

APPENDIX C – AS BUILT DRAWINGS

SL08556-HBPW-00-ZZ-D-C-05000_C03

SL08556-HBPW-00-ZZ-D-C-05001_C02

SL08556-HBPW-00-ZZ-D-C-05002_C02

SL08556-HBPW-00-ZZ-D-C-05003_C02

SL08556-HBPW-00-ZZ-D-C-05004_C03

SL08556-HBPW-00-ZZ-D-C-05005_C02

SL08556-HBPW-00-ZZ-D-C-05006_C02

SL08556-HBPW-00-ZZ-D-C-06000_C01

KEY

— SW — SW — SW —

Proposed 'clean' surface water drainage

— SW — SW — SW —

Proposed 'dirty' surface water drainage

— SW — SW — SW —

Proposed perforated surface water drainage

— SW — SW — SW —

Existing surface water drainage

— FW — FW — FW —

Proposed foul water drainage

— FW — FW — FW —

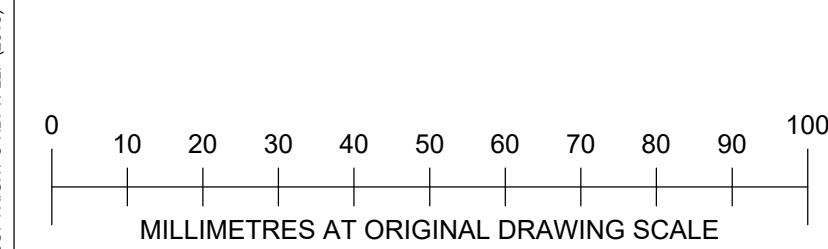
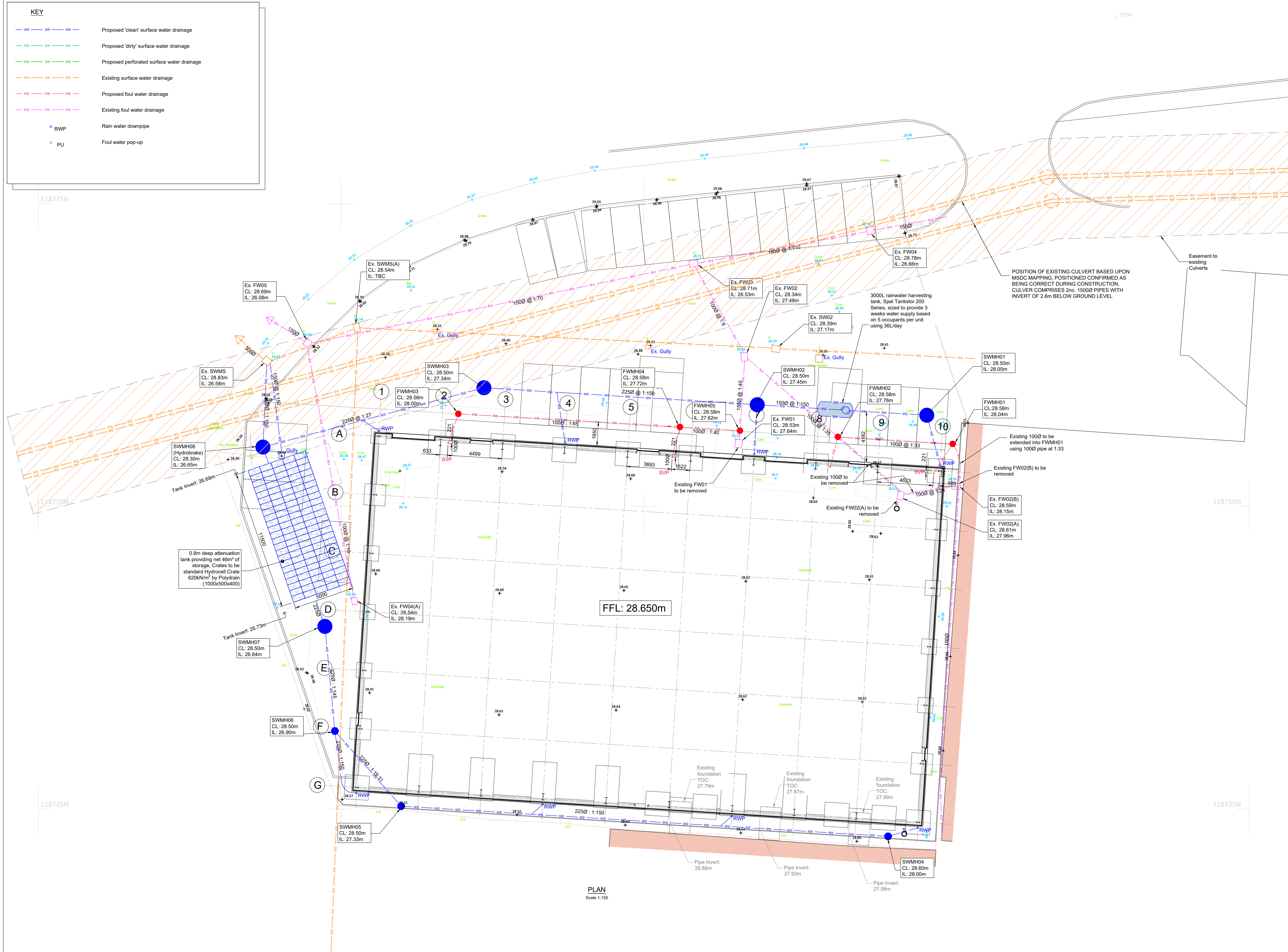
Existing foul water drainage

○ RWP

Rain water downpipe

○ PU

Foul water pop-up



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 - All rainwater downpipes to be fitted with a rodding facility located above ground level.

DRAINAGE STRATEGY SUMMARY

Existing Discharge Rates

- Rainfall = FEH22
- Climate Change = 0
- CV = 1
- 2 Year = 50.9 L/s
- 30 Year = 126.7 L/s
- 100 Year = 154.5 L/s

Proposed Discharge Rates

- Rainfall = FEH22
- Climate Change = 45%
- CV = 1
- 2 Year = 40.7 L/s
- 30 Year = 99.9 L/s
- 100 Year = 123.4 L/s

a proposed betterment of 20% has been made on the existing discharge rates across all storm events for the development.

AS BUILT

C4	DRAWING UPDATED	NH	EP	EP	23.04.26
C3	AS BUILT ISSUE	NH	EP	EP	12.03.26
C2	ATTENUATION CRATE SIZE CHANGED AND SWMH08 OUT PIPE DIAMETER CHANGED	NH	EP	EP	14.11.25
C1	CONSTRUCTION ISSUE	NH	EP	EP	01.10.25
P3	DIAMETER OF SWMH08 AND INVERT LEVEL OF SWMH04 CHANGED	NH	EP	EP	30.09.25
P2	FW POP UPS ALTERED	NH	EP	EP	15.09.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW

CONSULTING ENGINEERS

43 BRIDGEGATE

RETFORD

NOTTINGHAMSHIRE

DN22 7UX

TEL: (01777) 869896

www.hbpw.co.uk

NATIONWIDE ENGINEERING

HBPW PROJECT NUMBER:
SL08556

PROJECT:
UNIT A, CONSORT WAY
BURGESS HILL

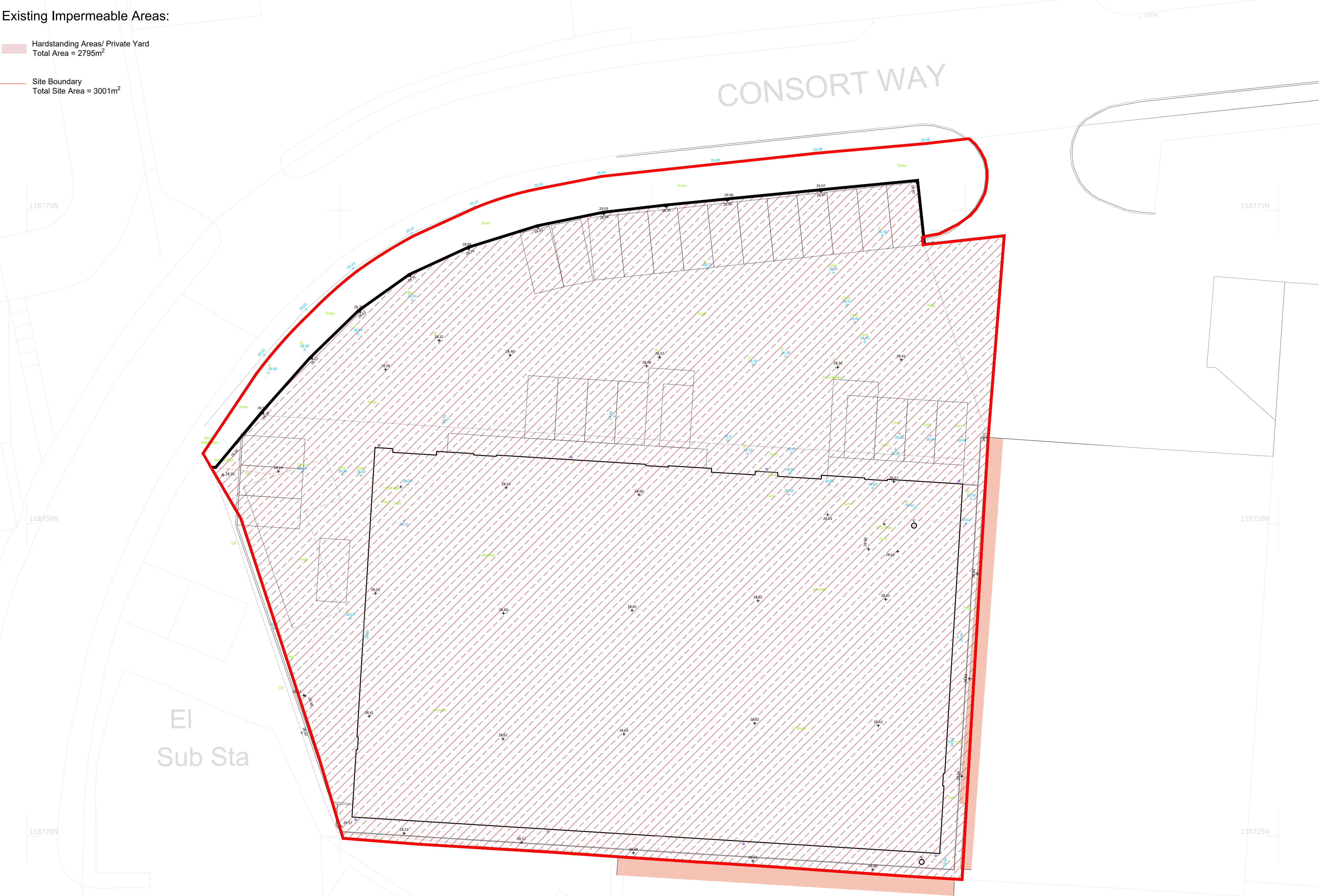
DRAINAGE LAYOUT

PROJECT ENGINEER: E. PARRY		DRAWN: E. PARRY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C04
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05000				

Existing Impermeable Areas:

Hardstanding Areas/ Private Yard
Total Area = 2795m²

Site Boundary
Total Site Area = 3001m²



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a proposed betterment of 20% has been made on the existing discharge rates accross all storm events for the development.

AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	16.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW
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CLIENT:

NATIONWIDE
ENGINEERING

HBPW PROJECT NUMBER:
SL08556

PROJECT:

UNIT A, CONSORT WAY
BURGESS HILL

DRAWING:

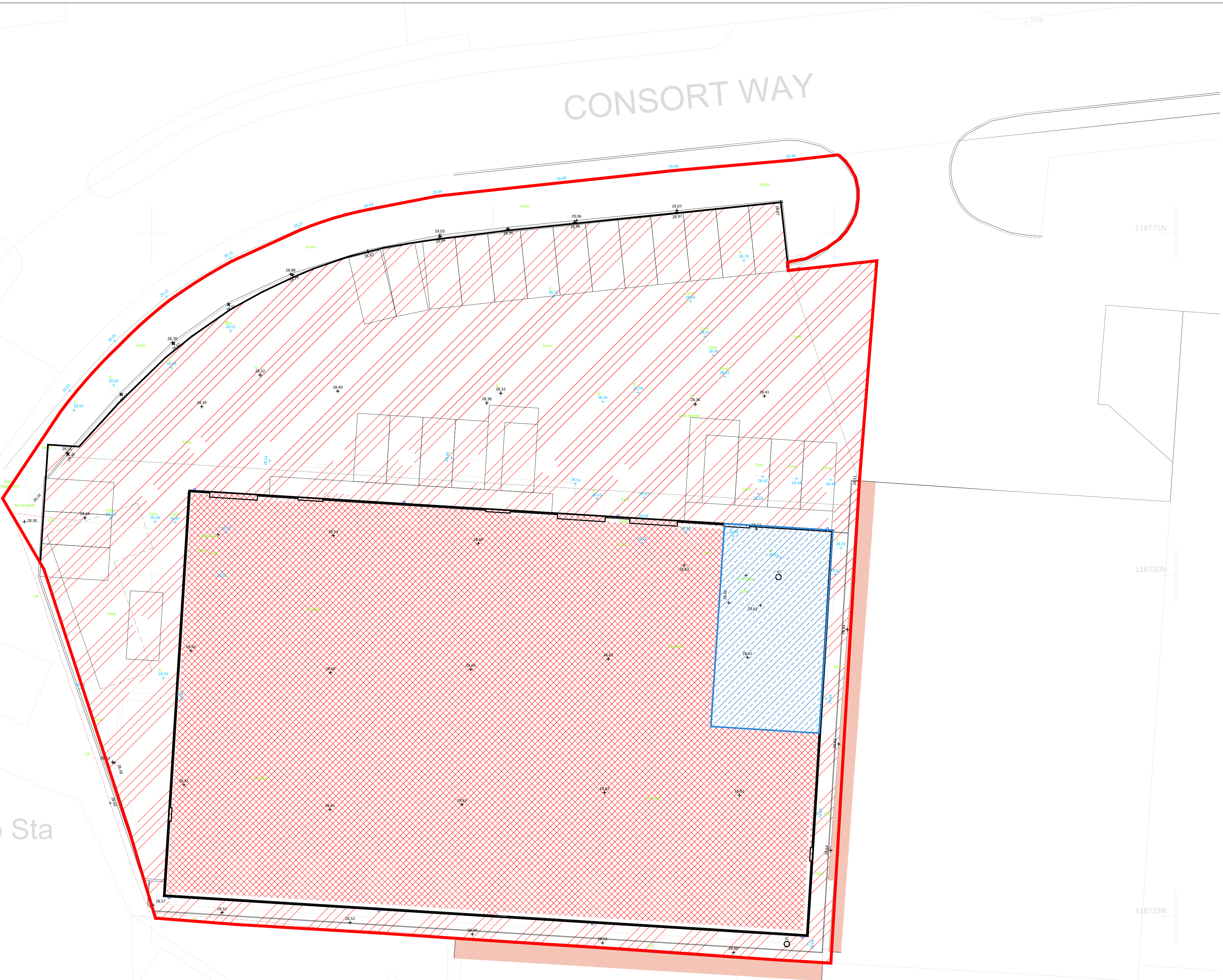
Existing Impermeable Areas Plan

PROJECT ENGINEER: E. PARRY		DRAWN: N. HARDY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 16.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C02

DOCUMENT REFERENCE NUMBER:
SL08556-HBPW-00-ZZ-D-C-05001

Proposed Impermeable Areas:

- Site Boundary
Total Site Area = 3001m²
- Hardstanding Areas/ Private Yard
Total Area = 1367m²
- Building Roof Area (not for rainwater harvesting)
Total Area = 1288m²
- Building Roof Area Used for Rain Water Harvesting
Total Area = 119m²
- Total Impermeable Area = 2774m²



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Drainage Strategy Summary

- Existing Discharge Rates
- Rainfall = FEH22
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Revision Table

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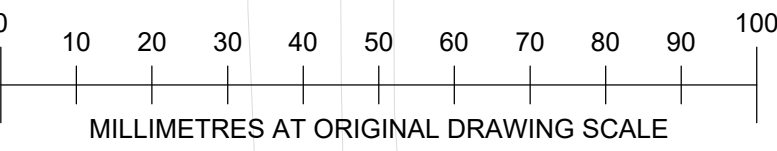
HBPW PROJECT NUMBER: **SL08556**

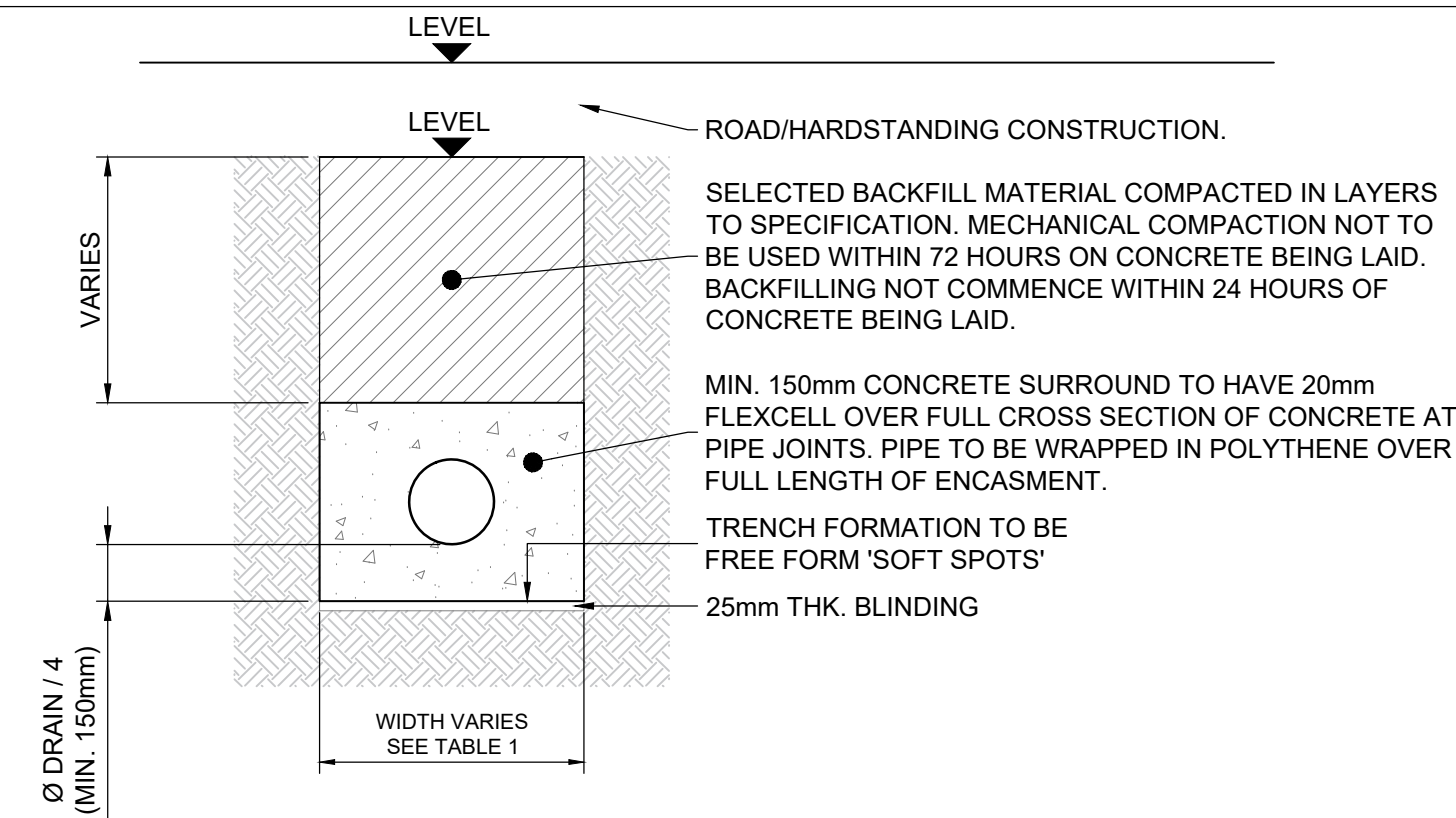
PROJECT: **UNIT A, CONSORT WAY**
BURGESS HILL

DRAWING: **Proposed Impermeable Areas Plan**

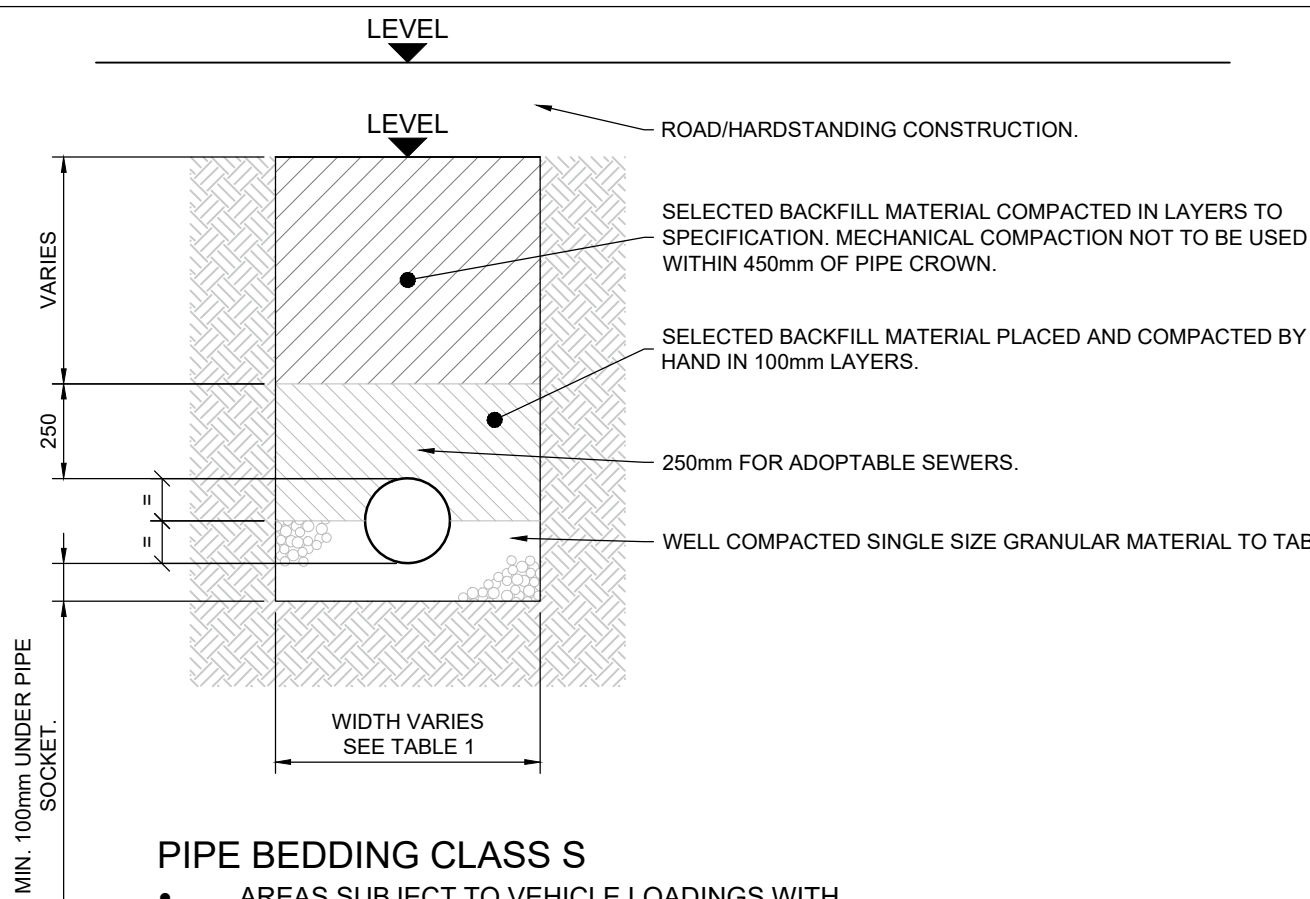
PROJECT ENGINEER: E. PARRY		DRAWN: N. HARDY		
CHECKED: P. MONAGHAN		APPROVED: E. PARRY		
DATE: 16.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C02

