

Private Drainage

1. This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist documents provided.

2. All lateral connections for house drainage shall be 100mm unless stated otherwise and must extend a minimum of 500mm behind the back of the footpath.

3. All pipes to be vitrified clay or UPVC and shall be 100mmØ laid to a fall of 1:80 unless noted otherwise or indicated by size and invert levels. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.

4. Building drainage shall comply with BS 8301 1985, BS EN 752 and Building Regulations Part H. Inspection chambers located within garages to have double seal bolt down covers.

5. Gully top and manhole cover specification to be in accordance with BS EN 124 and located in accordance with the intended use and loading classification as described within groups 1-6;

6. This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.

7. Cover and invert levels are indicative and may vary on site. In any case the following minimum cover to depth of cover to the crown of pipes without protection shall be as follows:

- a. Domestic gardens and pathways without any possibility of vehicular access - 0.35m
- b. Domestic driveways, parking areas and yards with height restrictions to prevent entry by vehicles with a gross weight in excess of 7.5 tonnes - 0.5m
- c. Domestic driveways, parking areas and narrow streets without footways (e.g. Mews developments) with limited access for vehicles with a gross weight in excess of 7.5 tonnes - 0.9m
- d. Agricultural land and public open space - 0.9m
- e. Other highways and parking areas with unrestricted access to vehicles with a gross weight in excess of 7.5 tonnes - 1.2m

Note: any protection required where drainage does not comply with a-e above shall be as follows:-

a) Vitrified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'S' bedding) and a 13 mm thick compressible filler at each joint.

b) UPVC pipes - provide a concrete bridging (in addition to class 'S' bedding) in accordance with appendix A15, Building Regulations part H.

Note: in-situ concrete used in connection with a) and b) above shall be standard mix GEN3 in accordance with BS 5328.

7. Drainage runs should be laid at a minimum of 5.0 metres from the rear of properties where practicable to allow for future extensions

8. Where pipes pass under buildings, unless beam & block floors are used, they are to be surrounded in concrete.

9. All branch drains, or connections, are to discharge to the collectors obliquely, and in the direction of the main flow.

10. Finished Floor Levels (FFL's), assumed to be typically a minimum of 150mm above finished ground level outside, refer to architects drawing for details.

11. All new private shallow 225mm diameter surface water and foul inspection chambers and rodding eyes shown without cover levels (CL) shall be assumed to be at external ground level, and invert levels (IL) are to be typically between 450 and 600mm below CL, subject to the length of the internal house connections.

12. All low spots on handstanding areas to have double gullies.

13. Prior to topsoiling of rear gardens, the gardens should be reworked, rotavated or decompacted to a depth of 600mm. Once this is carried **NO PLANT to access these areas**, any further consolidation of subsoil to be reworked as necessary. Before reworking or rotavating the Contractor is to mark all drain runs in the area.

14. Pipe bedding to be Class 'S' Bedding (100mm granular bed and surround).

15. Excavations for manholes, pipe runs etc located within a 45 degree load distribution splay from any adjoining existing foundations, are to be adequately supported for the duration of the works and building drainage protected.

16. Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500 mm.

17. Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, the contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current Health & Safety Legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.

18. All existing drainage found on site during the works shall be investigated, its operational status confirmed, and the following applied:-

- a) Inoperative drainage shall be cut back and pipe runs filled with concrete grout.
- b) 'Live' drainage shall be temporarily re-routed to allow the new drainage to be constructed.

19. Where existing drainage is to be re-used including road, building and external drainage systems, the contractor shall ensure that all chambers and drainage runs are cleaned, de-silted and made good.

20. Covers to existing chambers to be re-used shall be replaced where necessary to suit proposed development loading class, see note 5. Chamber covers shall also be adjusted to suit final ground levels as necessary.

21. Where necessary, existing chambers shall be re-benched to suit new pipework arrangement.

22. For internal foul connecting to pre-formed inspection chambers, the highest flow rate discharge is to connect to the main channel to avoid accumulation of deposits. Refer to NHBC Technical Guidance 5.3/01 Drainage - Connections to pre-formed inspection chamber bases.

Foul Drainage Legend
(Dimensions are approx. internal sizes).

- Existing Southern Water public foul sewer
- Existing Southern Water public foul sewer to be diverted
- New Adoptable Foul water sewer and manhole
- New private foul drain.
- New private foul inspection chamber 225 mm dia polypropylene or vitrified clay up to 600 mm deep. Max pipe dia. 150mm
- New private foul inspection chamber 450 mm dia polypropylene up to 3000 mm deep. Max pipe dia. 150mm
- New adoptable foul water type 3 inspection chamber and vitrified clay lateral

Rainwater down pipes and internal foul down pipes are shown indicatively only. The contractor shall refer to architects drawings for actual locations, external drainage runs may require relocating to suit.

Surface Water Drainage Legend
(Dimensions are approx. internal sizes).

- Existing Southern Water public storm water sewer
- Existing Southern Water public storm water sewer to be removed
- New adoptable surface water sewer
- New adoptable surface water manhole.
- New private surface water inspection chamber 225 mm dia polypropylene or vitrified clay up to 600 mm deep. Max pipe dia. 150mm
- New private surface water inspection chamber 450 mm dia polypropylene up to 3000 mm deep. Max pipe dia. 150mm
- New private yard gully / road gully.
- New private channel drain.
- New private rodding eye.
- New indicative private rain water pipe
- New adoptable surface water type 3 inspection chamber and vitrified clay lateral
- Tree Root Protection Area, Refer to Tree Survey & Constraint Plan by Bernie Harverson & Tree Report by ACD Environmental.
- New private deep trapped road gully in shared parking courts
- New french drain to connect to the nearest bed and surround granular material.

Notes:-

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Health and Safety Note:

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.



Context Plan
NTS

Rev.	Date	Amendment	By	Chk.
E	08.10.19	Additional drainage connections from off-site Helmsley House development added east of Plot 1 at Bellway Homes request. Drawing viewpoint adjusted to show route.	AK	KT
D	07.06.19	Drainage levels updated to suit updated garden levels in plots south of Road 1.	KM	KT
C	11.02.19	Boundary levels and retaining structures between phase 1 and Phase 2 revised following phase2 revised external levels	IS	AM
B	21.01.19	Phase 1 revised to suit client comments	IS	AM
A	09.10.18	Status revised to construction. Drainage updated.	CT	KM
Status				
Construction				



john newton & partners
jnpgroup
Consulting Engineers
www.jnpgroup.co.uk
Chesham • Brighouse • Hartlepool • Leamington Spa • Sheffield
Tel: 01926 889955 E-mail: leamingtonspa@jnpgroup.co.uk

Client	Bellway Homes		
Job	Bartons Road Havant, Hampshire		
Title	Phase 1 Private Drainage Layout Sheet 1 of 3		
Scale	1:200	@ A1	Date July 2018
Drawn by	CT	Checked by	KM
		Approved by	KM
Drawing No.	C85850-D164		
Rev.	E		



Appendix D - Architect Proposals