

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY MAIN CONTRACTOR PRIOR TO COMMENCING EXCAVATION WORKS. ANY DISCREPANCY IS TO BE REPORTED BACK TO THE DESIGNER FOR INSTRUCTION.

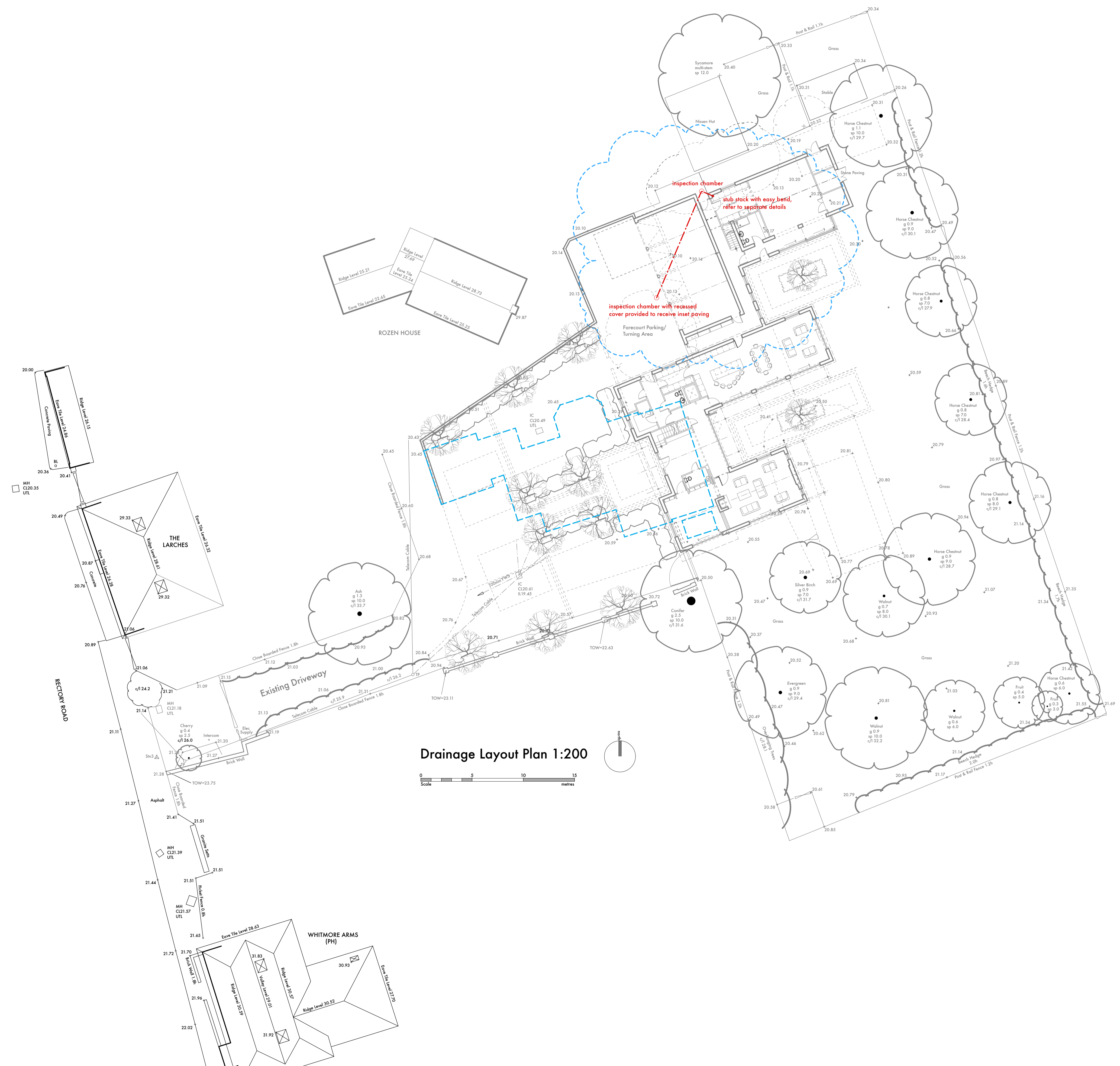
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- Notes
- All dimensions are in millimetres unless specified otherwise.
  - All adoptable drainage works shall conform to the requirements of Sewerage Sector Guidance Appendix C-Design and Construction Guidance v2.1.
  - Health and Safety:  
All specific drawing notes are to be read in conjunction with the project 'Information Pack and Site Rules'.
  - The contractor is to notify the contract administrator (C.A.) of any discrepancies between this drawing and site conditions before implementing the work. Details on this drawing are to be checked on site by the contractor and any discrepancies reported to the engineer so that adjustment may be made to the structural scheme if necessary.
  - The contractor is responsible for establishing and checking the setting out of all gridlines, levels and datums.
  - Any temporary works including needling, shoring, strutting and propping shall be the sole responsibility of the contractor.
  - Connection to Public Sewers are subject to S106 approval.
  - The contractor shall be responsible for the stability of the existing structures on site and must take all necessary precautions to safeguard the stability.
  - All demolition works shall be undertaken strictly in accordance with all party wall agreements.
  - Except for concretes having an equivalent compressive strength of less than 20N/mm<sup>2</sup>, sulphate-resisting Portland cement shall be used in all cases or consist of a special combination of cement complying with the relevant provisions of BS 12 and GGBS OR PFA unless the Developer can satisfy the Engineer that any attack from soils or groundwaters will adequately be resisted by the use of cement to BS 12.
  - For pre-cast concrete pipes or manholes complying with BS 5911 a minimum class 3 sulphate resisting cement shall be used by the Developer unless the Engineer can be satisfied that a lower class will resist attack from soils and groundwater.
  - Manhole Types A, B & C to be used within main carriageways. Access Chambers Type D, E may be used outside of carriageways and at the head of lateral connections to adoptable sewers.
  - Lateral Connections made as saddle connections to the main sewer must be made using preformed Junction pipes.
  - Adoptable drainage pipelines shall be either:  
a) Vitrified clayware to BS EN295.  
b) Concrete to BS5911 Class M.
  - All private drainage works to comply with current Building Regulations Part H and BS EN 752.