DOCUMENT REFERENCE NUMBER: **SL08556-HBPW-00-ZZ-D-C-05002**





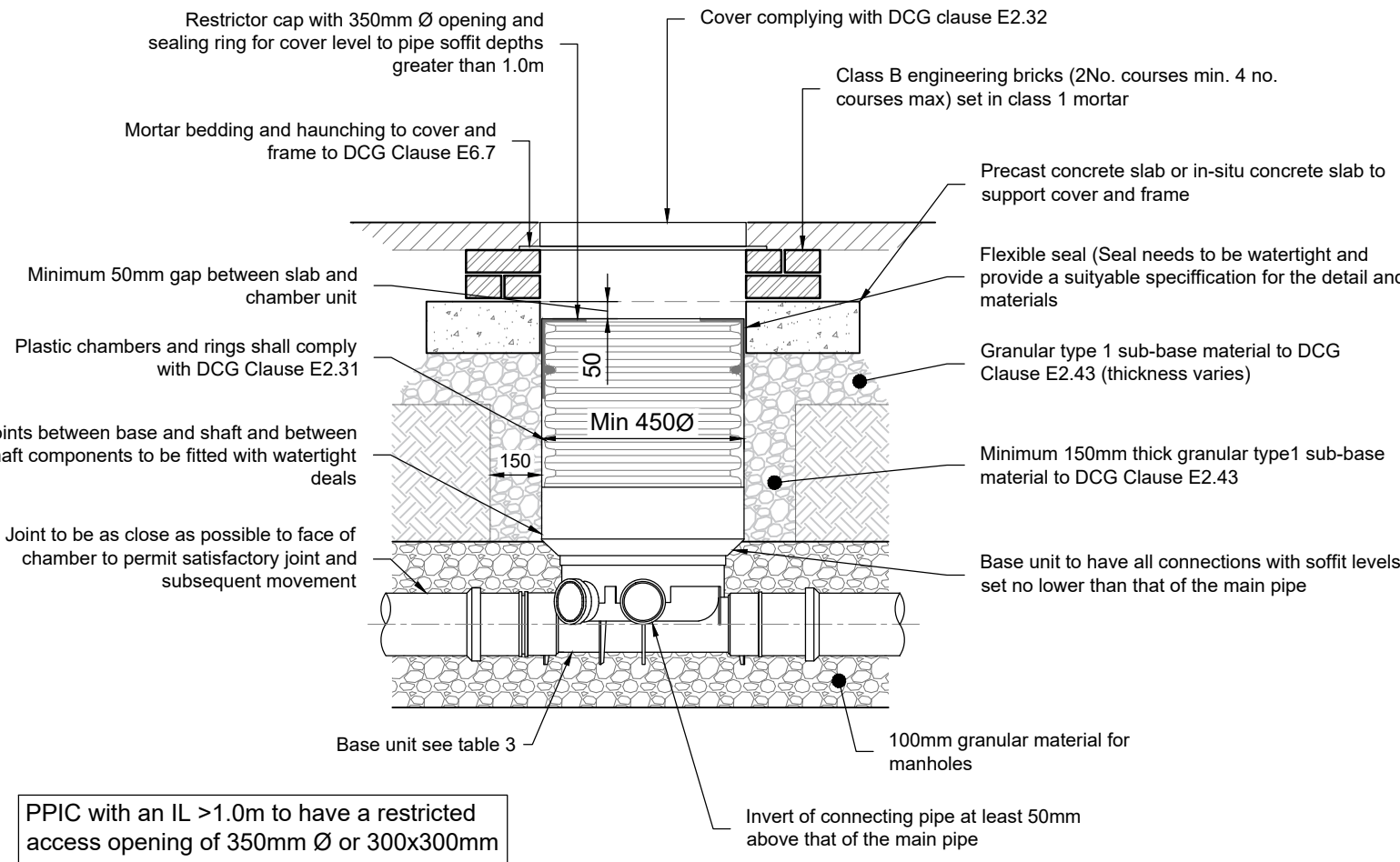
PIPE BEDDING TYPE Z
APPLICABLE UNDER PAVED AREAS WITH
DRAINS HAVING LESS THAN 900mm COVER



PIPE BEDDING CLASS S
• AREAS SUBJECT TO VEHICLE LOADINGS WITH MORE THAN 900mm PIPE COVER
• AREAS NOT SUBJECT TO VEHICLE LOADINGS WITH MORE THAN 600mm PIPE COVER

PIPE BEDDING DETAILS

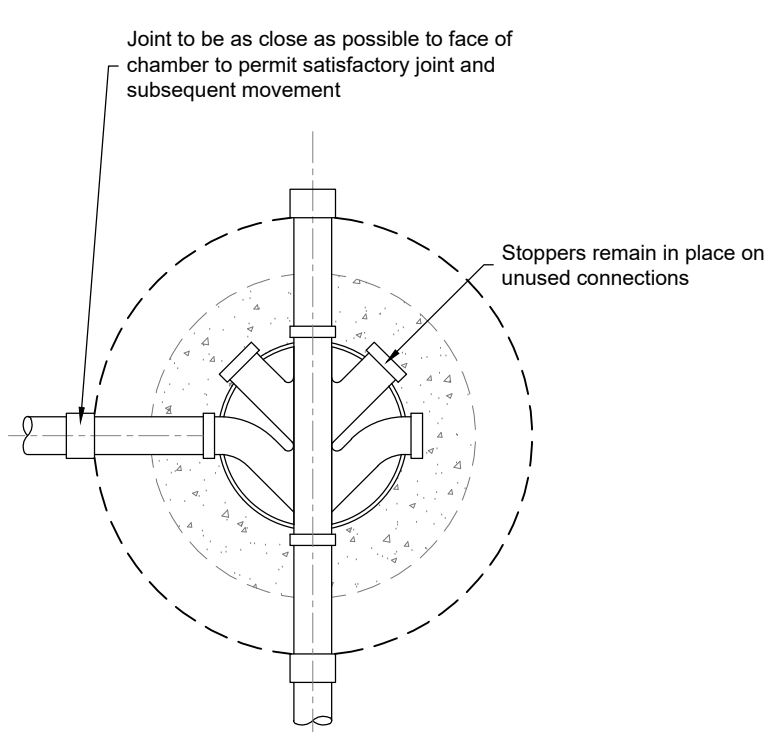
SCALE 1:20



PPIC with an IL >1.0m to have a restricted access opening of 350mm Ø or 300x300mm

