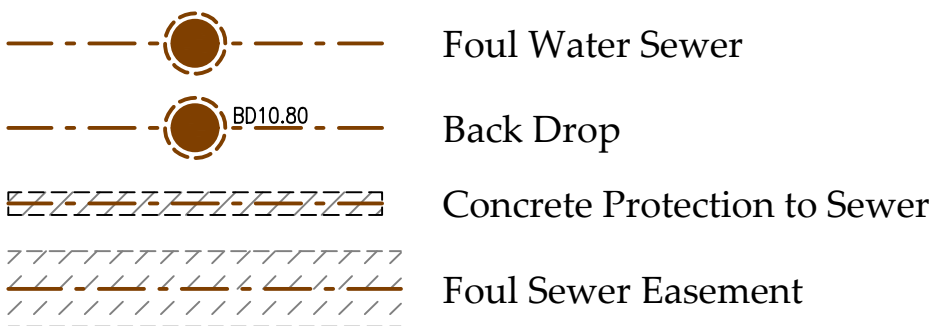
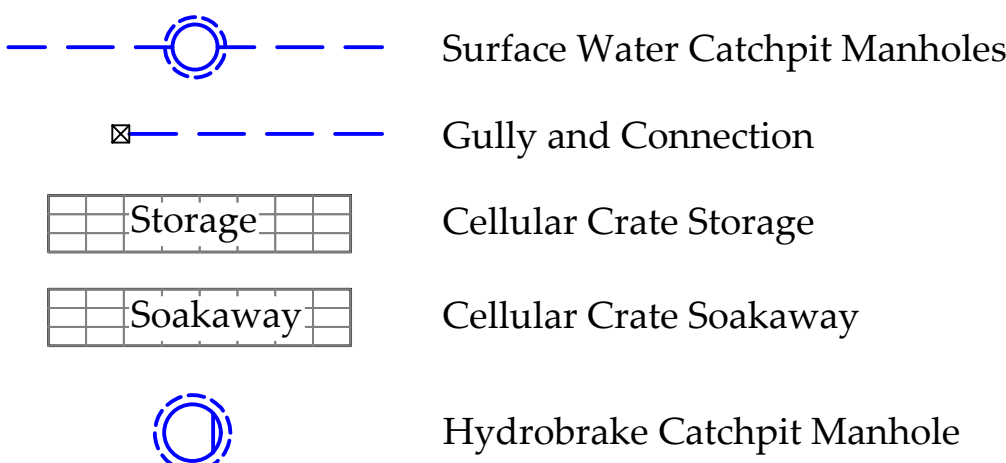


