

**PRIVATE DRAINAGE NOTES**

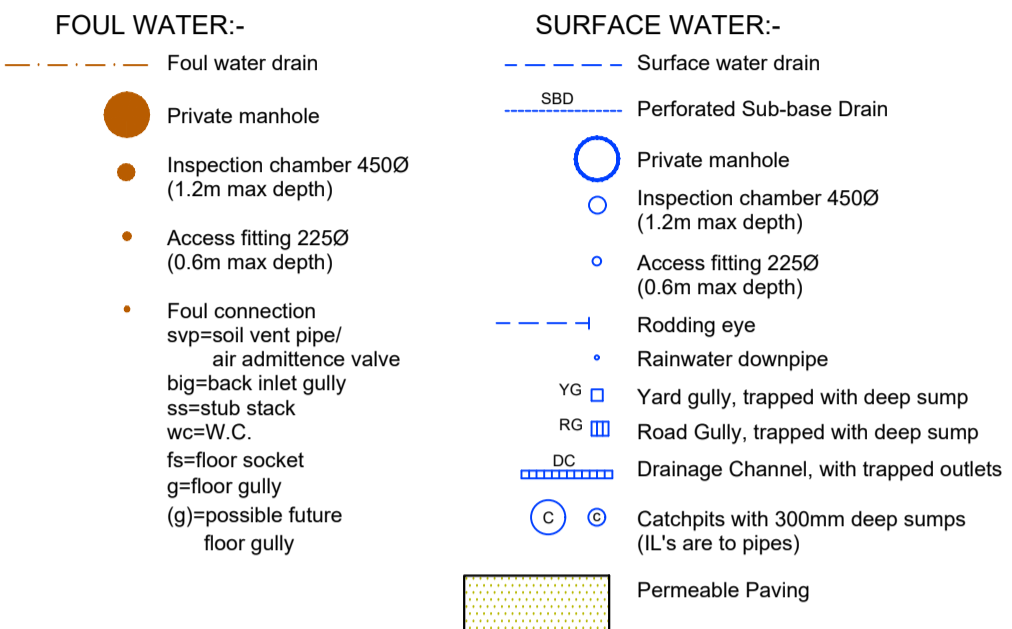
1. All private drainage works shall be in accordance with 'The Building Regulations Approved Document H' and British Standard EN 752.
2. Prior to commencement of the works the Contractor shall liaise with all relevant authorities to obtain their requirements and to obtain approval for his method of working and where appropriate his intended choice of materials.
3. Refer to site survey for details of existing site conditions and bench marks.
4. Prior to commencement of the works the Contractor shall liaise with all relevant authorities to locate, protect and where necessary divert all existing services affected by the works.
5. All excavations shall be kept free of standing water.
6. The Contractor shall ensure the stability of all excavations is maintained at all times.
7. All works in or adjacent to the Public Highway shall be in accordance with the requirements of the Highway Authority. The Contractor shall obtain all necessary licences to carry out works within the Public Highway.
8. All works to new or existing Public Sewers shall be to the approval of the Water Authority and in accordance with 'Sewers for Adoption'-latest edition.
9. Any works within 9m of a watercourse shall be to the approval of the Environment Agency.
10. 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 Contractor shall be notified immediately. (Significant redesign of drainage and levels may be necessary). Prior to commencement of construction on-site the Contractor shall install all off-site drainage connections, or satisfy himself that there are no obstructions or other reasons why, the drain connections can not be made.
11. All private chambers in block paved / paving slab areas to have recessed covers. All covers, whether recessed or not, are to be placed entirely within paved or landscaped areas.