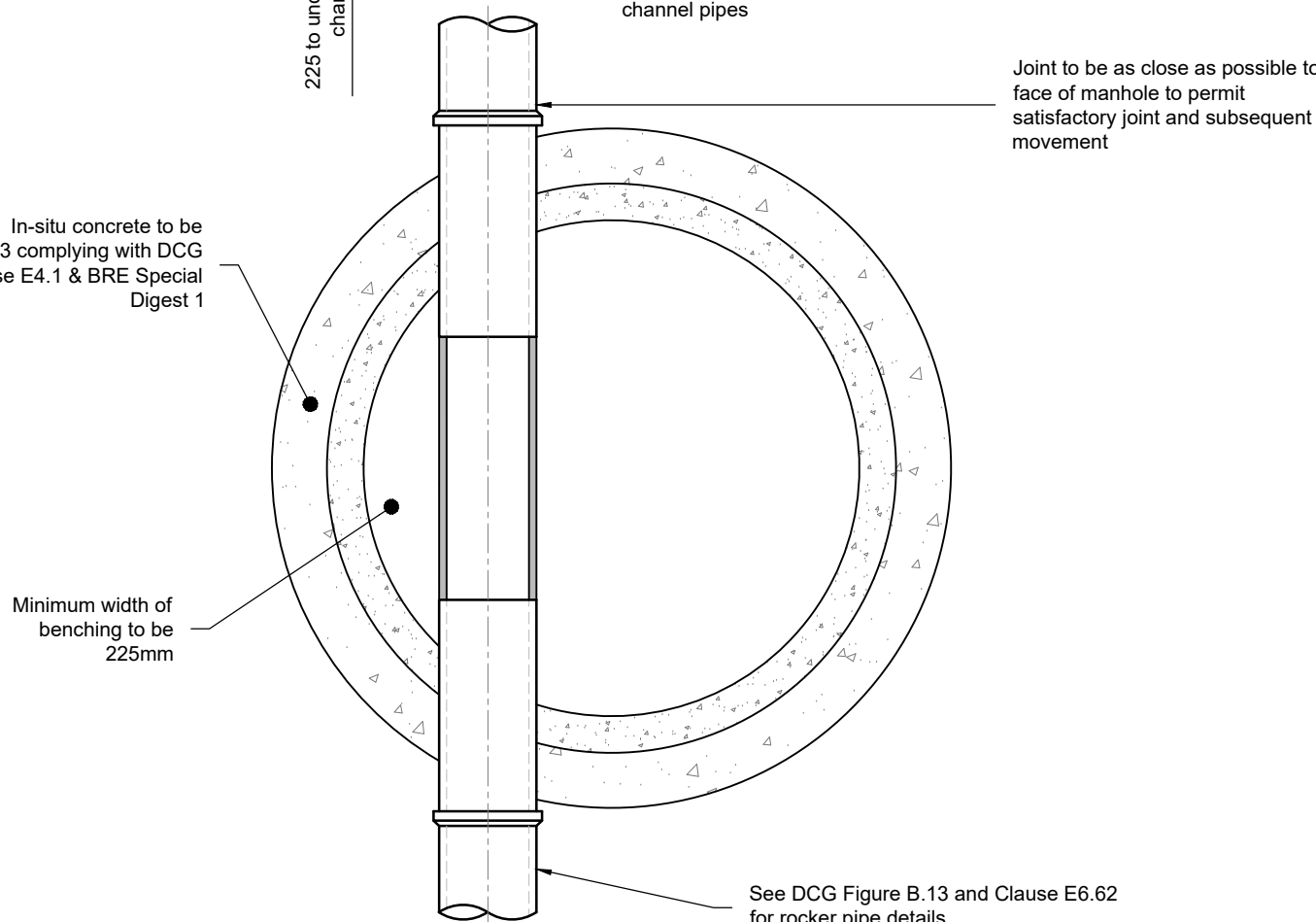
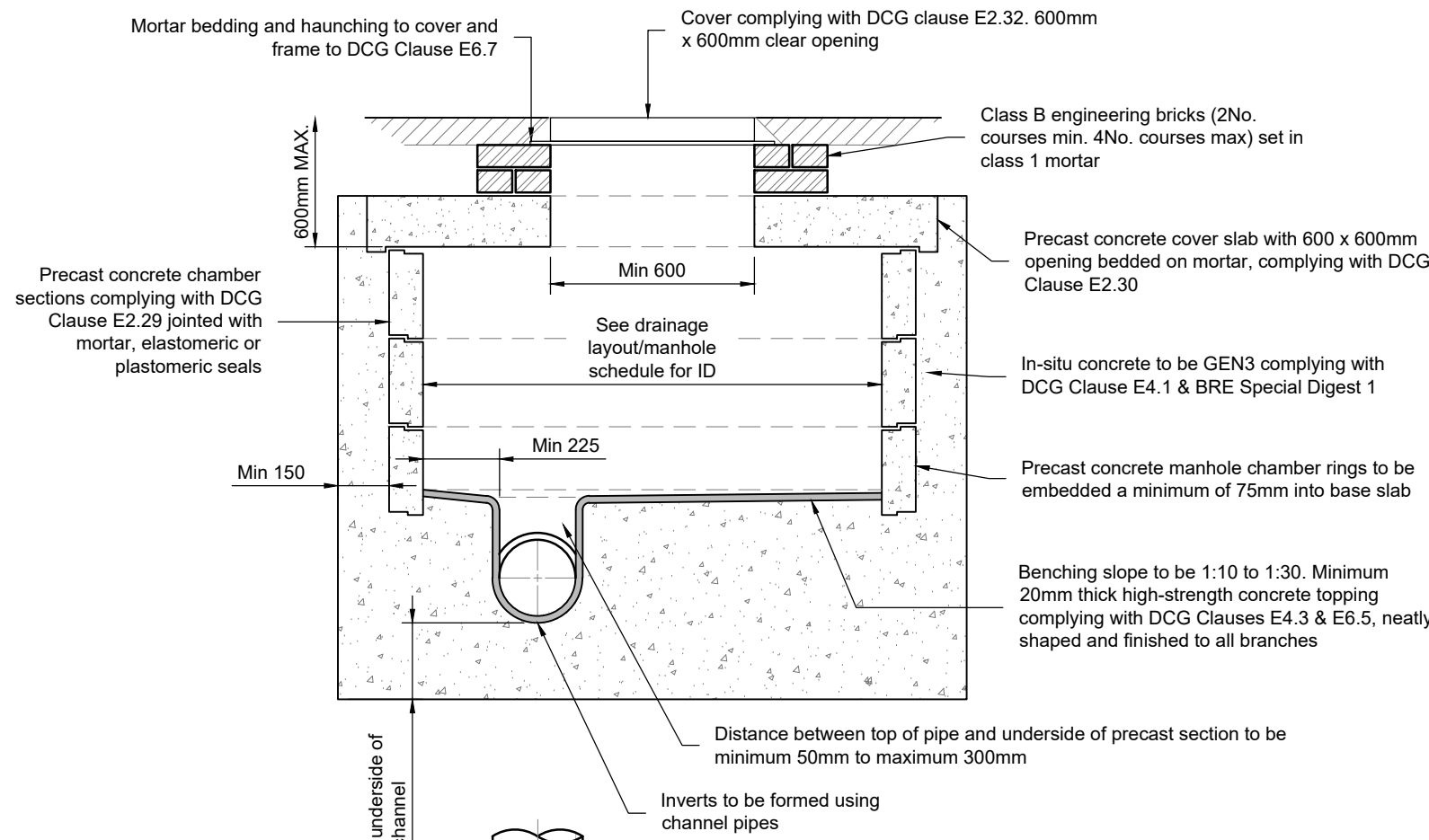
POLYPROPYLENE INSPECTION CHAMBER DETAIL TYPE C

SCALE 1:20



POLYPROPYLENE INSPECTION CHAMBER PLAN TYPE C

SCALE 1:20

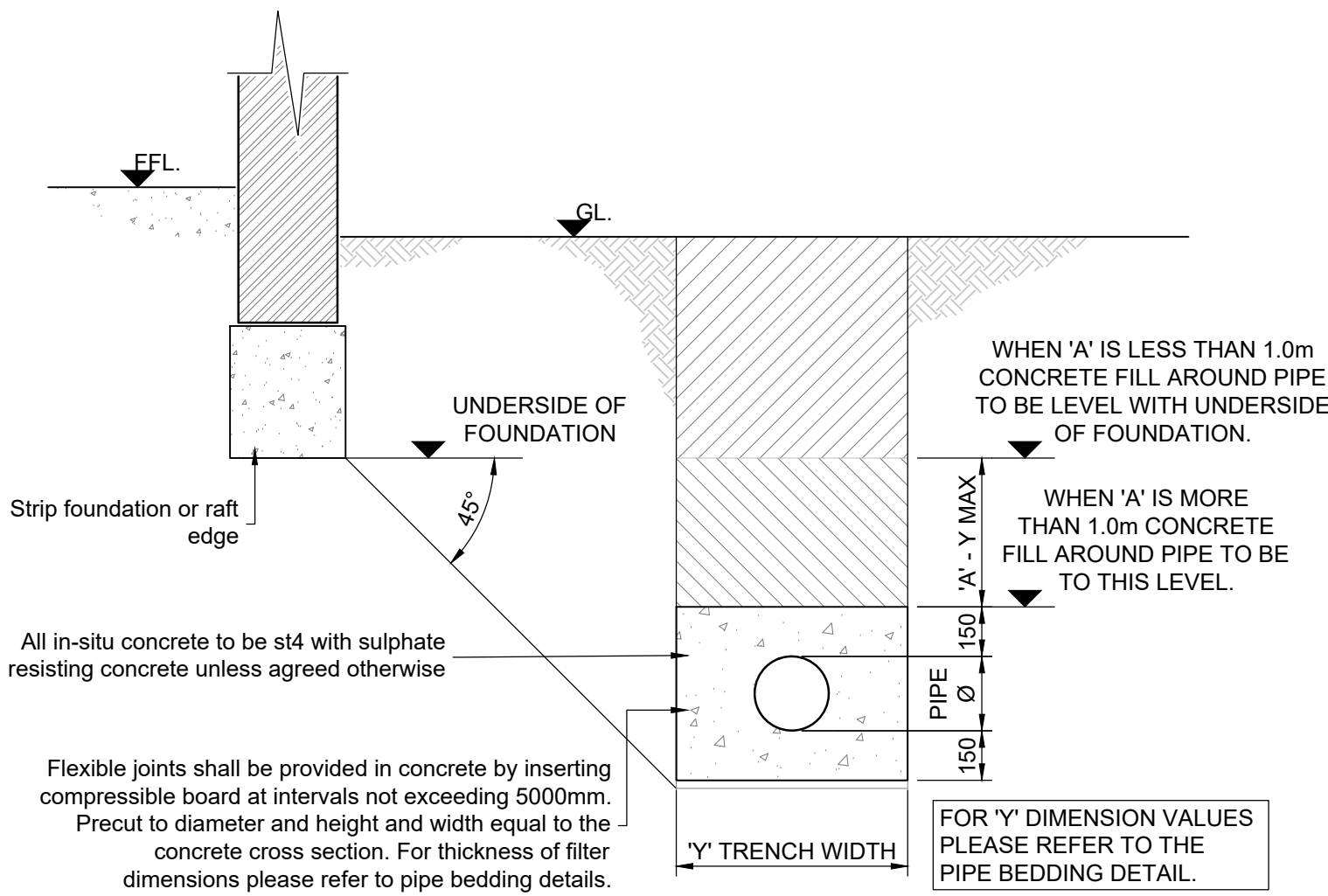


MANHOLE TYPE A

DEPTH COVER TO PIPE SOFFIT LESS THAN 1.5m
SCALE 1:20

DIMENSIONS TABLE

Type	Size of Largest	Circular Diameter	Min clear opening	Circular Diameter
<1.5m to soffit	Pipe (DN) 150	1050	Rectangular 750 x 675	na
	225	1200	1200 x 675	na
	300	1200		
	>300	Larger of 1800 or (DN+450)		
>1.5m to soffit	225	1200	600 x 600	600
	375-450	1200		
	>450	1200		
		Larger of 1800 or (DN+450)		



