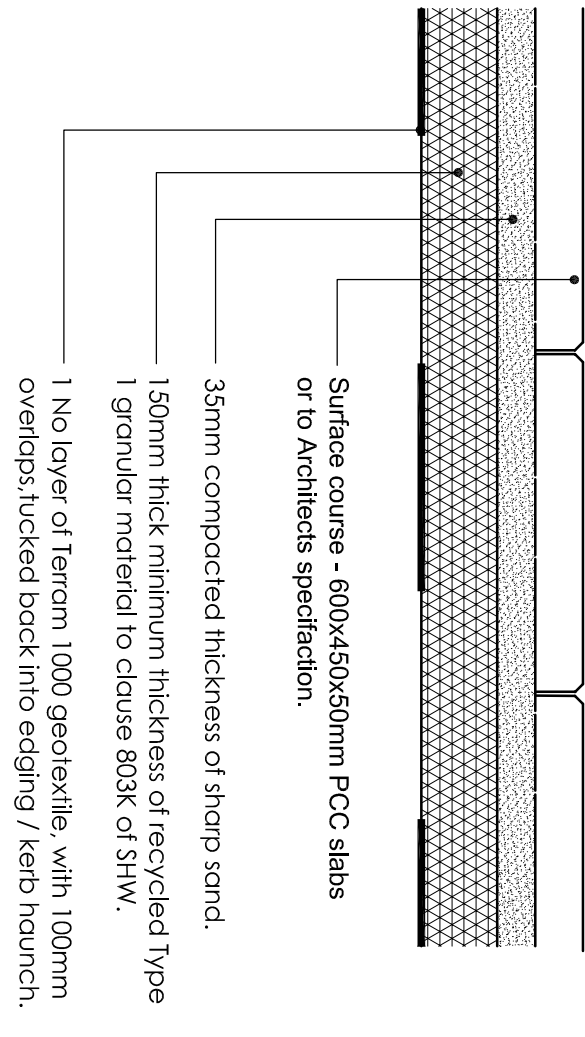


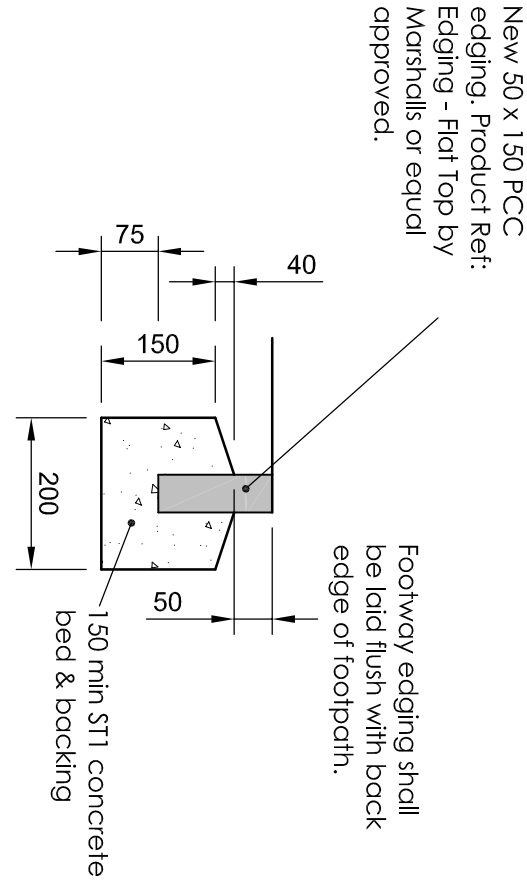
notes

- Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
- All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and Standards of Adoption 6th Edition and any addendums as appropriate.
- All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
- Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
- Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
- All precast concrete units, used in the drainage works shall be manufactured using sulphate resisting cement.
- Manhole covers and frames shall be BS EN 124 and shall be kerbside. Covers and frames shall be heavy duty D400 in accordance with BS EN 124 and shall be made of concrete. Concrete covers shall be recessed fabricated steel.
- Cover levels are to be adjusted locally to suit finished ground levels.
- Existing drainages to be removed is to be broken out to bed level and replaced with 150mm thick granular material, compacted in layers not exceeding 250mm.
- All manholes / Inspection chambers in block paved areas, to have recessed covers. WH covers in paved areas to have cover & frame orientated square with paving to minimise cut slabs or blocks.
- All Gradients at drainage runs are indicative. runs to be laid invert to invert.
- Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4560 and BS 5481 or vitrified clayware to BS EN 295.
- Depth and location of existing services to be traced prior to any excavation.
- All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of car parks and drives etc, and to sufficient depth to allow for laying service company's mains and services.
- Buried concrete to satisfy the requirements of BRE Special Digest 1 = AC-1 & Site Investigation Report.
- HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operators shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant Conisbee drawings