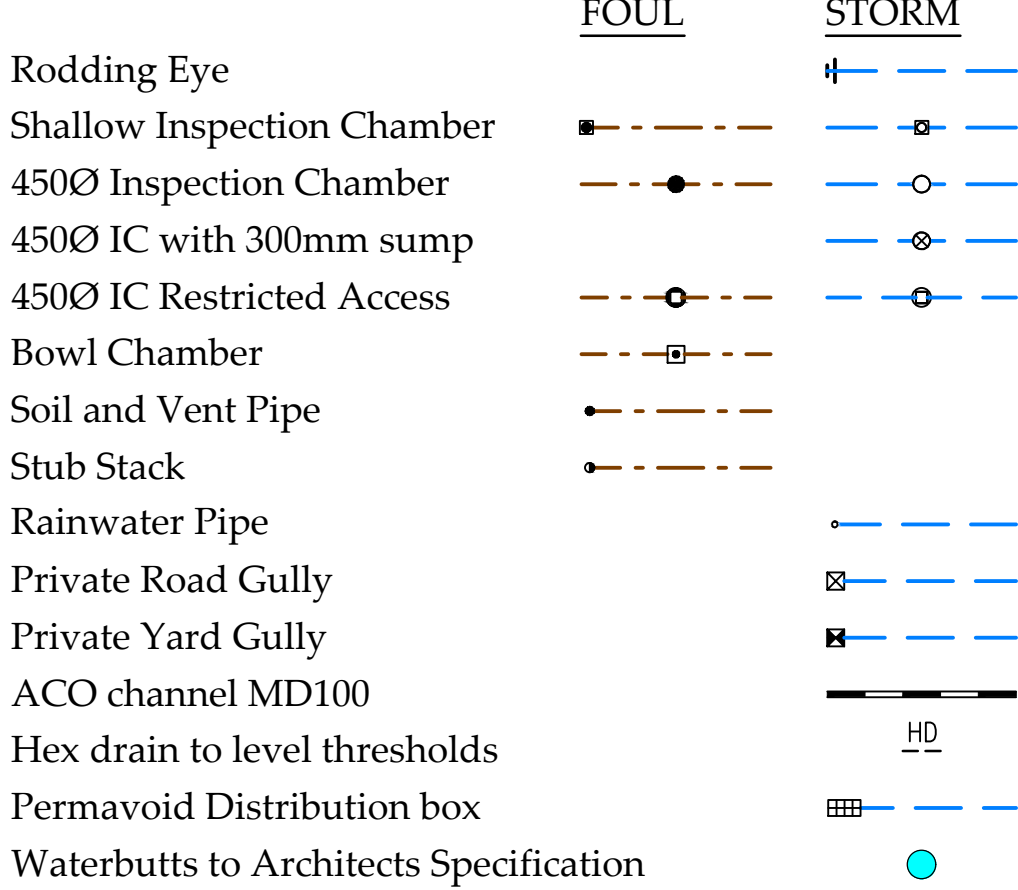
Adoptable Drainage Key



Main Drainage - Private



Private Drainage Key



ADOPTABLE DRAINAGE NOTES

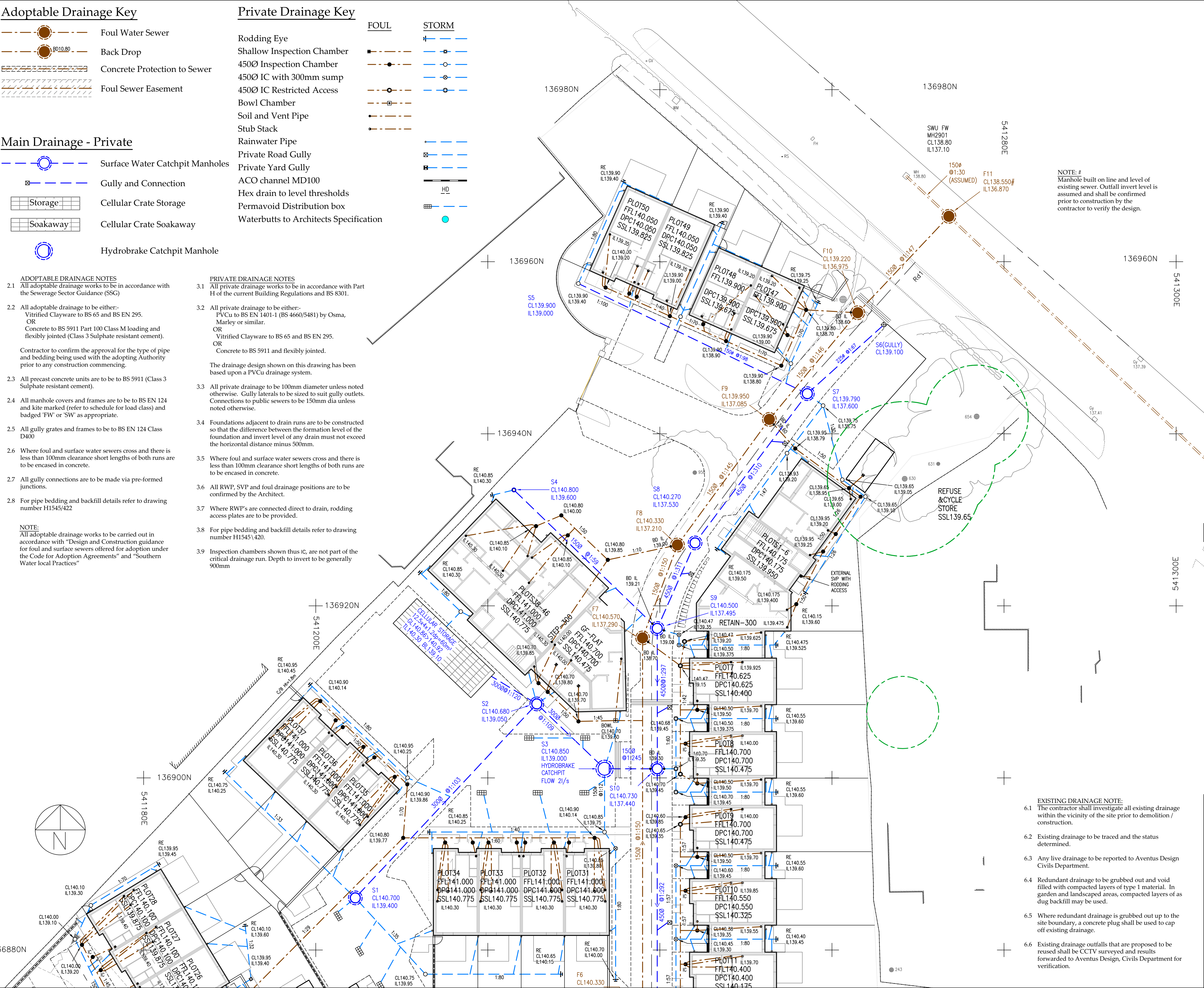
- All adoptable drainage works to be in accordance with the Sewerage Sector Guidance (SSG)
- All adoptable drainage to be either:-
Vitrified Clayware to BS 65 and BS EN 295.
OR
Concrete to BS 5911 Part 100 Class M loading and flexibly jointed (Class 3 Sulphate resistant cement).
Contractor to confirm the approval for the type of pipe and bedding being used with the adopting Authority prior to any construction commencing.
- All precast concrete units are to be to BS 5911 (Class 3 Sulphate resistant cement).
- All manhole covers and frames are to be to BS EN 124 and kite marked (refer to schedule for load class) and badged 'FW' or 'SW' as appropriate.
- All gully grates and frames to be to BS EN 124 Class D400
- Where foul and surface water sewers cross and there is less than 100mm clearance short lengths of both runs are to be encased in concrete.
- All gully connections are to be made via pre-formed junctions.
- For pipe bedding and backfill details refer to drawing number H1545/422

NOTE:

All adoptable drainage works to be carried out in accordance with "Design and Construction guidance for foul and surface sewers offered for adoption under the Code for Adoption Agreements" and "Southern Water local Practices"

PRIVATE DRAINAGE NOTES

