

1. GENERAL

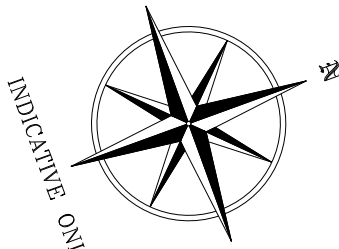
- A. This drawing is not to be scaled, work to figured dimensions only, confirmed on site.
- B. This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.
- C. Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.
- D. The contractor is responsible for all temporary works and for the stability of the works in progress.

2. BELOW GROUND DRAINAGE

- A. All foul and storm water drains which are not to be adopted as public sewers under a Section 104 Agreement must be constructed in accordance with Building Regulations Approved Document H, BS EN 752:2017 and, where appropriate, the relevant agreement certificates.
- B. All adoptable drainage (manholes, sewers, gullies, gully connections, and other sewerage structures) intended to convey foul water and surface water are to be constructed in accordance with Water UK's 'Sewerage Sector Guidance' (SSG) and the relevant Council Design Guide.
- C. Plastic pipes and fittings shall be of unplasticised polyvinyl chloride (PVC-U) complying with the requirements of BS EN 1401-1:2019 +A1:2023.
- D. Concrete pipes shall be spun by a centrifugal process or be vertically pressed. Concrete pipes shall comply with the requirements of, and be tested in accordance with, BS 5911-1:2021 and BS EN 1916:2002.
- E. Vitrified Clay pipes, fittings, joints, adaptors and couplings shall comply with the requirements of BS EN 295-1:2013 and BS EN 295-4:2013.
- F. All private foul water drains are to be laid at minimum gradient of 1 in 40 at the head of pipe runs, and minimum 1 in 80 elsewhere, unless otherwise stated on the drawing. Use chamber main channel invert levels to set gradient. Incoming branch invert level is typically 50mm above main channel.
- G. All private foul water drains are 100mm diameter, unless otherwise stated on the drawing.
- H. All private surface water drains are to be laid at minimum gradient of 1 in 80 unless otherwise stated on the drawing. Use chamber main channel invert levels to set gradient. Incoming branch invert level is typically 50mm above main channel.
- I. All private surface water drains are 150mm unless otherwise stated on the drawing.
- J. Allow for rodding access above ground where rainwater downpipes do not have a direct connection to an inspection chamber.
- K. Plastic Inspection Chambers shall comply with the requirements of BS EN 13598-1:2020.
- L. Precast concrete manhole units shall comply with the requirements of BS 5911-3:2022 and BS EN 1917:2002. Manhole cover slabs situated under carriageways shall be heavy duty and those situated elsewhere shall be light duty. The relevant absorption tests required shall be carried out on a sample of those rings and slabs used unless a certificate of testing is supplied by the manufacturer.
- M. Manhole covers and frames are to be a minimum of: Class B125 in non-trafficked areas, footways and verges. Class D400 in trafficked areas and highways. Class E600 and F300 manhole covers to be used for heavy duty applications such as docks, airports and industrial areas.
- N. Manhole covers and frames to be bedded and haunched externally in mortar.
- O. All concrete used in drainage works is to comply with BRE Special Digest 1 (SD1:2005 - 3rd Edition) for Class 2 sulphate conditions.
- P. Any existing drain or sewer being re-used is to be surveyed and levelled prior to commencement of the drainage works, and refurbished if necessary.
- Q. Connections to an adopted sewer are only to be made after receiving approval, from the relevant Sewerage Undertaker, of a sewer connection application (Section 106 - Water Industry Act 1991).
- R. All drains, sewers and manholes are to be cleaned and tested for water tightness on completion of construction.
- S. Any above ground drainage is shown indicatively and must be confirmed by a suitably qualified third party.

LEGEND

	PROPOSED SURFACE WATER DRAIN
	PROPOSED FOUL WATER DRAIN
	EXISTING FOUL WATER DRAIN
	PROPOSED CONCRETE MANHOLE
	PROPOSED PLASTIC INSPECTION CHAMBER (PPIC)
	HIGHWAY GULLY
	PROPOSED OUTFALL
	POSITIVELY DRAINED IMPERMEABLE AREA
	SITE BOUNDARY
	OWNERSHIP BOUNDARY



0 2m 4m 6m 8m 10m

COVER LEVELS REVISED	JAS	TRB	15.01.26	P4
POND AND FLOW RATES REVISED	TRB	AK	08.12.25	P3
SITE BOUNDARIES REVISED	JAS	TRB	06.11.25	P2
FIRST ISSUE	JAS	TRB	31.10.25	P1
Description	By	Appld. Date	Rev.	

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Title	DRAINAGE LAYOUT
Project	PLOT A, WOODSIDE GRANGE, HASSOCKS BN6 8EX
Client	TONY LOCK

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CONSULTING CIVIL AND STRUCTURAL ENGINEERS	

Drawing No.	16920-HOP-ZZ-XX-DR-C-0500	Status	S0
Rev.			P4

