



HEALTH & SAFETY INFORMATION

IN ADDITION TO THE RISK NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DESIGN, NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION

CONSTRUCTION RISKS:

- 1** BURIED SERVICES - CONTRACTOR TO ESTABLISH LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION
- 2** DEEP EXCAVATIONS - CONTRACTOR TO IDENTIFY LOCATIONS AND CORDON OFF AREAS/MAKE SAFE PRIOR TO CONSTRUCTION
- 3** WORKING IN HIGHWAY - CONTRACTOR ADOPT A SAFE METHOD OF WORKING WHILST UNDERTAKING WORK EG. PPE, CONES ETC AND TO ARRANGE TRAFFIC MANAGEMENT IF APPROPRIATE.

THE DESIGN TEAM HAVE HIGHLIGHTED UNUSUAL AND SIGNIFICANT RISKS ONLY THAT MAY NOT BE OBVIOUS TO A COMPETENT CONTRACTOR. THEY ARE TO ASSIST WITH RISK REDUCTION ONLY AND ARE NOT NECESSARILY COMPREHENSIVE. IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING TO AN APPROPRIATE RISK ASSESSMENT AND METHOD ON SITE

Notes

GENERAL

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- ALL WORKMANSHIP AND MATERIALS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT EUROCODES, CODES OF PRACTICE AND GOOD BUILDING PRACTICE.
- ALL WORK SHALL BE TO THE SATISFACTION OF THE ENGINEER AND THE LOCAL AUTHORITY.
- SETTING OUT DETAILS ARE SHOWN ON THE ARCHITECTS DRAWINGS UNLESS NOTED OTHERWISE. ENGINEERS DRAWINGS INDICATE STRUCTURAL ELEMENTS ONLY.
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE CARRYING OUT ANY WORKS.
- ALL EXISTING DETAILS AND DIMENSIONS INDICATED ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF EXISTING STRUCTURES AND THE WORKS AT ALL TIMES DURING CONSTRUCTION.
- ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
- THIS DRAWING IS FOR THE PRIVATE AND CONFIDENTIAL USE OF THE CLIENT FOR WHOM IT WAS UNDERTAKEN AND IT SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART OR REPLIED UPON BY THIRD PARTIES FOR ANY USE WITHOUT THE EXPRESS WRITTEN AUTHORITY OF J P CHICK AND PARTNERS LIMITED.

DRAINAGE NOTES

- ALL PRIVATE DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H AND BRITISH STANDARD EN 752.
- PRIOR TO COMMENCEMENT OF THE WORKS THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO OBTAIN THEIR REQUIREMENTS AND TO OBTAIN APPROVAL FOR HIS METHOD OF WORKING AND WHERE APPROPRIATE HIS INTENDED CHOICE OF MATERIALS.
- ALL MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARDS. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYERS REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
- PRIOR TO COMMENCEMENT OF THE WORKS ALL DRAINAGE OUTFALL POINTS, WHETHER EXISTING SEWER, DRAIN OR WATERCOURSE, SHALL BE VERIFIED ON SITE BY THE CONTRACTOR IF THE OUTFALL POINT IS FOUND TO BE HIGHER OR SIGNIFICANTLY LOWER THAN SHOWN ON THE DRAWINGS THEN THE ENGINEER IS TO BE NOTIFIED (SIGNIFICANT REVISION OF DRAINAGE AND LEVELS MAY BE NECESSARY).
- ALL WORKS TO NEW OR EXISTING PUBLIC SEWERS SHALL BE TO THE APPROVAL OF THE WATER AUTHORITY AND IN ACCORDANCE WITH SEWERS FOR ADOPTION THE LATEST EDITION.
- ALL COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE. EXACT LEVELS OF NEW COVERS AND FRAMES TO BE DETERMINED ON SITE TO MATCH LEVEL AND PROFILE OF FINISHED SURFACE.
- ALL COVERS, GRATINGS AND FRAMES TO CHAMBERS, GULLIES, CHANNELS etc. SHALL BE OF THE CORRECT LOAD CLASS TO SUIT THEIR LOCATION.
LOAD CLASS A15 PEDESTRIAN AREAS (NOT ACCESSIBLE BY VEHICLES)
LOAD CLASS B125 PRIVATE DRIVES
LOAD CLASS C250 LIGHTLY TRAFFICKED ROADS
LOAD CLASS D400 MAIN ROADS
- THE CONTRACTORS ATTENTION IS DRAWN TO DIAGRAMS 7 AND 8 OF THE BUILDING REGULATIONS APPROVED DOCUMENT H SHOWING DETAILS OF DRAINS LAID BELOW AND NEAR TO BUILDINGS. WHERE GROUND BEAMS ARE USED THEIR LEVEL SHALL BE SET TO AVOID CLASHING WITH DRAIN CONNECTIONS.
- FOR THE EXACT LOCATION OF SOIL PIPES, STUBSTACKS W.C.'s AND OTHER DRAINAGE CONNECTIONS REFER TO MSE/ARCHITECTS DRAWINGS.
- ALL PIPES TO BE 100mmØ @ 1:80 UNLESS NOTED OTHERWISE.
- ALL BEDDING AND SURROUND TO BE GRANULAR U.N.O. IN LANDSCAPED AREAS WHERE PIPES HAVE LESS THAN 600mm COVER PROVIDE CONCRETE BEDDING AND SURROUND. IN ROADS AND CAR PARKS PROVIDE CONCRETE BEDDING AND SURROUND WHERE COVER IS LESS THAN 900mm.