- All private drainage works to be in accordance with Part H of the current Building Regulations and BS 8301.
- All private drainage to be either:-
PVCu to BS EN 1401-1 (BS 4660/5481) by Osma, Marley or similar.
OR
Vitrified Clayware to BS 65 and BS EN 295.
OR
Concrete to BS 5911 and flexibly jointed.
The drainage design shown on this drawing has been based upon a PVCu drainage system.
- All private drainage to be 100mm diameter unless noted otherwise. Gully laterals to be sized to suit gully outlets. Connections to public sewers to be 150mm dia unless noted otherwise.
- Foundations adjacent to drain runs are to be constructed so that the difference between the formation level of the foundation and invert level of any drain must not exceed the horizontal distance minus 500mm.
- Where foul and surface water sewers cross and there is less than 100mm clearance short lengths of both runs are to be encased in concrete.
- All RWP, SVP and foul drainage positions are to be confirmed by the Architect.
- Where RWP's are connected direct to drain, rodding access plates are to be provided.
- For pipe bedding and backfill details refer to drawing number H1545/420.
- Inspection chambers shown thus IC, are not part of the critical drainage run. Depth to invert to be generally 900mm



NOTE: #
Manhole built on line and level of existing sewer. Outfall invert level is assumed and shall be confirmed prior to construction by the contractor to verify the design.