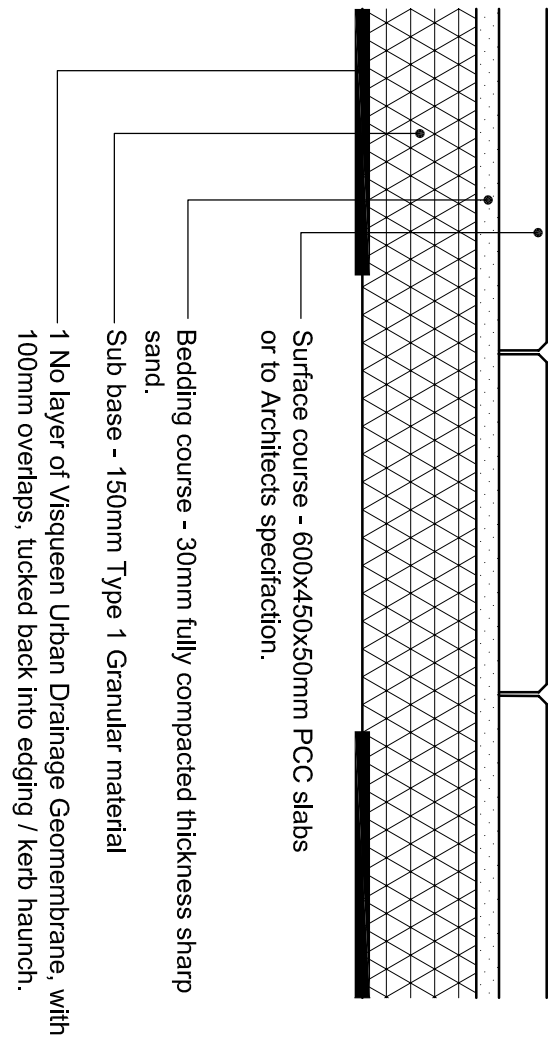
PPC SLAB AREAS FOR PATEIOS

SCALE 1:10



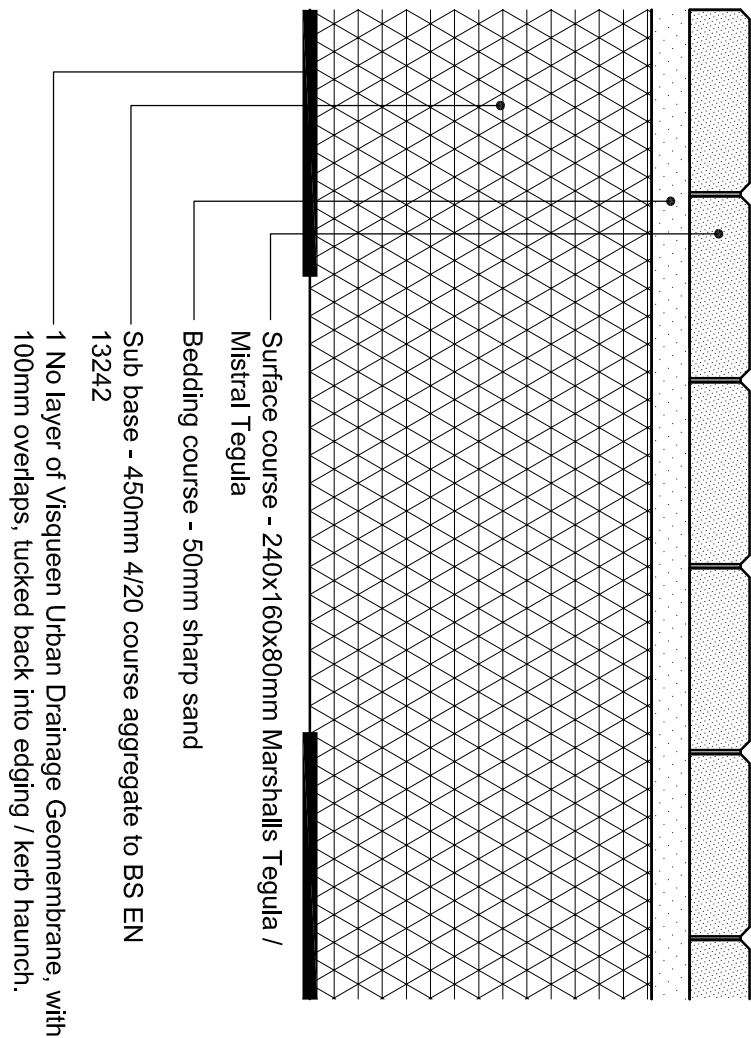
FOOTWAY EDGING (EF)

