Original Drawing Size A1

Rookery Cottage



Construction Design and Management (CDM)

Key Residual Risks

Contractors entering the site should gain permission from the relevant land owners and/or principle contractor working on site at the time of entry. Contractors shall be responsible for carrying out their own risk assessments and for liaising with the relevant services companies and authorities. Listed below are Site Specific key risks associated with the project.

1) Overhead and underground services
2) Working adjacent to water courses and flood plain
3) Soft ground conditions
4) Working adjacent to live highways
5) Unchartered services

NOTES:

1. All levels relate to ordnance datum.
2. For adoptable roads and sewer details refer to drawings 100 series.
3. No surface water shall drain from private land onto the highway or vice versa. contractor to allow for all measures to prevent this.
4. Any discrepancies are to be brought to the attention of the engineer ahead of work commencing.
5. All surface finishes drives and pathways, and all fencing to be as per landscape and architectural drawings.
6. If the contractor is unsure of anything shown on the drawings, he is to notify the engineer before starting the works.

BUILDING DRAINAGE

7. All connections to adoptable manholes from private building drainage to be 150mm diameter pipes unless otherwise specified.
8. All house drainage to be 100mm dia unless otherwise stated, and laid in accordance with current Building Regulations and BS8301 : 1985.
9. Pipe bedding material is to be Class B with 150mm minimum thickness surround.
10. Backfill is to be be with selected fill free of stones larger than 40mm, lumps of clay over 100mm, timber, frozen material and vegetable matter.
11. Pipe protection of house drainage runs is required in accordance with the Building Regulations. the contractor shall satisfy themselves and agree with the site management the actual extent of pipe protection required.
12. Pipes entering and leaving manholes/inspection chambers shall include a rocker pipe, 600mm in length.
13. Brickwork to chambers shall be Class B engineering to BS3921.
14. Rainwater pipes are to be sited as per architectural layouts.
15. Foul outlets to be sited as per architectural layout.
16. The locations of all private drainge runs are illustrative and are to be coordinated on site to best suit: kerb lines, access paths, retaining walls and other features.
17. The locations of all sheds, dryers and paths are indicative and are to be coordinated with architectural layouts on site. the contractor needs to make an allowance for all private driveway drainage gullys and channels.

REGRADE

18. All retaining walls with a height of 600mm or greater are to include 1.2m high post and rail fencing unless located in rear gardens. similar retaining walls in rear gardens are to include 900mm height picket fence.
19. All flights of steps to primary level access, with more than 2 steps are to be provided with handrailing, except where the steps are 900mm and more apart.
20. Brick retaining walls are to be used in preference to gravel boards for front garden areas and driveways.
21. Contractor to allow for street lighting of private drives and mews.
22. Level entry required to at least one point of access on private tenure houses and both access points on housing association dwellings/life time homes. contractor to allow for all measures to achieve this.
23. Boundary walls and boundary fences are to to be in accordance with architectural layouts
24. Kerbs to be used as steps in rear gardens.

KEY:

- [IL.XX.XX] — PROPOSED PRIVATE SURFACE WATER MANHOLE (>3 CONNECTIONS)
- [IL.XX.XX] — PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
- [IL.XX.XX] [BD]IL.XX.XX] — PROPOSED PRIVATE SURFACE WATER BACKDROP
- [IL.XX.XX] — PROPOSED PRIVATE RODDING EYE
- YG — PROPOSED PRIVATE METAL YARD GULLY
- DC — PROPOSED PRIVATE METAL DRAINAGE CHANNEL
- IL.XX.XX — PROPOSED PRIVATE FOUL WATER MANHOLE (>3 CONNECTIONS)
- IL.XX.XX — PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
- PROPOSED PRIVATE FOUL WATER ACCESS CHAMBER
- IL.XX.XX [BD]IL.XX.XX — PROPOSED PRIVATE FOUL WATER BACKDROP

KEY:

- PROPOSED ADOPTABLE SURFACE WATER SEWER
- PROPOSED ADOPTABLE FOUL WATER SEWER
- PROPOSED FOUL RISING MAIN
- S## #.### — PROPOSED ADOPTABLE SURFACE WATER MANHOLE
- F## #.### — PROPOSED ADOPTABLE FOUL WATER MANHOLE
- F## #.### — PROPOSED ADOPTABLE FOUL WATER MANHOLE WITH BACKDROP
- HIGHWAY GULLY AND CONNECTION
- PROPOSED ADOPTABLE SURFACE WATER HEADWALL
- PROPOSED CULVERT

A	Amended as per comments received	DC	RM	RM 21.01.22
-	First issue	DC	RM	RM 07.01.22

BROOKBANKS

6150 Knights Court, Solihull Parkway, Birmingham, B37 7WY
T +44 (0)203 958 5400 E mail@brookbanks.com
W brookbanks.com

Bellway

Hook Lane
Pagham

Private Drainage
Sheet 11 of 11

Status		Status Date
Tender		Jan 2022
Drawn	**Checked**	**Date**
DC	RM	07.01.2022
Scale	**Number**	**Rev**
1:200	10831-500-111	-

0 4 8 12 16 20
METRES

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT HIS OWN RISK.

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