EXISTING DRAINAGE NOTE:

- The contractor shall investigate all existing drainage within the vicinity of the site prior to demolition / construction.
- Existing drainage to be traced and the status determined.
- Any live drainage to be reported to Aventus Design Civils Department.
- Redundant drainage to be grubbed out and void filled with compacted layers of type 1 material. In garden and landscaped areas, compacted layers of as dug backfill may be used.
- Where redundant drainage is grubbed out up to the site boundary, a concrete plug shall be used to cap off existing drainage.
- Existing drainage outfalls that are proposed to be reused shall be CCTV surveyed and results forwarded to Aventus Design, Civils Department for verification.

Notes:

- Do not scale from this drawing.
- All dimensions are in m unless otherwise specified.
- In case of any discrepancies in drawings or details refer to engineer for clarification. Unilateral decisions by the contractor will not be accepted.
- This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
- The Contractor is to ensure that all design drawings and information are read concurrently and any discrepancies or omissions reported directly to Aventus Design.
- This drawing is based upon the survey by CD Surveys Ltd, reference AG/1710036/1, 2 & 3 REV B, dated March 2018 provided in digital format.
- Levels are based on an OS GNSS Datum OSGB36.
- The grid co-ordinates are based on an OS GNSS System.
- The Contractor must check the levels of all existing drainage outfalls prior to construction of any drainage, unless otherwise agreed, to ensure the proposed design may be achieved. Any discrepancies must be reported immediately to Aventus Design.
- Sulphates have been determined as class 1 (DS-1) for design purposes in accordance with BRE Special Digest 1 (2001). Buried Concrete to be in accordance with ACCEC Site Class AC-1.
- All external building dimensions are to be checked against the Architects drawings prior to any construction commencing.
- All adoptable highway works to be in accordance with the Local Authorities Specifications.
- All adoptable drainage works to be in accordance with the Water Authorities standard guidelines for connections etc.
- Formation to road/hardstanding to be proof rolled and any soft spots in subgrade of road/Hardstanding areas are to be excavated and replaced with well compacted sub-base or free draining granular material to Department of Transport Specification for Highway Works Part 2' Table 6/1 Class 1 (General Granular Fill) and compacted in accordance with Table 6/4.

CDM REGULATIONS 2015

Aventus Design have considered and where reasonably practicable avoided foreseeable risks in the preparation of the design shown on this and related drawings. Significant risks which remain and associated control measures are identified in the Risk Register and should be given particular attention by the main contractor on site.

RISKS RELATING TO THIS DRAWING:

RISK NUMBERS 7 - 11 on Risk Register

NOTE: The Risk Register records only those elements considered unusual, difficult to manage or outside the anticipated expertise of a competent contractor.

Drawing Status	PRELIMINARY ISSUE	
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C	17.07.26	RPZ's added.	CU	SU
B	09.07.26	SW Drainage redesigned.	CU	SU
A	12.06.26	Main and private drainage combined.	CU	SU
REV.	DATE	DESCRIPTION	CHK	APP

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Aventus DESIGN
Civil & Structural Engineers

Client: Antler Homes

Site: Wealden House, Lewes Road,
Ashurst Wood, West Sussex,
RH19 3TB

Title: Site Layout & Drainage 1 of 2

Drawing no. H1545 - 403

Issue: C	Scale: 1:200 @ A1	Checked: JPP	Date: Dec '25
Dwn: C.U.	Date: Oct '25	Approve: SU	Date: Dec '25

ORIGINAL SIZE - A1
150mm
100mm
50mm
250mm
150mm
100mm
50mm
250mm