SCALE 1:10



PCC SLABS FOOTWAY

SCALE 1:10



POROUS BLOCK PAVED ENTRANCE

SCALE 1:10

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Drawing Status				Date	May'11
Preliminary				Scale	1:200
Project				Drawn	MA
Nice Place & Far End				Engineer	TG
Compton Avenue				Project No	
N6 4LH					110161
Title				Drawing No	C401
Construction Details				Revision	P1

notes

1. Invert levels and positions of existing drains / channels / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the work being undertaken.
 2. All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and Sewers for Adoption (9th Edition) and any addendums as appropriate.
 3. All drainage plant comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
 4. Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
 5. Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
 6. All precast concrete units used in the drainage works shall be manufactured using supplied resting camera.
 7. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty 2500 in kerbside and vehicular areas and medium duty 815/25 in footways and soft landscaping. In blocked/concrete paved areas covers shall be recessed fabricated steel.
 8. Cover levels are to be adjusted locally to suit finished ground levels.
 9. Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
 10. All manholes / inspection chambers in block paved areas, to have recessed covers. MH covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slips or blocks.
 11. All gradients at drainage runs are indicative: runs to be laid invert to invert.
 12. Generators pipes to have granular Bed & S surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location.
 13. All private drainage to be laid to levels shown using flexibly jointed pipes, either P/PVC to BS 4680 and BS 5481 or vitrified clayware to BS EN 295.
 14. Depth and location of existing services to be traced prior to any excavation.
 15. All abandoned, buried obstructions encountered during the construction of highways / Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of carpaths and drives etc, and sufficient depth to allow for laying service company's mains and services.
16. All contractors to satisfy the requirements of BRE Special Digest 1 – A-C1 & Site Investigation Report.

- HEALTH AND SAFETY:** The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operators they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

- | Rev | Date | Description | Drawn | Check |
|-----|----------|------------------------|-------|-------|
| P1 | 01.06.11 | Issued For Information | MA | TG |