DRAINAGE KEY-

- PIPE/GRAD PRIVATE SURFACE WATER PIPE
- PRIVATE SURFACE RODDING EYE
- PRIVATE SURFACE INSPECTION CHAMBER
- ADOPTABLE SURFACE WATER PIPE
- ADOPTABLE SURFACE WATER MANHOLE
- PRIVATE FOUL WATER PIPE
- PRIVATE FOUL INSPECTION CHAMBER
- ADOPTABLE FOUL WATER PIPE
- ADOPTABLE FOUL WATER MANHOLE
- PROPOSED RAIN WATER CONNECTION
- PROPOSED FOUL CONNECTION POINT
- PRIVATE SURFACE ROAD GULLY
- PRIVATE SURFACE YARD GULLY
- ADOPTABLE SURFACE ROAD GULLY
- PROPOSED FINISH FLOOR LEVEL
- PROPOSED FOUL WATER RISING MAIN
- PROPOSED SURFACE WATER RISING MAIN
- CHANNEL DRAIN
- SKELTANK DIFFUSER
- BOUNDARY SITE
- PROPOSED PRIVATE SOAKAWAY
- PROPOSED PRIVATE ATTENUATION CRATE

PRIVATE CONNECTIONS TO THE ADOPTABLE SEWERS ARE TO BE MINIMUM 100mm DIAMETER AND LAID SOFFIT TO SOFFIT.

HIGHWAY DRAINAGE SUBJECT TO HIGHWAYS APPROVAL

ABOVE GROUND DRAINAGE TO BE CONFIRMED BY THE ARCHITECT

CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF EXISTING SERVICES PRIOR TO START OF WORKS

SEWER CONNECTION IS SUBJECT TO SECTION 106 AGREEMENT WITH ANGLIAN WATER

EXTERNAL LEVELS ADJACENT BUILDING TYPICALLY 150mm - LOWER THAN FFL. PROVIDE RAISED DPC WHERE LEVEL WITH FFL - REFER TO ARCHITECTS DETAIL.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

Rev.	Date	By	Amendment	Chk.	App.
P1	01.06.21	JBB	UPDATED TO ARCHITECTS NEW LAYOUT		

Status: **PRELIMINARY**

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Client: **HHF (EA) Limited**

Project: **PROPOSED RESIDENTIAL DEVELOPMENT, HILL HOUSE LANE, NEEDHAM MARKET.**

Drawing Title: **DRAINAGE LAYOUT SHEET 2 of 2**

Scale: 1:250 @ A1	Checked: GJB	Date: MAY 2021
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Drawing Number: IA21/085/211	Rev: P2
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