12. 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.
13. The construction of all existing chambers, gullies etc. and their covers, gratings and frames to be improved, repaired or replaced as necessary to suit their location within the finished development.
14. 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.  
Gratings in pedestrian areas to be designed for pedestrian use.
15. All existing chambers, gullies channels, pipes and other drainage apparatus shall be protected from damage during the works. The Contractor shall take all necessary measures to ensure that no material enters the drains (other than that which they are designed to carry).
16. Refer to Site Investigation Report for existing ground conditions and any special requirements for buried concrete (special requirements for buried concrete shall include all pre-cast and in-situ concrete and mortars). Where appropriate refer to contamination reports for details of chemicals affecting choice of materials and other additional requirements.
17. All pre-cast and in-situ concrete and mortars used in the construction of foul drains and sewers shall be made from sulphate resisting cement.
18. Unless noted otherwise all pipework shall be 100mm diameter laid to a fall of 1 in 80 or steeper for surface water and 1 in 40 or steeper for foul water. Foul drains with one or more W.C. connected may be laid at 1 in 80 or steeper. Where appropriate road gully connections shall be 150mm dia at 1 in 150 or steeper.
19. Unless noted otherwise all private pipework shall be constructed from 'super strength' vitrified clay to BS 65, BS EN 295 or uPVC to BS EN 1201 bedded and backfilled as per the manufacturers recommendations and the above listed publications. NOTE: all pipework laid within adoptable highway or entering adoptable manholes must be laid in vitrified clay.
20. The Contractor's 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.
21. Exact location of gullies to be determined on site to suit low points. The Contractor shall ensure that all finished surface are laid to falls that are sufficient for all surface water to drain without ponding.
22. For the exact location of soil pipes, stubstacks, W.C.'s and other drainage connections refer to the large scale architectural building plans.
23. Rainwater downpipes that do not connect directly to an access point, shall be fitted with a rodding access.
24. All drainage channels to be by ACO or similar and to be of a type size and capacity suitable for their location.
25. Access fittings, inspection chambers and manholes shall be constructed to the dimensions shown in Tables 11 and 12 of 'The Building Regulations Approved Document H' and from the materials listed in Table 14. Access points, inspection chambers and manholes shall be constructed from products designed/rated for the location in which they are to be used. They shall be installed in accordance with the manufacturers/suppliers recommendations.
26. Prior to commencement of any works the existing drainage must be traced to ensure that no 'live' connections remain. Any such connections must be reported to the Contract Administrator, prior to diversion into the new drains.
27. Unless noted otherwise all drains and sewers to connect with soffits level. Chamber invert levels shown on this drawing are to outgoing pipe. Backdrop of private drains to adoptable manholes shall be to the approval of the water authority and only where indicated on the drawings, they must be external backdrops and ramped rather than vertical (refer to adoptable drainage construction details).

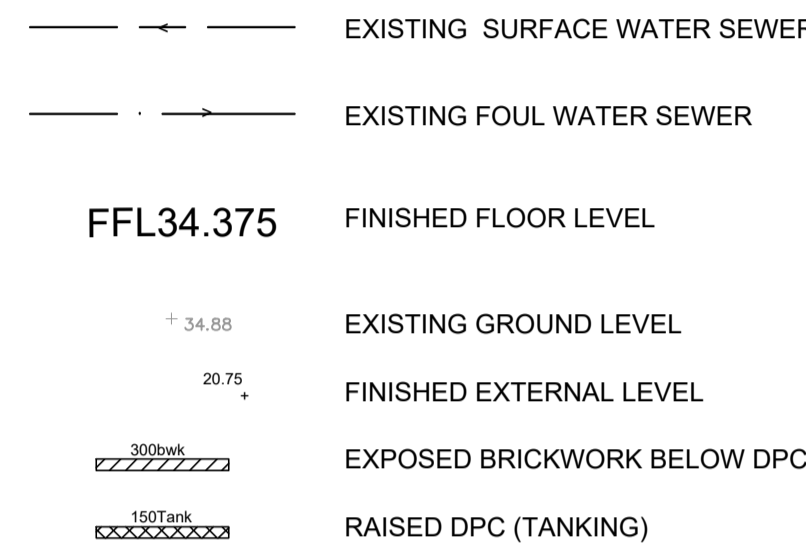
**PRIVATE DRAINAGE KEY**

Pipework other than that covered by the notes shall be identified thus:  
1500 1/125  
Shows approximate gradient eg. 1 in 125  
Shows internal diameter of pipe in mm

