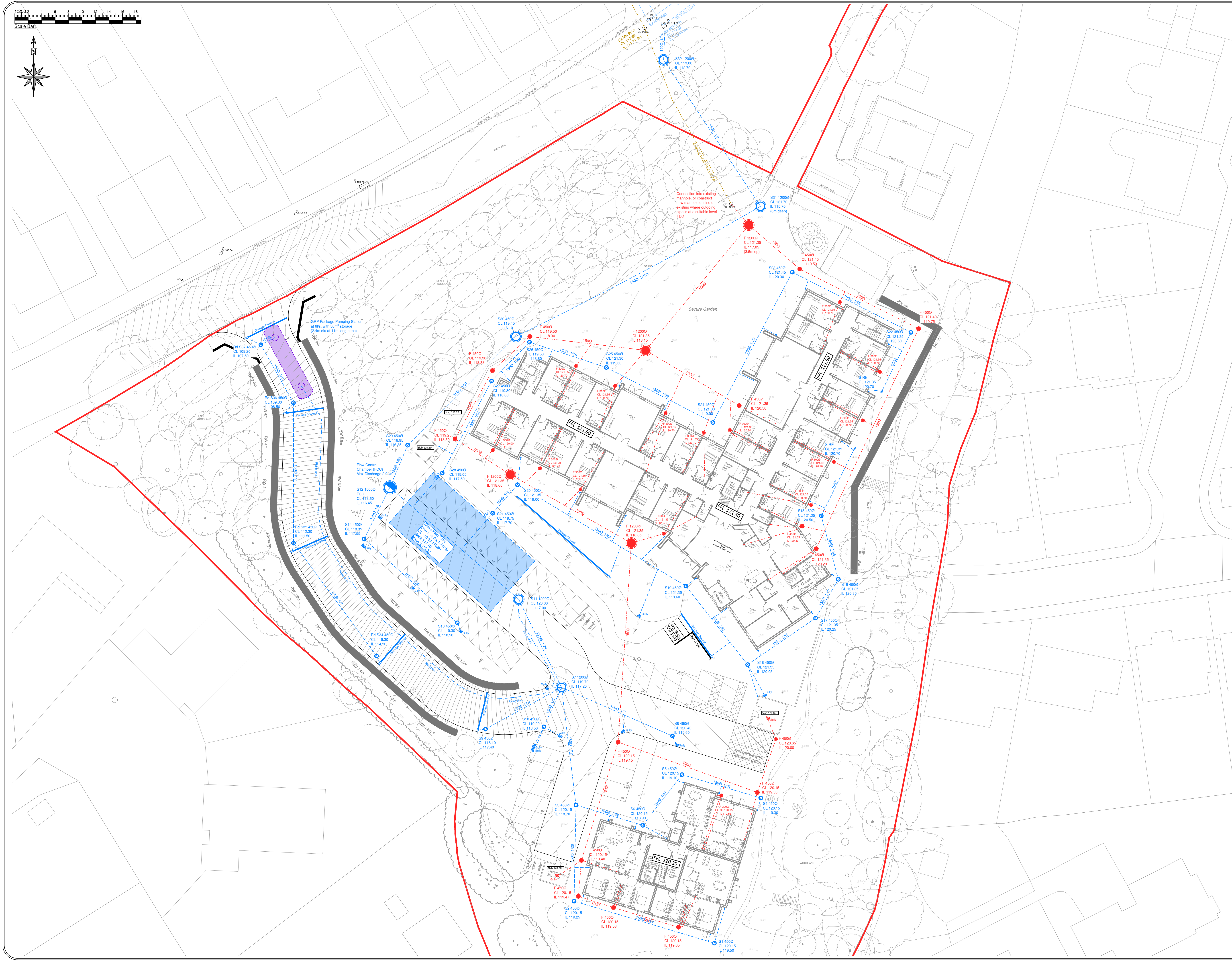




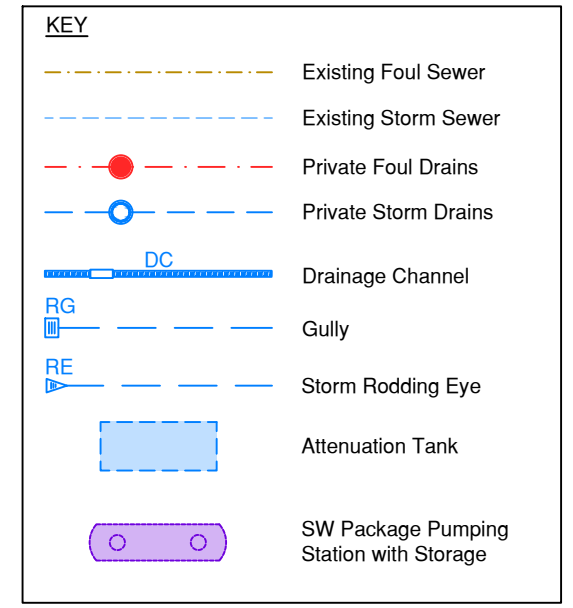
- DRAINAGE NOTES:**
1. Drainage works to start at the outfall connection and work upstream. Any discrepancies of existing invert levels to be reported immediately as this may alter the design.
 2. The Contractor shall be responsible for checking all tie-ins for line and level with existing foul and surface water systems before commencing any works.
 3. All drainage work is to be strictly in accordance with the requirements of the Building Regulations, Approved Document Part H, "Drainage and waste disposal".
 4. Temporary protection to be provided to drainage work during construction as necessary.
 5. Prior to commencing work on the drainage, all existing drains, sewers manholes and outfalls to remain shall be located, identified and a CCTV condition survey carried out. Where necessary, protection to the existing drainage infrastructure shall be provided.
 6. All existing sewers and manholes abandoned due to the proposed works are to be either removed, and suitably backfilled or grouted up.
 7. All concrete is to be in accordance with BS EN 206-1, BS 8500 and the recommendations of BRE Special Digest (Concrete in Aggressive Ground).
 - Unless specified otherwise, in situ concrete shall be designated min C35 (Grade C35), or an equivalent mix subject to the approval of the Engineer.
 - The following types of pipe may be used unless noted or agreed otherwise:
 - Pipes up to 300mm diameter to be Structured Wall to BS EN 13476, Polypropylene to BS EN 14620, PVC-U to BS EN 4101 or Vitrified Clay to BS EN 295.
 8. Both Clay and Concrete pipes shall be strength class 120 (100/150mm min crushing strength 28kN/m). Thermoplastic pipes shall have a minimum ring stiffness of SN4.
 9. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25. Diagrams 7 and 8 are of particular relevance and shall be complied with.
 10. All pipes, chambers and fittings shall be installed bedded and backfilled in accordance with the manufacturers instructions subject to the following minimum requirements table.

Location	Cover to crown	Building Clay/Concrete Pipe	Building Plastic Pipe	Backfill
Roads (HGV)	>1.2m	Class S (Concrete)	Class S (Stor2) Class X (Concrete)	Type 1 Granular
Drives / car parking	>0.6m	Class S (Concrete)	Class S (Stor2) Class X (Concrete)	Type 1 Granular
Hard and soft Landscaping	>0.6m	Class S (Concrete)	Class S (Stor2) Class X (Concrete)	Suitable as drag material