  - Workmanship on site shall accord with the principles of BS8000-14 "Workmanship on Building Sites. Code of Practice for Below Ground Drainage" and general good working practices.
  - Before commencing any sewer or drainage works, the Contractor's ground worker must satisfy themselves, Denton Homes and the Local Authority of actual levels and conditions of existing sewers.
  - Depth and location of existing services to be traced by the Contractor prior to commencing any drainage excavations.
  - Drainage pipelines to be laid under roads, parking bays and other trafficked areas shall be either:  
a) Vitrified clayware to BS EN295.  
b) Concrete to BS5911 Class M.  
c) Wavin Ultrarib Products to BS 4660
  - All drains that run under non trafficked areas, to be laid to the invert levels shown using flexibly jointed pipes, either UPVC to BS 4460 and BS 5481, vitrified clayware to BS EN 295 or Wavin Ultrarib Products to BS 4660.
  - Buried concrete shall be suitable for Class DS-1 and AC1 conditions in accordance with BRE Special Digest 1.
  - Precast concrete used in the construction of foul sewers and chambers to be Sulphate Resisting to Class 4 conditions.
  - Manholes/Inspection Chambers located within highways or vehicular areas accessible to commercial vehicles shall have a Grade D400 double triangular manhole cover complying with BS EN124 and have a min. clear opening of 600mm. Grade C250 covers may be used in non vehicular areas and all footways and verges. Chambers located under trafficked areas to have concrete surround.
  - Where private manholes and catchpits are constructed using precast concrete circular rings, they are to be constructed to BS 5911-200.
  - All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of car parks and drives etc., and to sufficient depth to allow for laying service company's mains and services.
  - On sites where the risk of 'landfill' gas migration has been identified, all drainage entries under buildings should be sealed with a clay tank, comprising 1.0m length of clean 'puddle' clay bed, surround and backfill to pipe trench.
  - Chambers are generally designed to not fall within private paved areas. However, where this is unavoidable, inset covers of suitable loading class should be used and infilled with the adjacent paving material. Covers must not be located directly outside doors.



Drainage Layout Plan 1:200



N.B. - layout details shall be read in conjunction with separate drainage construction details

## BUILDING REGULATION ISSUE

project	Proposed Replacement Dwelling - The Hollies, Rectory Road, Orsett, Essex	project no.	2221
drawing	Part Drainage Layout Plan	drawing no.	25
scale	1:200 @ A1	date	Nov. 2023
revision		revision	

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Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing.  
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