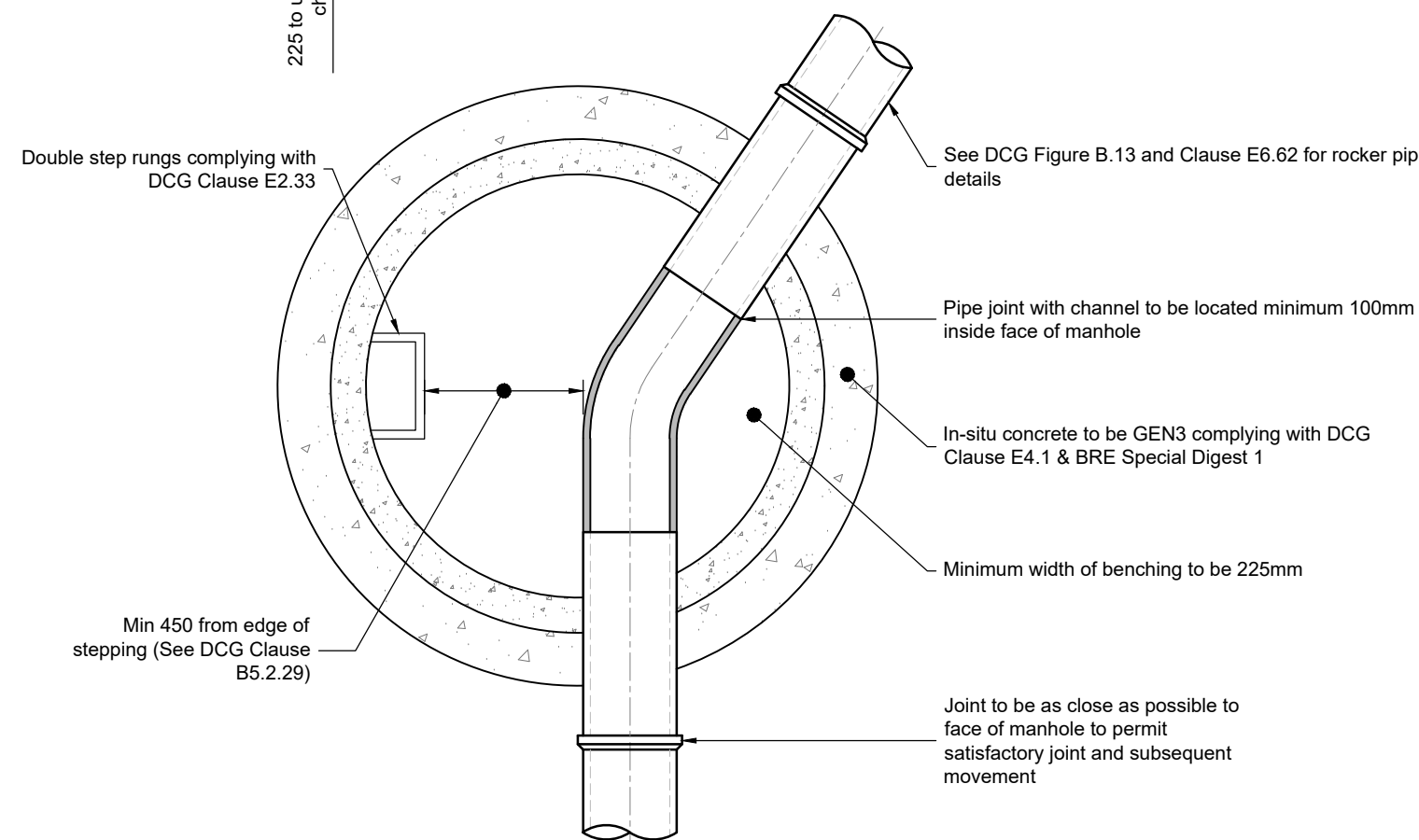
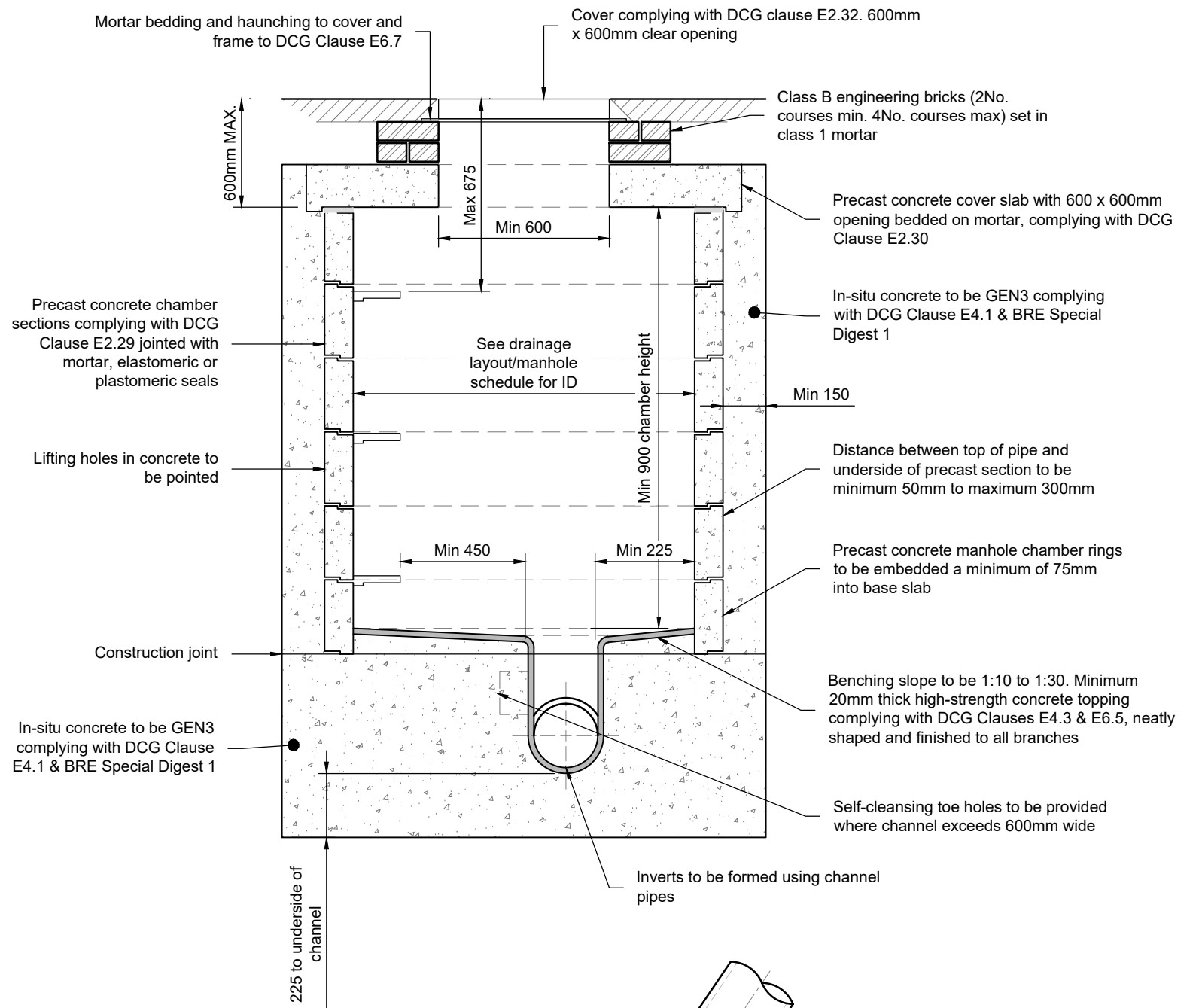
PIPE RUNS NEAR BUILDING

SCALE 1:20

TABLE 5: COMPRESSIBLE FILLER THICKNESS	
Nominal diameter of pipe (mm)	Thickness of compressible filler (mm)
Less than 450	18
450 - 1200	36
Exceeding 1200	54

TABLE: ROCKER PIPES

SEWER Ø	EFFECTIVE LENGTH
150 - 600mm	600mm
675 - 750mm	1000mm
825mm <	1250mm



MANHOLE TYPE B

DEPTH COVER TO PIPE SOFFIT 1.5m - 3m
SCALE 1:20

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TABLE 1: TRENCH WIDTHS

Ø OF DRAIN	WIDTH OF TRENCH
100mm	450mm
150mm	600mm
225mm	700mm
300mm	750mm
375mm	1050mm
375mm	1050mm
525mm	1200mm
600mm	1350mm
675mm	1450mm
750mm	1500mm
825mm	1600mm
900mm	1900mm
975mm	2000mm
1050mm	2300mm
1200mm	2300mm
> 1200mm	Ø +1100mm

TABLE 2: NOMINAL MAXIMUN AGGREGATE SIZE (mm) BS 882 GRADING

Ø OF DRAIN	AGGREGATE	BEDDING CLASS B/O
100mm	SINGLE SIZED GRADED	10
		-
150mm	SINGLE SIZED GRADED	10 TO 14
		14 TO 5
225mm	SINGLE SIZED GRADED	10, 14 OR 20
		14 TO 5 OR 20 TO 5
300mm	SINGLE SIZED GRADED	10, 14 OR 20
		14 TO 5 OR 20 TO 5

TABLE 3: PPIC BASE UNIT TYPES

BASE UNIT TYPE	PIPE SIZE	NUMBER OF CONNECTIONS
SP IC1/1	100mm Ø	6
SP IC1/2	100mm Ø	6
SP IC2/1	150mm Ø	4

TABLE 4: BS EN 124 MANHOLE CLASSES

GROUP	MINIMUM CLASS	DESCRIPTION
1	A15	FOR USE IN AREAS WHERE ONLY PEDESTRIANS HAVE ACCESS.
2	B125	FOR USE IN CAR PARKS AND PEDESTRIAN AREAS WHERE ONLY OCCASIONAL VEHICULAR ACCESS IS LIKELY.
3	C250	FOR USE IN CAR PARKS, FORECOURTS, INDUSTRIAL SITES AND AREAS WITH SLOW MOVING TRAFFIC ALSO IN HIGHWAY LOCATIONS UP TO 500mm FROM THE KERB AND UP TO 200mm INTO THE VERGE, EXCLUDING MOTORWAYS.
4	D400	FOR USE IN AREAS WHERE CARS AND LORRIES HAVE ACCESS, INCLUDING CARRIAGEWAYS, HARD SHOULDERS AND EDESTRIAN AREAS.
5	E600	FOR USE IN AREAS WHERE HIGH WHEEL LOADS ARE IMPOSED SUCH AS LOADING AREAS, DOCKS OR AIRCRAFT PAVEMENTS
6	F900	FOR USE IN AREAS WHERE PARTICULARLY HIGH WHEEL LOADS ARE IMPOSED SUCH AS AIRCRAFT PAVEMENTS.

AS BUILT

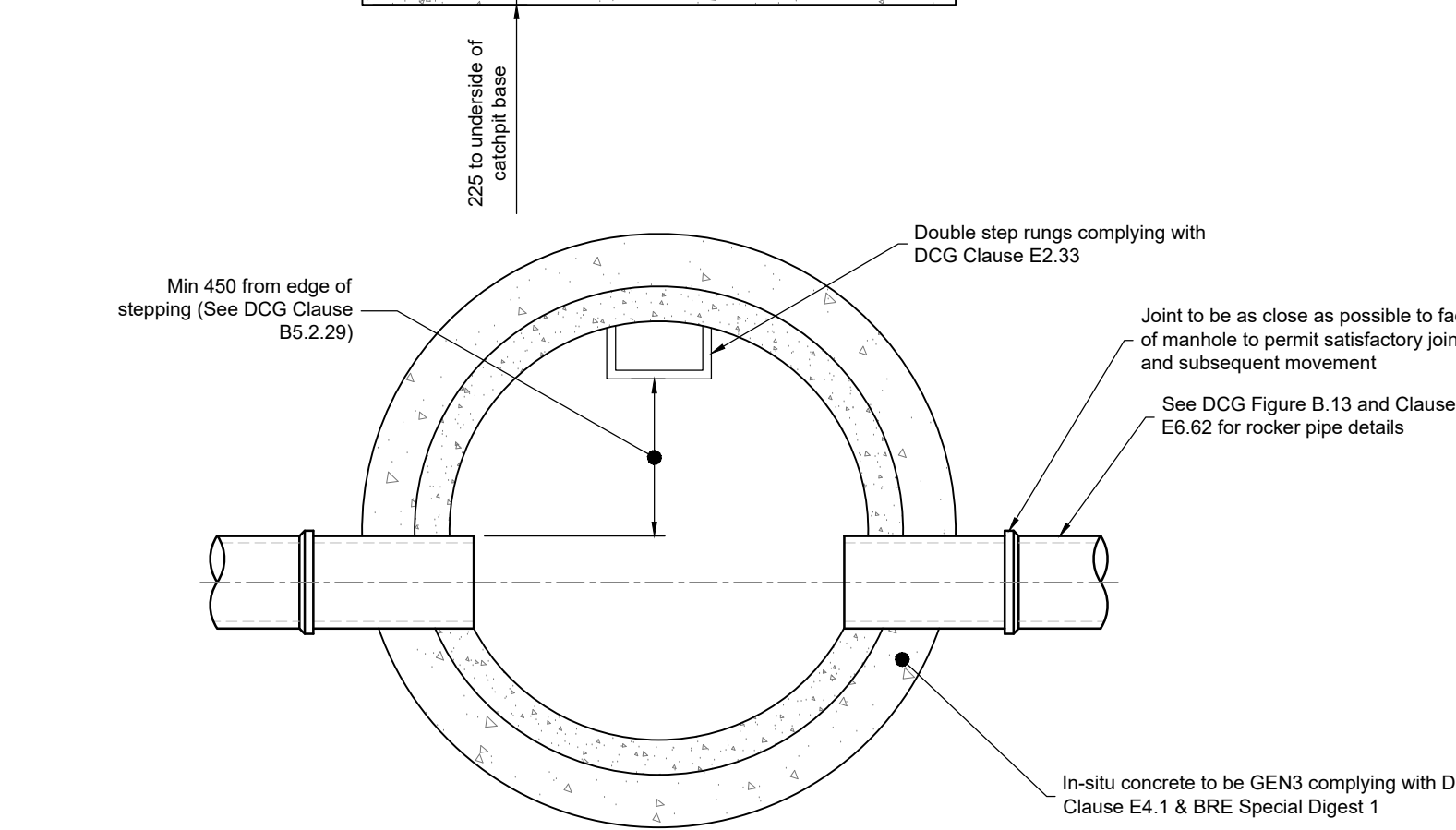
C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

