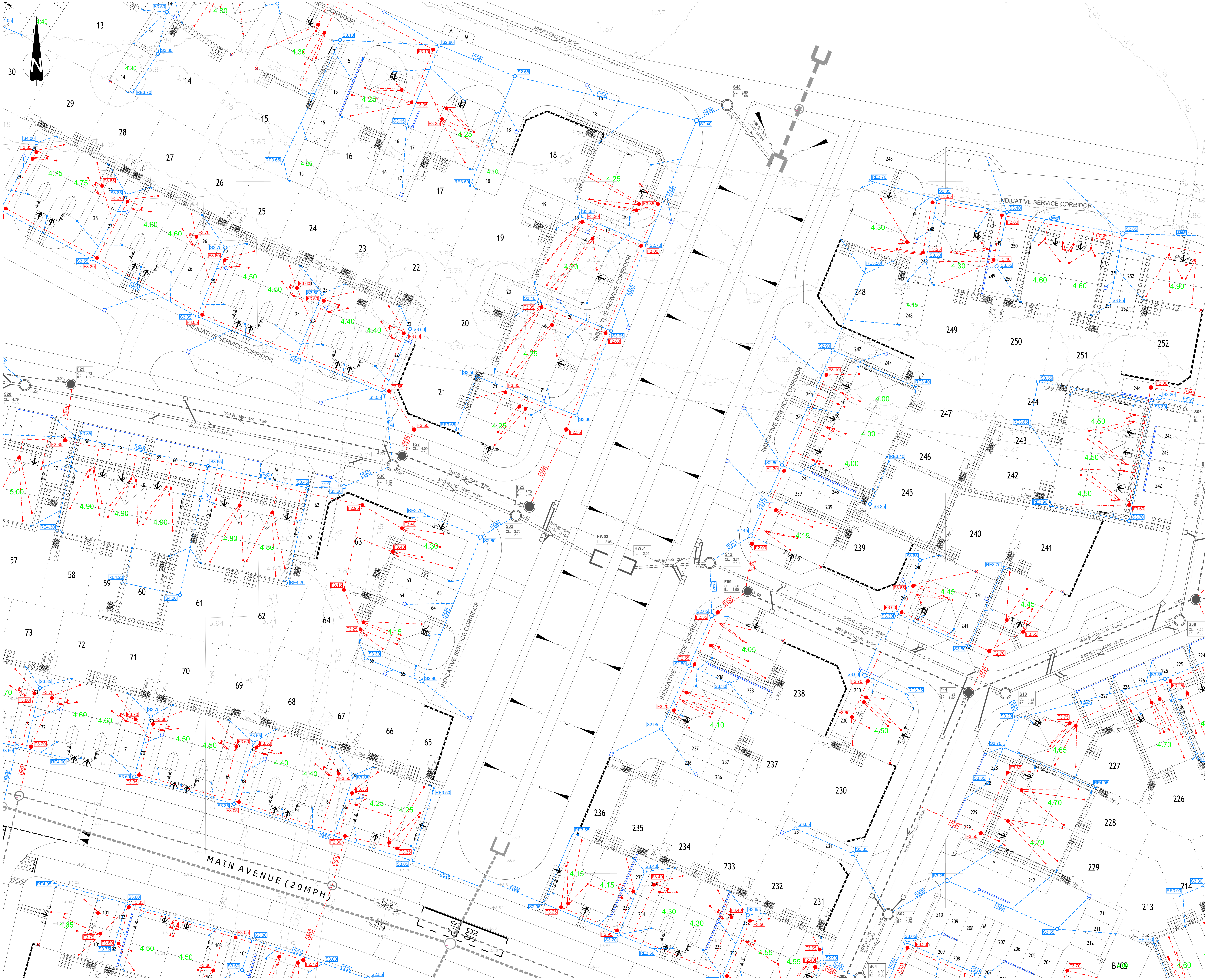

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GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie-in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.
- The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and requirements of the site investigation report before work starts. The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.
- This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.
- Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