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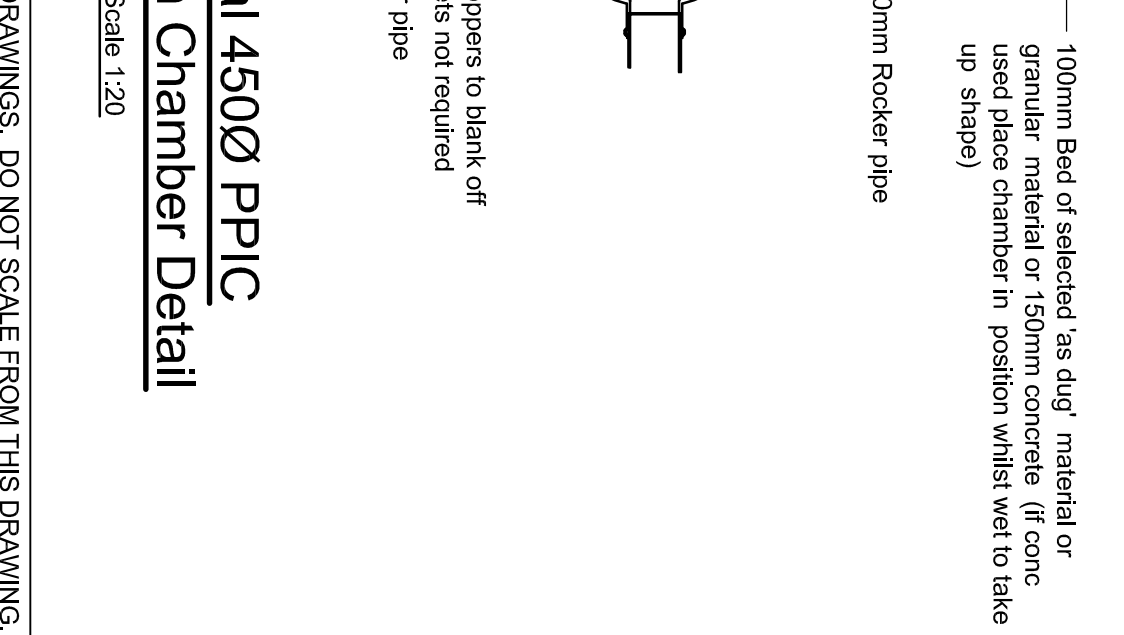