11. Pipes Penetrating Walls.

An opening is to be formed through walls to give pipes at least 50mm clearance all round. Blockwork over shall be supported by a lintel. Opening to be masked each side with rigid sheet material. Pipes embedded in walls shall have joints formed within 150mm of either wall face. Adjacent rocker pipes of max 600mm length with flexible joints shall continue the pipework.
12. All pipes beneath buildings to be BBS in concrete. Where cover is less than 300mm the concrete is to be cast integrally with the floor slab.
13. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
14. Ventilation shall be provided at the head of the foul drainage runs.
15. The first flexible joint in pipes adjoining a manhole shall be a maximum length of 600mm from the inside face of the manhole, connecting to a rocker pipe. The length of the rocker pipes shall be as follows:

Pipe Dia	Length of Rocker Pipe
150-600mm	600mm
16. All manholes and inspection chambers situated in areas subject to vehicular loading to have class D400 covers and frames to BS EN124 and those not subject to vehicular loading may have class B125 covers and frames.
17. Manholes located within block paved areas to have 150mm deep cover frames and bedded suitable for the size of blocks in use. The concrete haunching is NOT to be broken out to allow for block paving installation.
18. Drainage frames must be laid to manhole risers by use of manufacturers tie (ie Polypropyl FRP200 using XL and FRP200 black ties). The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
19. Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
20. Road gullies shall be trapped 4500 x 900mm deep with Class D 400 frame and grating to BS EN 124.
21. All manholes, pipe trenches etc. to be backfilled with imported granular fill to Class GF1-GF5 (Capping material) to (SHW) Table 6/1 & compacted in accordance with Table 6/4.
22. All pipelines shall be tested both before and after backfilling, using either air test or water test, in accordance with BS EN 1610.



A	Foul outfall amended to utilise existing	DM	07.07.26
REV	DESCRIPTION	BY	DATE

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CONSULTING ENGINEERS
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CLIENT
DC Constructiton Ltd

PROJECT
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East Grinstead, RH19 4DL**

PHASE
Construciton

DRAWN BY
DMcC

DATE
05.06.2026

CHECKED BY

DATE

SCALE
1:250 @ A1

DRAWING
Drainage Layout

DWG No
CS260406-102

REV
A