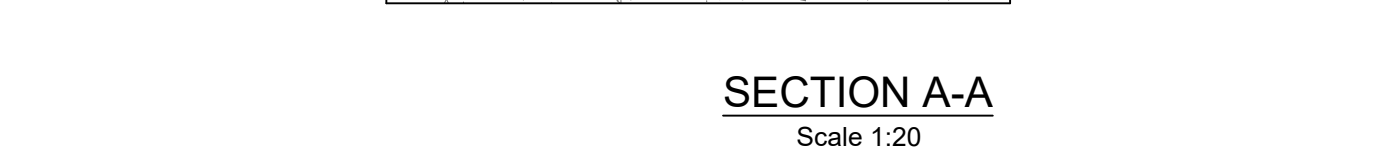
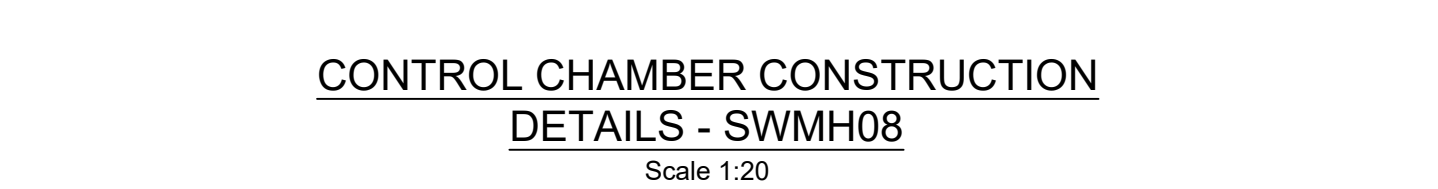
HBPW CONSULTING ENGINEERS	43 BRIDGEGATE RETTFORD NOTTINGHAMSHIRE DN22 7UX TEL: (01777) 869896 www.hbpw.co.uk
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NATIONWIDE ENGINEERING

HBPW PROJECT NUMBER: SL08556	
PROJECT: UNIT A, CONSORT WAY	
BURGESS HILL	
DRAWING: DRAINAGE CONSTRUCTION DETAILS, SHEET 1	
PROJECT ENGINEER: E. PARRY	DRAWN: E. PARRY
CHECKED: P. MONAGHAN	APPROVED: E. PARRY
DATE: 10.09.2025	SCALE: AS SHOWN
SUITABILITY: A1	REVISION: CR C02
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05003	



MANHOLE TYPE D
CATCHPIT
SCALE 1:20



SECTION THROUGH ATTENUATION
Scale 1:50

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AS BUILT						
C3	AS BUILT ISSUE	NH	EP	EP	27.02.26	
C2	ATTENUATION CRATE SIZE CHANGED AND SWMM08 OUT PIPE DIAMETER CHANGED	NH	EP	EP	14.11.25	
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25	
P2	DETAILS FOR SWMM08 CHANGED	EP	PM	EP	30.09.25	
P1	FIRST ISSUE	EP	PM	EP	10.09.25	
REV	DESCRIPTION	BY	CHK	APP	DATE	

REVISION TABLE	
 HBPW CONSULTING ENGINEERS	43 BRIDGEGATE RETTFORD NOTTINGHAMSHIRE DN22 7UX TEL. (01777) 868986 www.hbpw.co.uk

CLIENT: **NATIONWIDE
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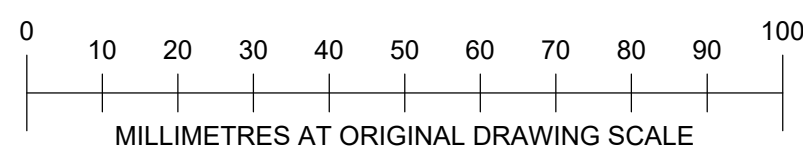
HBPW PROJECT NUMBER: SL08556
PROJECT: UNIT A, CONSORT WAY BURGESS HILL

DRAWING:

**DRAINAGE CONSTRUCTION DETAILS,
SHEET 2**

PROJECT ENGINEER: E. PARRY	DRAWN: E. PARRY
CHECKED: P. MONAGHAN	APPROVED: E. PARRY

DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C03
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05004				



MANHOLE SCHEDULE - SURFACE WATER													
Chamber or Headwall Reference	Cover Level (m)	Depth to Invert (m)	Chamber Internal Diameter (mm)	Chamber Type	Minimum Cover Opening Size (mm)	Incoming Pipe diameter (mm)	Incoming Pipe Invert Level (m)	Outgoing Pipe Diameter (mm)	Outgoing Pipe Invert Level (mm)	Cover Load Rating	Notes	Setting Out Coordinates	Setting Out Coordinates
												Eastings	Northings
SWMH01	28.500	0.450	1200	Type A	600 x 600	150	28.050	150	28.050	D400	-	530223.374	118757.530
SWMH02	28.500	1.050	1200	Type A	600 x 600	150	27.410	150	27.450	D400		530209.376	118758.399
SWMH03	28.500	1.100	1200	Type A	600 x 600	225	27.340	225	27.400	D400		530186.804	118759.801
SWMH04	28.600	0.600	600	Type C	350mm dia or 300x300mm	150	28.000	225	28.000	C250		530220.178	118722.743
SWMH05	28.500	1.170	600	Type C	350mm dia or 300x300mm	225	27.330	225	27.330	C250		530179.975	118725.239
SWMH06	28.500	1.600	600	Type C	350mm dia or 300x300mm	225	26.900	225	26.900	C250		530174.498	118731.441
SWMH07	28.500	1.660	1200	Type D	600x600	225	26.840	225	26.840	D400	Catchpit	530173.678	118740.088
SWMH08	28.300	2.250	1200	Control Chamber	600x600	225	26.050	225	26.050	D400	Hydrobrake	530168.559	118754.897

MANHOLE SCHEDULE - FOUL WATER													
Chamber or Headwall Reference	Cover Level (m)	Depth to Invert (m)	Chamber Internal Diameter	Chamber Type	Minimum Cover Opening Size (mm)	Incoming Pipe diameter	Incoming Pipe Invert Level (m)	Outgoing Pipe Diameter	Outgoing Pipe Invert Level (mm)	Cover Load Rating	Notes	Setting Out Coordinates	Setting Out Coordinates
												Eastings	Northings
FWMH01	28.580	0.540	450	Type C	350mm dia or 300x300mm	100	28.040	100	28.040	D400		530225.509	118755.159
FWMH02	28.580	0.820	450	Type C	350mm dia or 300x300mm	100	27.760	100	27.760	D400	To be built on top of existing run	530216.032	118755.748
FWMH03	28.580	0.577	450	Type C	350mm dia or 300x300mm	100	28.003	100	28.003	D400		530184.693	118757.644
FWMH04	28.580	0.862	450	Type C	350mm dia or 300x300mm	100	27.718	100	27.718	D400		530202.991	118756.557
FWMH05	28.580	0.960	450	Type C	350mm dia or 300x300mm	100	27.620	100	27.620	D400	To be built on top of existing run	530207.945	118756.250

AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	04.03.28
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P2	CHANGES SHOWN CLOUDED	EP	PM	EP	30.09.25
P1	FIRST ISSUE	EP	PM	EP	10.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

HBPW

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43 BRIDGEGATE
RET FORD
NOTTINGHAMSHIRE
DN22 7UX

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CLIENT: NATIONWIDE ENGINEERING

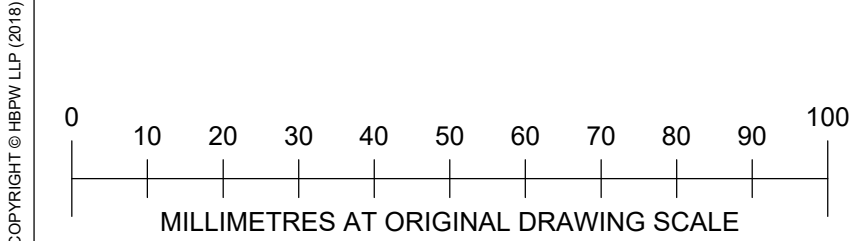
HBPW PROJECT NUMBER: SL08556

PROJECT: UNIT A, CONSORT WAY
BURGESS HILL

DRAWING: DRAINAGE SCHEDULES

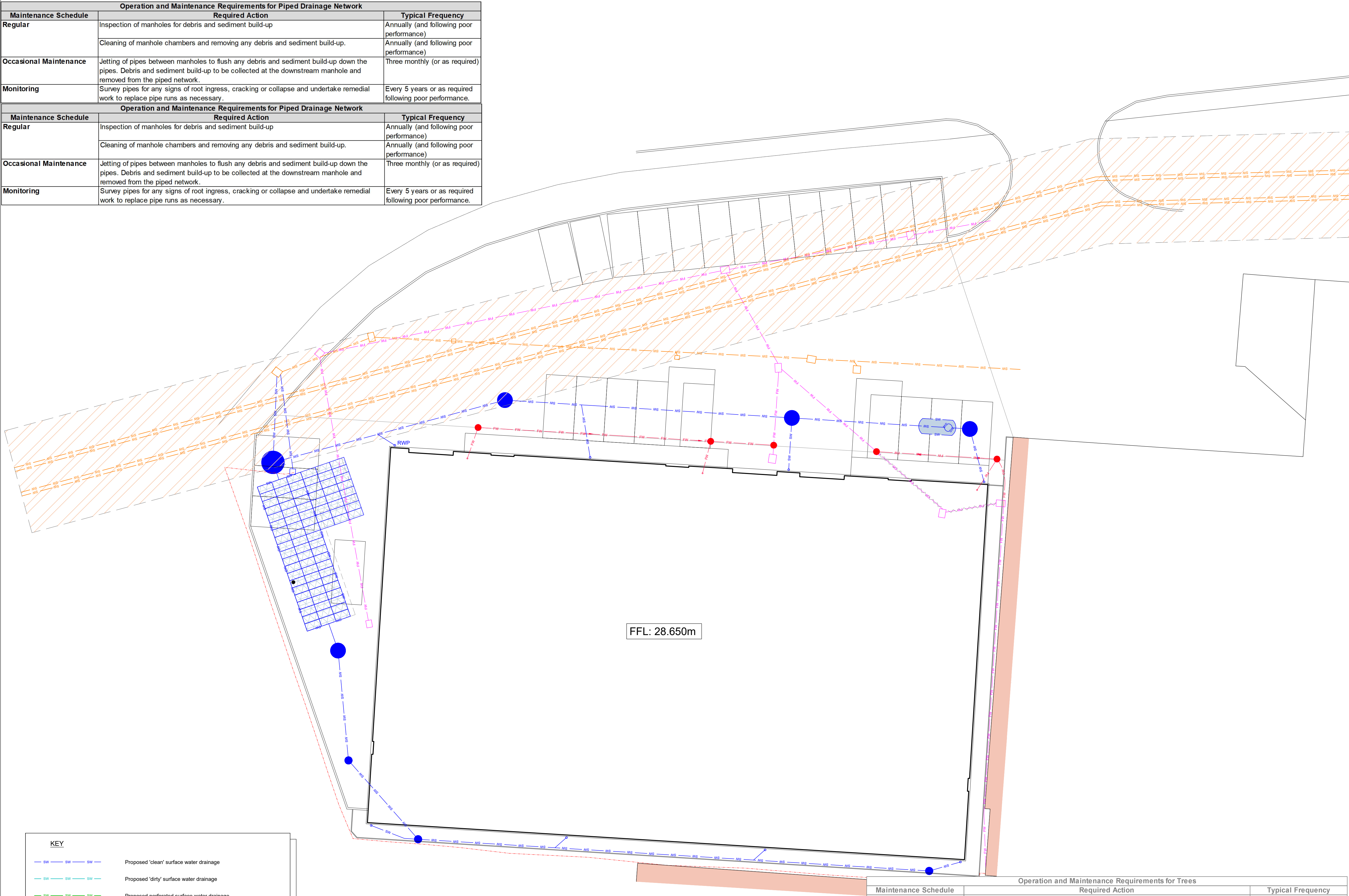
PROJECT ENGINEER: E. PARRY		DRAWN: E. PARRY	
CHECKED: P. MONAGHAN		APPROVED: E. PARRY	
DATE: 10.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: REVISION: CR C02
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-05005			

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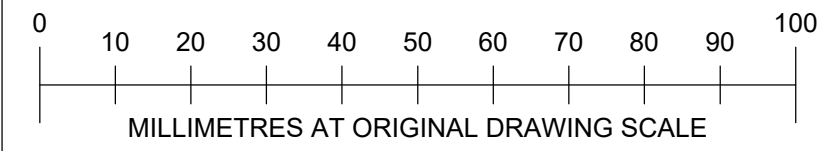


Operation and Maintenance Requirements for Piped Drainage Network		
Maintenance Schedule	Required Action	Typical Frequency
Regular	Inspection of manholes for debris and sediment build-up	Annually (and following poor performance)
	Cleaning of manhole chambers and removing any debris and sediment build-up.	Annually (and following poor performance)
Occasional Maintenance	Jetting of pipes between manholes to flush any debris and sediment build-up down the pipes. Debris and sediment build-up to be collected at the downstream manhole and removed from the piped network.	Three monthly (or as required)
Monitoring	Survey pipes for any signs of root ingress, cracking or collapse and undertake remedial work to replace pipe runs as necessary.	Every 5 years or as required following poor performance.