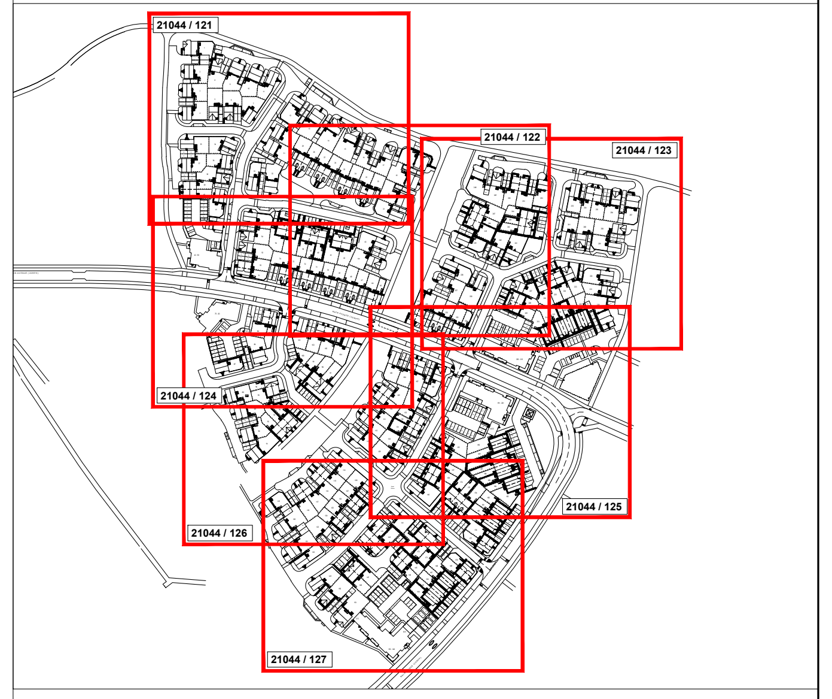
BUILDING DRAINAGE NOTES

- Building drainage shall comply with BS EN 752 2008 and the Building Regulations 2002 part H (updated 2015).
- All SVP, RWP and BIG are indicative and must be confirmed on site using latest architectural plans. Any discrepancies must be reported to Engineer prior to commencement on site.
- All building drainage shall be 100mm diameter unless shown otherwise.
- All building drainage shall be clayware to BS EN 295 or uPVC to BS 4660 and BS EN 1401-1 with Class B or Class S bedding unless shown otherwise.
- All pipes under buildings without suspended floors shall have Class S bedding.
- Concrete protection shall be provided to all pipes with less than 300mm cover in pedestrian areas, to all pipes with less than 600mm cover in private driveways not used by commercial vehicles, and to all pipes with less than 1200mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each joint.
- Where a pipe passes through a wall an opening is to be formed to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.
- Where a pipe trench is within 1m of a building, the pipe is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm.
- Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTp Type 2 material or better.
- Inspection chambers located within garages are to have double seal bolt down covers.
- All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.
- Where a driveway falls towards a dwelling it shall be provide with a suitable gully or drainage channel to prevent water damaging the building.
- The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.
- The maximum depth of both foul and storm access chambers is 600mm below finished ground level.
- The invert level of an access chamber on a foul drain from a building is to be set in accordance with the following table unless otherwise shown. Inspection chambers should be used for connections longer than 12m as stated in Part H. This is assuming a 450mm floor construction thickness and 1:40 fall to inspection chamber which must be confirmed prior to construction.

Maximum Length of Connection	8m	11m	14m*	17m*	20m*
Minimum Invert Depth below FFL	750mm	825mm	900mm	975mm	1050mm

*Inspection Chamber to be used for connections longer than 12m as stated in Part H.

SHEET LAYOUT SCALE = 1:5000



Drainage Legend:

General

140.00	Proposed Finished Floor Level	🟩	Site Boundary
139.85	Proposed Garage Slab Level		

Private Drainage

— · — · —	Foul Water Sewer *(100Ømm unless otherwise stated)*	— — —	Storm Water Sewer *(100Ømm unless otherwise stated)*
● F44.50	Foul Water 525mm Inspection Chamber *(Max Depth 3000mm)*	○ S44.50	Storm Water 525mm Inspection Chamber *(Max. Depth 3000mm)*
• F44.50	Foul Water 300mm Inspection Chamber *(Max. Depth 600mm)*	∘ S44.50	Storm Water 300mm Inspection Chamber *(Max. Depth 600mm)*
• FBD44.50	Foul Water Backdrop *(& Incoming Invert Level)*	• SBD44.50	Storm Water Backdrop *(& Incoming Invert Level)*
150Ø 225Ø	Foul Water Pipe Diameter	⊳— RE44.50	Storm Water Rodding Eye & Level
□═	Aco Drain	150Ø 225Ø	Storm Water Pipe Diameter
□—	Dished Channel	∘	RWP Added
□	Yard Gully	×	RWP Removed

Adoptable Drainage

=●=	S104 FW Sewer & MH	=○=	S104 SW Sewer & MH
F01 CL:142.50 IL:140.00	S104 FW Manhole Ref. *(Cover & Invert Levels)*	S02 CL:142.50 IL:140.00	S104 SW Manhole Ref. *(Cover & Invert Levels)*

Rev.	Description	Date	By
-	First Issue	02/02/2022	OB

Drawing Status

PRELIMINARY

Subject to Client approval as part of ongoing consultations and design check, amendments may therefore be requested.

Client

PERSIMMON
Together, we make a home

Project

Littlehampton
Phase 5

Title

Plot Drainage Layout Plan
Sheet 2 of 7

BANNERS GATE

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Scale	A1 @ 1:250	Drawn	OB
Date	January 2022	Checked	
File	21044 / dwgs / civils / current	Drawing	21044 / 122

ARUN DISTRICT COUNCIL LU/206/21/RES