



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) Uncharted services

NOTES:

1. All levels relate to ordnance datum.
 2. For adaptable 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 adaptable 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 by with selected fill free of stones larger than 40mm, lump 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. Similarly 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 wide.
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

M	Updated to Bellway comments 31.10.2023	BM	DC	RM	31.10.23
L	Laymed amended to show new gas governor and substitution locations, amended pumping station	BM	DC	RM	11.02.23
K	F18 Lateral removed, Drainage Laymed Construction Issue	DC	DC	RM	02.06.23
H	Minor amendments	MA	DC	RM	18.01.23
J	Minor amendments	DC	DC	RM	15.11.22
F	Absence note removed	DC	RM	08.07.22	
E	Minor amendment to RWPs and SVPs	CL	RM	24.06.22	
D	Extra line added to laymed to lower levels as per client request	CL	RM	21.06.22	
Lateral text coloured as per adoptable drainage.					
Key amended areas in laymed amended.					
Amended to reflect highway and adoptable drainage changes					
A	Amendments per comments received	DC	EM	21.01.21	
	- First Issue	DC	RM	07.01.21	



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Hook Lane
Pagham

Private Drainage
Sheet 3 of 11

Status		Status Date
Construction		June 2022
Drawn	Checked	Date
DC	RM	21.06.2022
Scale	Number	Rev
1:200	10831-500-103	M

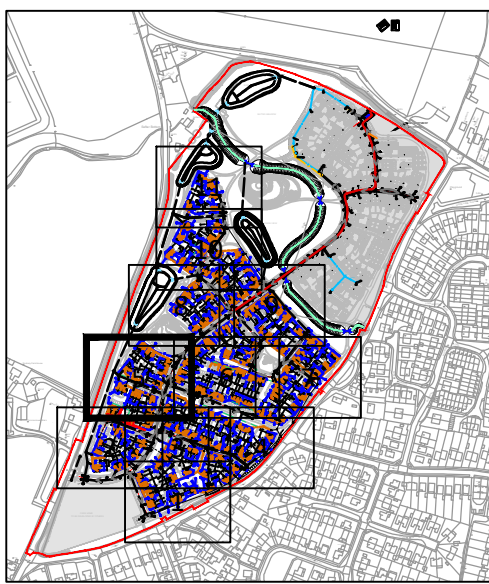
0 4 8 12 16 20

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

KEY:

- PROPOSED PRIVATE SURFACE WATER MANHOLE (>3 CONNECTIONS)
- PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
- PROPOSED PRIVATE SURFACE WATER BACKDROP
- PROPOSED PRIVATE RODDING EYE
- PROPOSED PRIVATE METAL YARD GULLY
- PROPOSED PRIVATE METAL DRAINAGE CHANNEL
- PROPOSED PRIVATE FOUL WATER MANHOLE (>3 CONNECTIONS)
- PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
- PROPOSED PRIVATE FOUL WATER ACCESS CHAMBER
- 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

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H	F18 Lateral Removed, Drainage Layout amended	DC	DC	RM	02.06.23
G	Construction issue	MA	DC	RM	18.01.23
F	Minor amendments	DC	RM	RM	16.11.22
E	Minor amendments	DC	RM	RM	25.07.22
D	External levels and drainage amended to lower levels as per client request	DC	RM	RM	08.07.22
C	Lateral text coloured as per adoptable drainage. Key amended. Areas in abeyance amended.	DC	RM	RM	20.05.22
B	Amended to reflect highway and adoptable drainage changes	DC	RM	RM	13.05.22
A	Amended as per comments received	DC	RM	RM	21.01.22
-	First issue	DC	RM	RM	07.01.22



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Sheet 5 of 11

Status		Status Date
Construction		May 2022
Drawn	Checked	Date
DC	RM	07.01.2022
Scale	Number	Rev
1:200	10831-500-105	H
048121620		
METRES		

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