

APPENDIX B

Approved Drawings



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 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 drainage 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 gullies 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 be in accordance with architectural layouts

24. Kerbs to be used as steps in rear gardens.

25. All patios to be laid with a 1/80 fall away from the building

KEY:

ILXXXX

PROPOSED PRIVATE SURFACE WATER MANHOLE (>3 CONNECTIONS)

ILXXXX

PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)

ILXXXX

BDILXXXX

PROPOSED PRIVATE SURFACE WATER BACKDROP

ILXXXX

PROPOSED PRIVATE RODDING EYE

YG

PROPOSED PRIVATE METAL YARD GULLY

BC

PROPOSED PRIVATE METAL DRAINAGE CHANNEL

ILXXXX

PROPOSED PRIVATE FOUL WATER MANHOLE (>3 CONNECTIONS)

ILXXXX

PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)

PROPOSED PRIVATE FOUL WATER ACCESS CHAMBER

ILXXXX

BDILXXXX

PROPOSED PRIVATE FOUL WATER BACKDROP

KEY:

PROPOSED ADOPTABLE SURFACE WATER SEWER

PROPOSED ADOPTABLE FOUL WATER SEWER

PROPOSED FOUL RISING MAIN

PROPOSED ADOPTABLE SURFACE WATER MANHOLE

PROPOSED ADOPTABLE FOUL WATER MANHOLE

PROPOSED ADOPTABLE FOUL WATER MANHOLE WITH BACKDROP

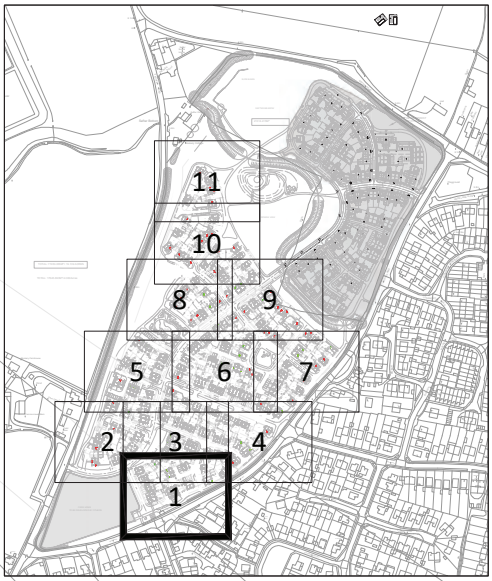
HIGHWAY GULLY AND CONNECTION

SURFACE WATER LATERAL CONNECTION

FOUL WATER LATERAL CONNECTION

PROPOSED ADOPTABLE SURFACE WATER HEADWALL

PROPOSED CULVERT



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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Bellway

Hook Lane
Pagham

Private Drainage
Sheet 1 of 11

Status	Status Date	
Construction	June 2022	
Drawn	Checked	Date
DC	RM	21.06.2022
Scale	Number	Rev
1:200	10831-500-101	K

048121620

METRES

1. Do not scale from this drawing.
2. All dimensions are in metres unless otherwise stated.
3. Brookbanks Consulting Ltd has prepared this drawing for the sole use of the client. The drawing may not be relied upon by any other party without the express agreement of the client and Brookbanks Consulting Ltd. Where any data supplied by the client or from other sources has been used, it has been assumed that the information is correct. No responsibility can be accepted by Brookbanks Consulting Ltd for inaccuracies in the data supplied by any other party. The drawing has been produced based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.
4. No part of this drawing may be copied or duplicated without the express permission of Brookbanks Consulting Ltd.
5. All Brookbanks Consulting drawings should be read in conjunction with other relevant Brookbanks Consulting drawings and any drawings produced by third parties connected with this project.
6. Any existing services shown on this drawing are not necessarily complete, nor is their location with regard to the position and depth precise. It is the contractors responsibility to liaise with all relevant services companies to ensure that all services are accurately located and adequately protected during construction. The contractors attention is drawn to the fact that it is highly likely that street lighting cables (or other private supplies) are present, which are not shown on incumbent services drawings.
7. Any discrepancies between the information displayed in this drawings and others to be reported to the engineer before the commencement of works.
8. Any damage caused to existing footways, roads or other third party property to be made good to the county engineers requirements.

1. All adoptable drainage to be in accordance with Sewerage Sector Guidance (SSG) Appendix C - Design and Construction Guidance (DCG)
2. All Sustainable Urban Drainage (SUDS) to be in accordance with C1 report 7753 "The SUDS Manual" and supporting documents.
3. Culverts designed to be in accordance with CIRIA report C689 "Culvert Design and Operation Guide".
4. Contractor to check all existing invert levels and watercourse bed/water levels for outfalls on site ahead of commencing work.
5. All lateral connections to be 150mm diameter unless noted otherwise.
6. Sewers with less than 1.2m cover beneath highways and 0.9m cover elsewhere to have special concrete cover slab protection in accordance with the adopting authority's requirements. Flexibility of pipeline to be maintained.
7. Bedding to all remaining pipework is to be class S granular bed and surround.
8. Pipes up to 300mm diameter shall be either vitrified clay or plastic pipe. Water over 300mm diameter shall be precast concrete or plastic, excluding those crossing beneath watercourses. All pipes to be in accordance with the adopting authority's approved manufacturer. All pipes to be to BS EN 1295 with either sleeved of spigot & socket flexible joints, and shall satisfy the minimum crushing strengths set out below:

	150Ø - 22kN/m ²	375Ø - 45kN/m ²	750Ø - 90kN/m ²
	225Ø - 28kN/m ²	450Ø - 54kN/m ²	825Ø - 99kN/m ²
	300Ø - 36kN/m ²	600Ø - 72kN/m ²	
9.	Drainage indicated as (Vistry) to be constructed by Vistry as per the design indicated on this drawing.		
P	Layout amended to show new gas governor and substitution of gas governor and amended pumping station.	MA	DC RM 11.07.23
N	and L Pumping station chamber amended	DC	MT RM 03.04.23
M	Vistry layout updated	MA	DC RM 02.03.23
K	Construction layout amended	MA	DC RM 18.01.23
K	Minor amendments to headwalls	DC	RM 13.12.22
J	Curvert invert levels amended, ditch amended, root protection area shown.	DC	RM 18.11.22
H	Lateral inverts amended, backdrops added, manhole type indicated, S225 & S226 dropped.	DC	RM 26.07.22
G	Culverts amended	DC	RM 31.06.22
F	Headwall amended at lower levels as per client request	DC	RM 21.06.22
E	Drainage to be built by Vistry indicated	DC	RM 06.05.22
D	Lateral inverts added to Vistry parcels. Culvert Headwall details added to Vistry layout	DC	RM 08.04.22
C	Drainage levels amended, details added, notes updated	DC	RM 01.04.22
B	Key amended	DC	RM 07.02.22
A	As amended as per comments received	DC	RM 21.01.22
	- First Issue	CL	JI 14.12.21



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Hook Lane
Pagham

Adoptable Drainage Layout
Sheet 1 of 4

Status		Status Date
Construction		June 2022
Drawn	Checked	Date
CL	JL	14.12.2021
Scale	Number	Rev
1:500	18031-500-501	P

0 10 20 30 40 50

METRES