Operation and Maintenance Requirements for Piped Drainage Network		
Maintenance Schedule	Required Action	Typical Frequency
Regular	Inspection of manholes for debris and sediment build-up	Annually (and following poor performance)
	Cleaning of manhole chambers and removing any debris and sediment build-up.	Annually (and following poor performance)
Occasional Maintenance	Jetting of pipes between manholes to flush any debris and sediment build-up down the pipes. Debris and sediment build-up to be collected at the downstream manhole and removed from the piped network.	Three monthly (or as required)
Monitoring	Survey pipes for any signs of root ingress, cracking or collapse and undertake remedial work to replace pipe runs as necessary.	Every 5 years or as required following poor performance.



KEY	
— SW — SW — SW —	Proposed 'clean' surface water drainage
— SW — SW — SW —	Proposed 'dirty' surface water drainage
— SW — SW — SW —	Proposed perforated surface water drainage
— SW — SW — SW —	Existing surface water drainage
— FW — FW — FW —	Proposed foul water drainage
— FW — FW — FW —	Existing foul water drainage
● RWP	Rain water downpipe
○ PU	Foul water pop-up



PLAN
Scale 1:150

Operation and Maintenance Requirements for Trees		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Remove litter and debris	Monthly (or as required)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
Occasional Maintenance	Inspect inlets and outlets	Quarterly
	Check tree health and manage tree appropriately	Annually
	Remove silt build-up from inlets and surface and replace mulch as necessary	Annually, or as required
	Water	As required (in periods of drought)

Operation and Maintenance Requirements for Attenuation Storage Tanks		
Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockages by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays.	Annually, or as required.
Remedial Actions	Repair/rehabilitate inlets, outlets, overflows and vents.	As required.
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.

- Notes
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 - It is the responsibility of the contractor to execute the works at all times in strict accordance with the requirements of the health and safety at work act 1974 and cdm regulations 2015.
 - All drainage is to be constructed in accordance with the building regulations.
 - Drainage on site is considered as private, and is not subject to being adopted.
 - All manhole cover levels are approximate.
 - All rainwater downpipes to be fitted with a rodding facility located above ground level.

DRAINAGE STRATEGY SUMMARY

- Existing Discharge Rates
- Rainfall = FEH22
 - Climate Change = 0
 - CV = 1
 - 2 Year = 50.9 L/s
 - 30 Year = 126.7 L/s
 - 100 Year = 154.5 L/s

- Proposed Discharge Rates
- Rainfall = FEH22
 - Climate Change = 45%
 - CV = 1
 - 2 Year = 40.7 L/s
 - 30 Year = 99.9 L/s
 - 100 Year = 123.4 L/s

a proposed betterment of 20% has been made on the existing discharge rates across all storm events for the development.

AS BUILT

C2	AS BUILT ISSUE	NH	EP	EP	27.02.26
C1	CONSTRUCTION ISSUE	EP	NH	EP	01.10.25
P1	FIRST ISSUE	EP	PM	EP	16.09.25
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE					
HBPW CONSULTING ENGINEERS					
43 BRIDGEGATE RETFORD NOTTINGHAMSHIRE DN22 7UX TEL (01777) 869896 www.hbpw.co.uk					

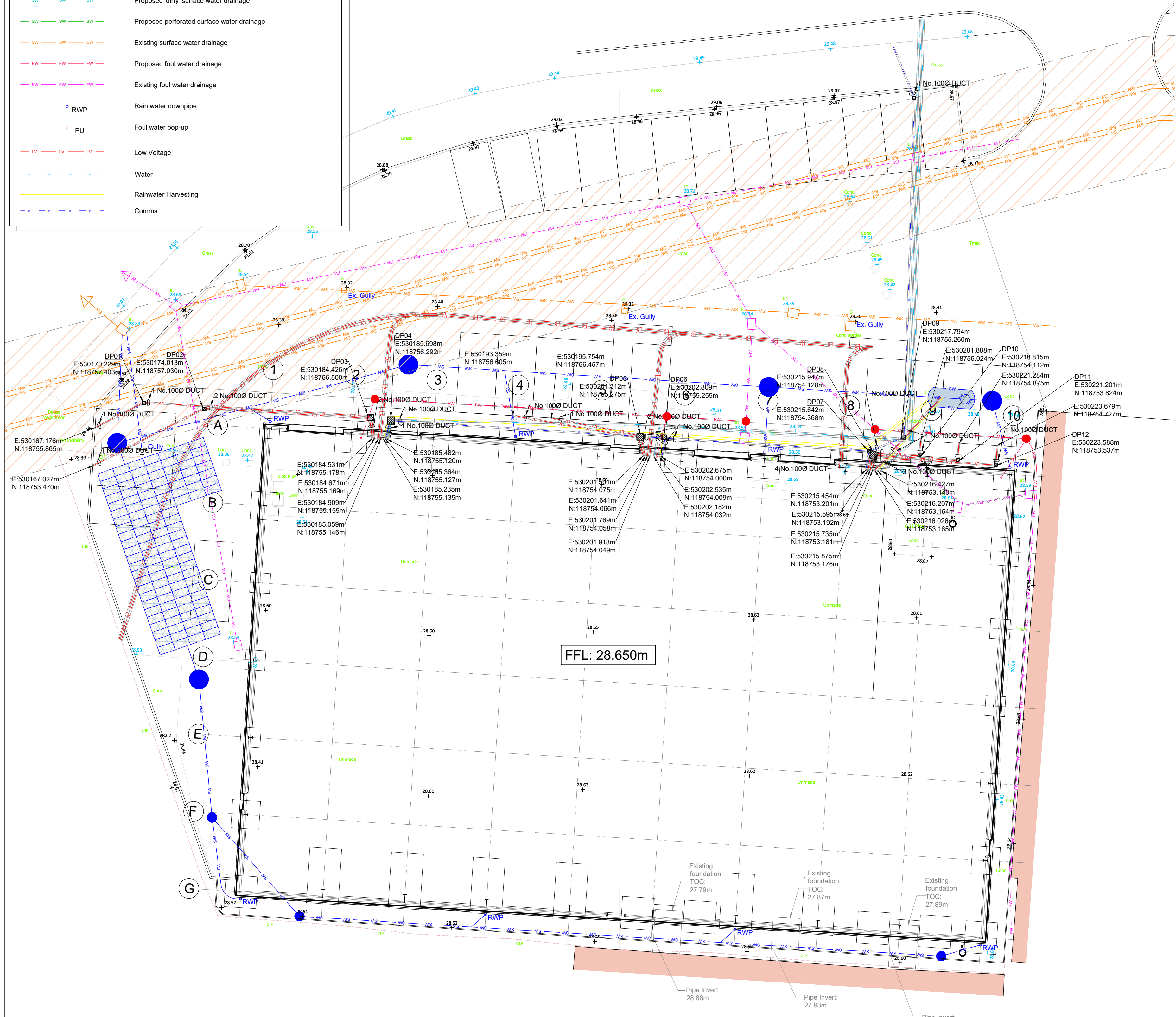
CLIENT:	NATIONWIDEENGINEERING				
HBPW PROJECT NUMBER:	SL08556				
PROJECT:	UNIT A, CONSORT WAY BURGESS HILL				
DRAWING:	PROPOSED FOUL AND SURFACE WATER DRAINAGE MAINTENANCE PLAN				

PROJECT ENGINEER: E. PARRY		DRAWN: N. HARDY			
CHECKED: P. MONAGHAN		APPROVED: E. PARRY			
DATE: 16.09.2025	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C02	

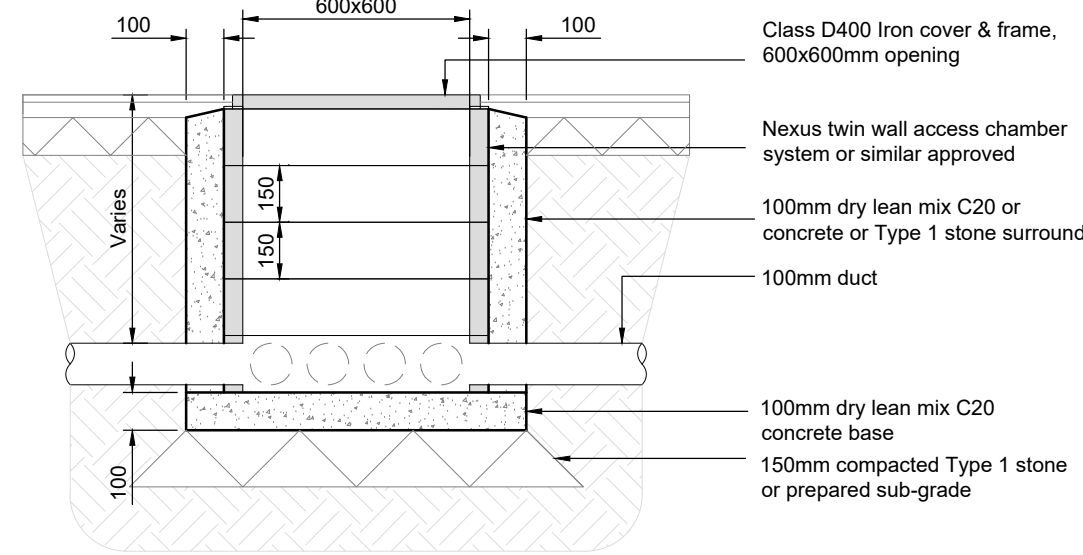
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KEY