At manholes and inspection chambers:  
CL = Cover Level  
IL = Invert Level  
BD = Backdrop  
UIL = Upper Invert Level

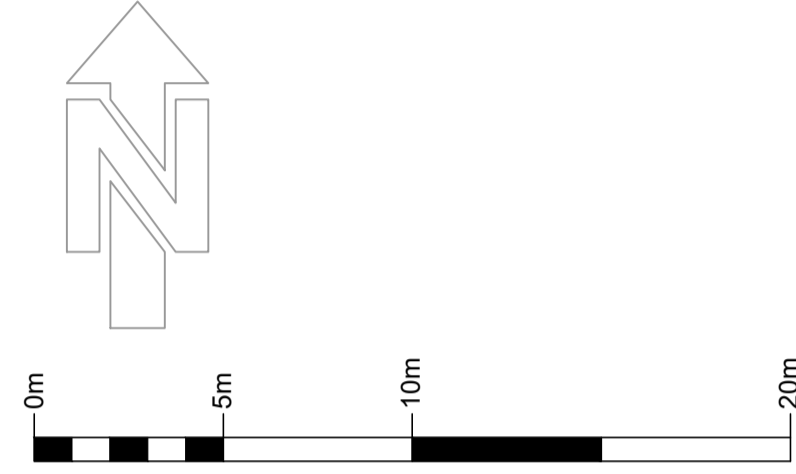


**LEGEND**



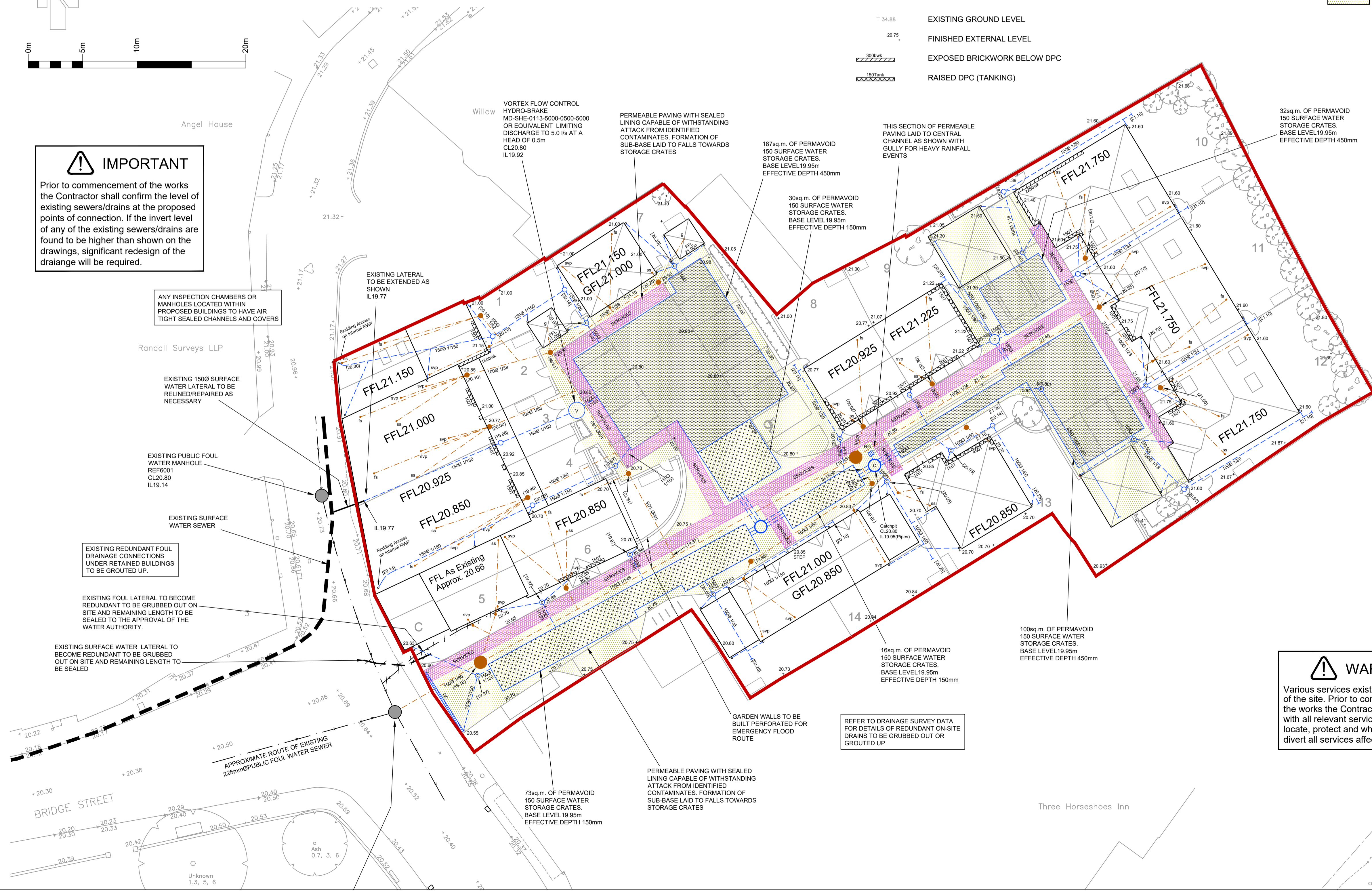
**NOTES**

1. DRAWING BASED ON TOPOGRAPHICAL SURVEY BY RANDALL SURVEYS LLP - DRAWING NUMBER 16449/0G/1, DATE JUNE 2021.
2. ALL LEVELS RELATE TO ORDNANCE DATUM. REFER TO SITE SURVEY FOR LOCATIONS AND VALUES OF GROUND CONTROL STATIONS.
3. PRIOR TO COMMENCEMENT OF ANY WORKS, THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO ENSURE THAT ALL EXISTING SERVICES THAT MAY BE AFFECTED BY THE WORKS ARE LOCATED, PROTECTED AND WHERE NECESSARY DIVERTED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENCES AND PRIOR APPROVAL OF THE HIGHWAY AUTHORITY BEFORE CARRYING OUT ANY WORKS WITHIN THE EXISTING PUBLIC HIGHWAY.
5. HIGHWAY BOUNDARY DETAILS TO BE CONFIRMED.
6. ALL PRECAST AND INSITU CONCRETE AND MORTAR USED IN THE CONSTRUCTION OF FOUL SEWERS/DRAINS MUST COMPLY WITH THE REQUIREMENTS OF BRE SPECIAL DIGEST 1, DESIGN SULPHATE CLASS DS-3 AND AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE CLASS AC-3 FOR ALL OTHER CONCRETE/MORTAR THE REQUIREMENTS FOR BURIED CONCRETE SHALL BE AS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION.