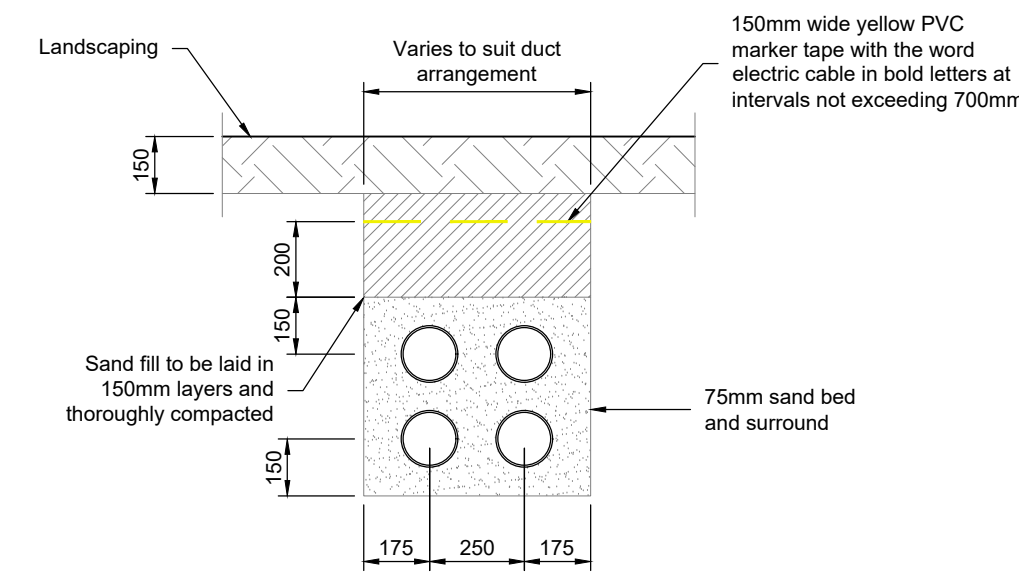
- SW SW SW Proposed 'clean' surface water drainage
- SW SW SW Proposed 'dirty' surface water drainage
- SW SW SW Proposed perforated surface water drainage
- SW SW SW Existing surface water drainage
- FW FW FW Proposed foul water drainage
- FW FW FW Existing foul water drainage
- RWP Rain water downpipe
- PU Foul water pop-up
- LV LV LV Low Voltage
- Water
- Rainwater Harvesting
- Comms



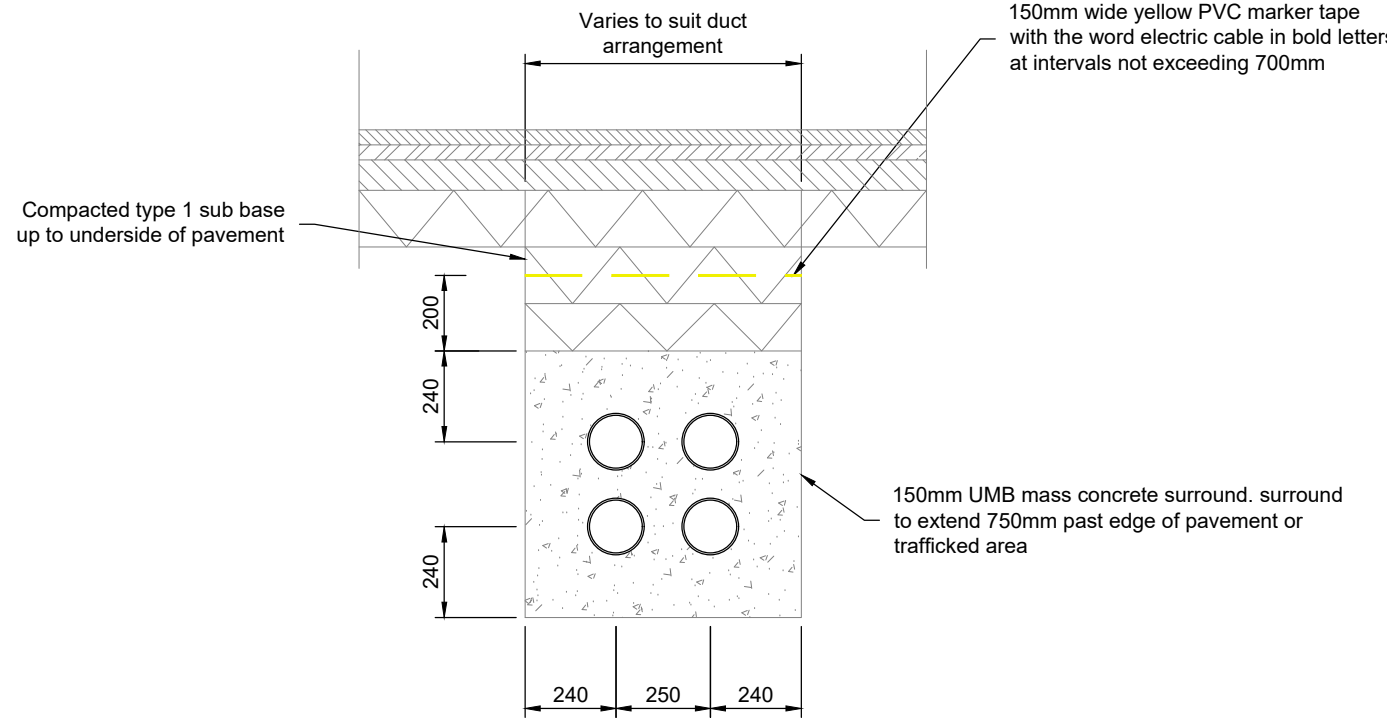
PLAN
Scale 1:150



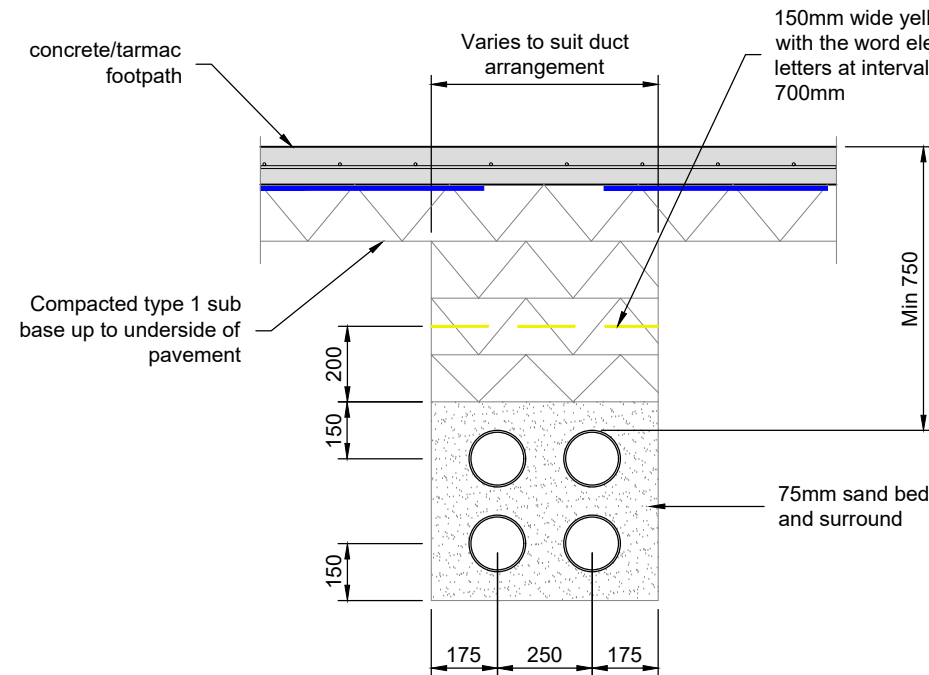
TYPICAL SECTION THROUGH
DRAWPIT CHAMBER
Scale 1:20



CABLE DUCTS IN VERGE
Scale 1:20



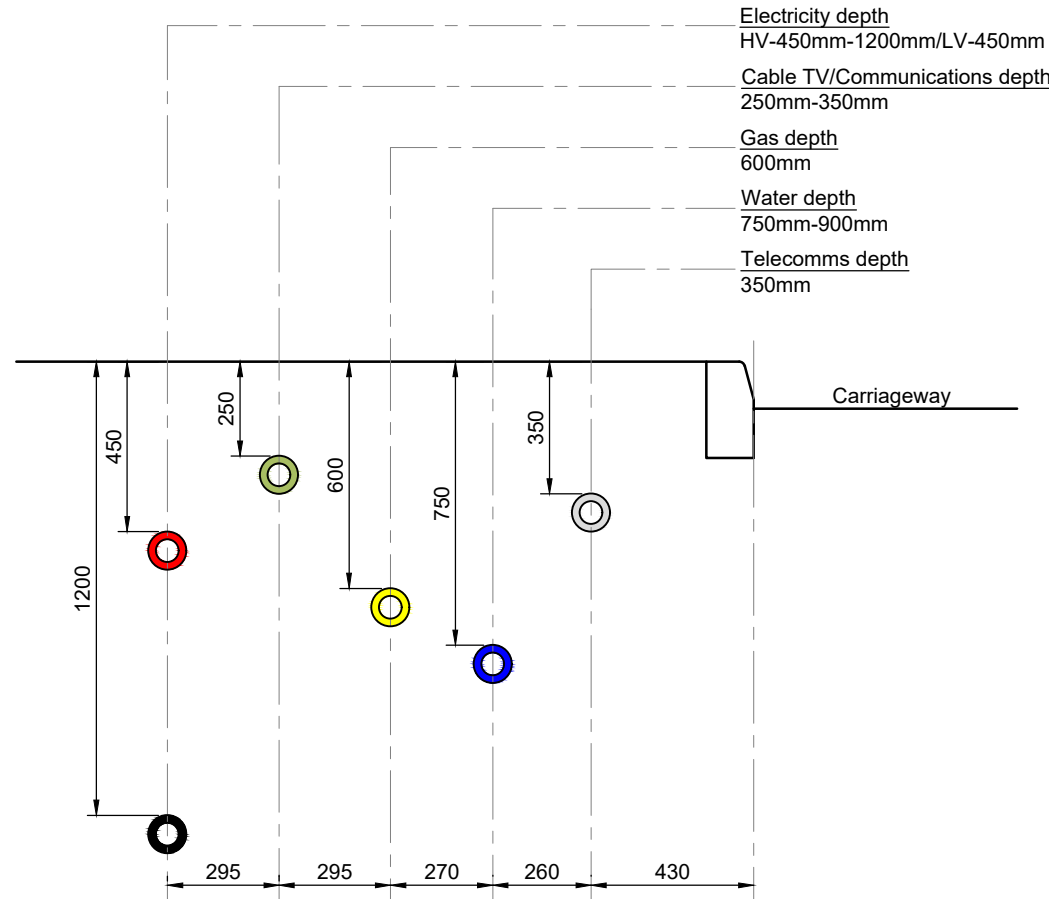
CABLE DUCTS UNDER ROAD
Scale 1:20



CABLE DUCTS UNDER FOOTPATH
Scale 1:20

Notes

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POSITIONING OF UTILITY APPARATUS
Scale 1:20

AS BUILT

C1	AS BUILT ISSUE	NH	EP	EP	27.02.28
P1	FIRST ISSUE	NH	EP	EP	14.11.28
REV	DESCRIPTION	BY	CHK	APP	DATE

REVISION TABLE

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CLIENT: **NATIONWIDE ENGINEERING**

HBPW PROJECT NUMBER:
SL08556

PROJECT:
**UNIT A, CONSORT WAY
BURGESS HILL**

DRAWING:
Services Site Plan Layout & Details

PROJECT ENGINEER: E. PARRY		DRAWN: N.HARDY		
CHECKED: E.PARRY		APPROVED: E. PARRY		
DATE: 14.11.25	SCALE: AS SHOWN	SIZE: A1	SUITABILITY: CR	REVISION: C01
DOCUMENT REFERENCE NUMBER: SL08556-HBPW-00-ZZ-D-C-06000				