7. ANY PLANTING WITHIN 3m OF BELOW GROUND STORAGE CRATES TO BE SHALL BE PROVIDED WITH ROOT PROTECTION MEASURES TO PROTECT THE SuDS SYSTEM.



**IMPORTANT**

Prior to commencement of the works the Contractor shall confirm the level of existing sewers/drains at the proposed points of connection. If the invert level of any of the existing sewers/drains are found to be higher than shown on the drawings, significant redesign of the drainage will be required.



**DRAWING FOR APPROVAL NOT FOR CONSTRUCTION**

Rev.

A Updated to suit Housing Layout	22.01.24
B Service strips added, drainage revised to suit.	29.01.24
C Plots 8, 9 & 13 Revised.	21.02.24

**ROSE**

**CLIENT**  
Rosper Estates Limited

**PROJECT**  
Redevelopment of Former Chambers Bus Depot  
Off Church Square  
Bures St Mary, Suffolk

**DRAWING TITLE**  
Private Drainage and Finished Levels Layout

JOB NO.	J450
DATE	Nov 2022
SCALES	1:200
DRAWN BY	KWW
CHECKED BY	
DWG NO.	101
SHEET NO.	

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**WARNING**

Various services exist in the vicinity of the site. Prior to commencement of the works the Contractor shall liaise with all relevant service providers to locate, protect and where necessary divert all services affected by the works