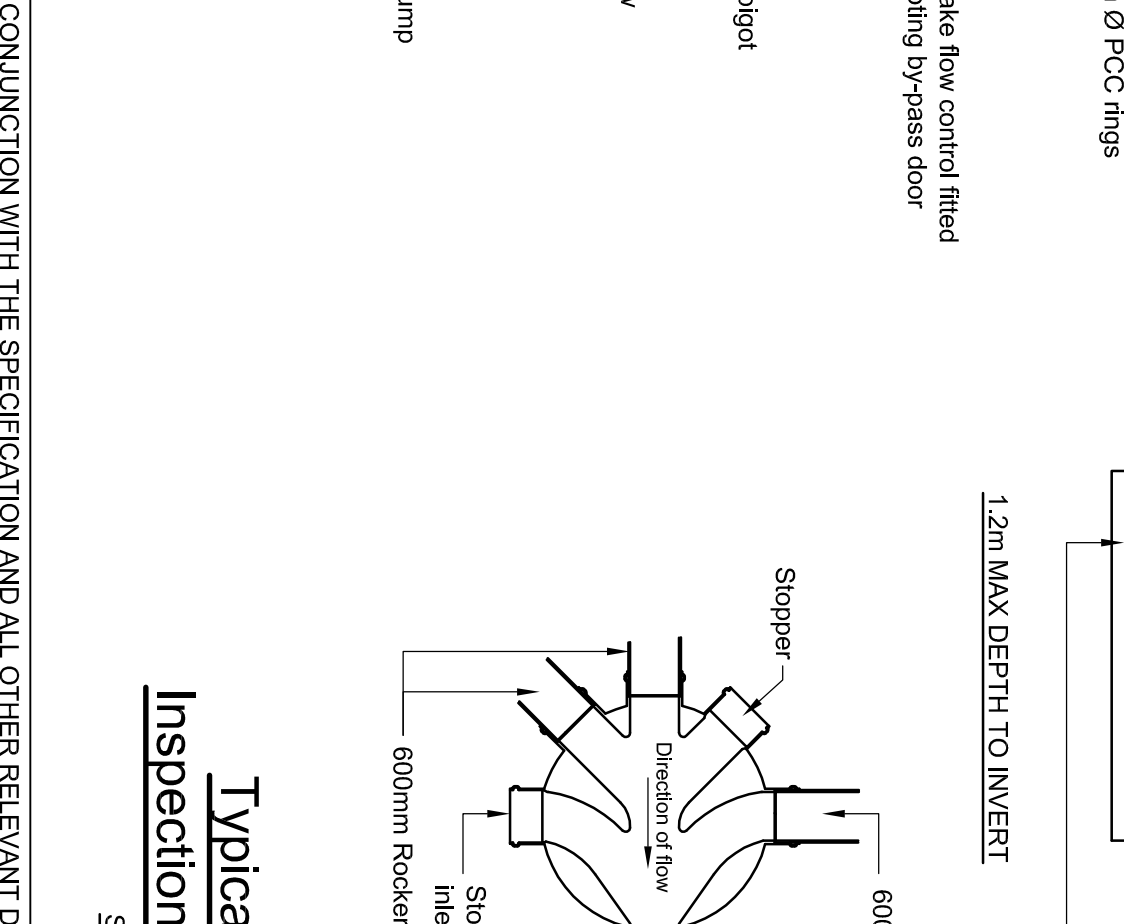
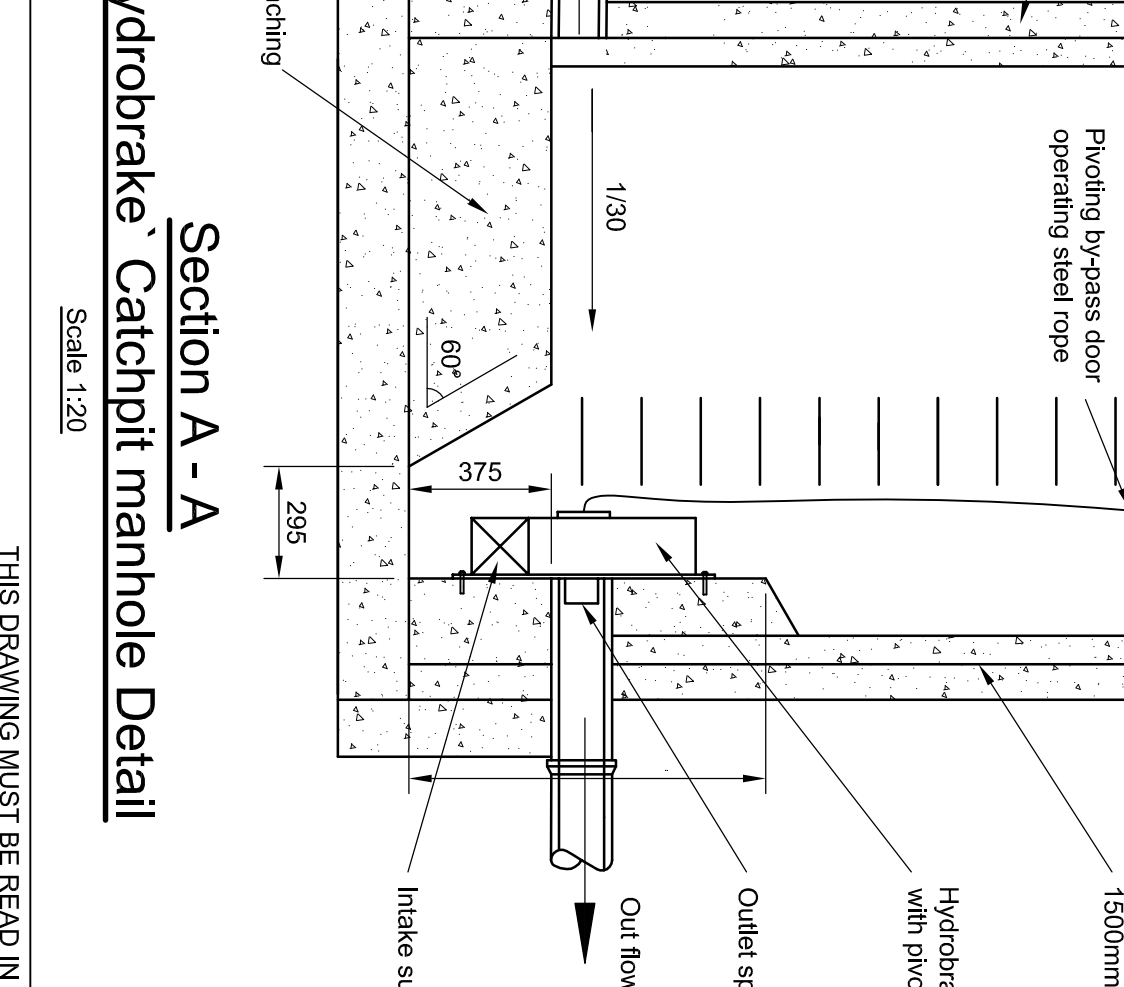
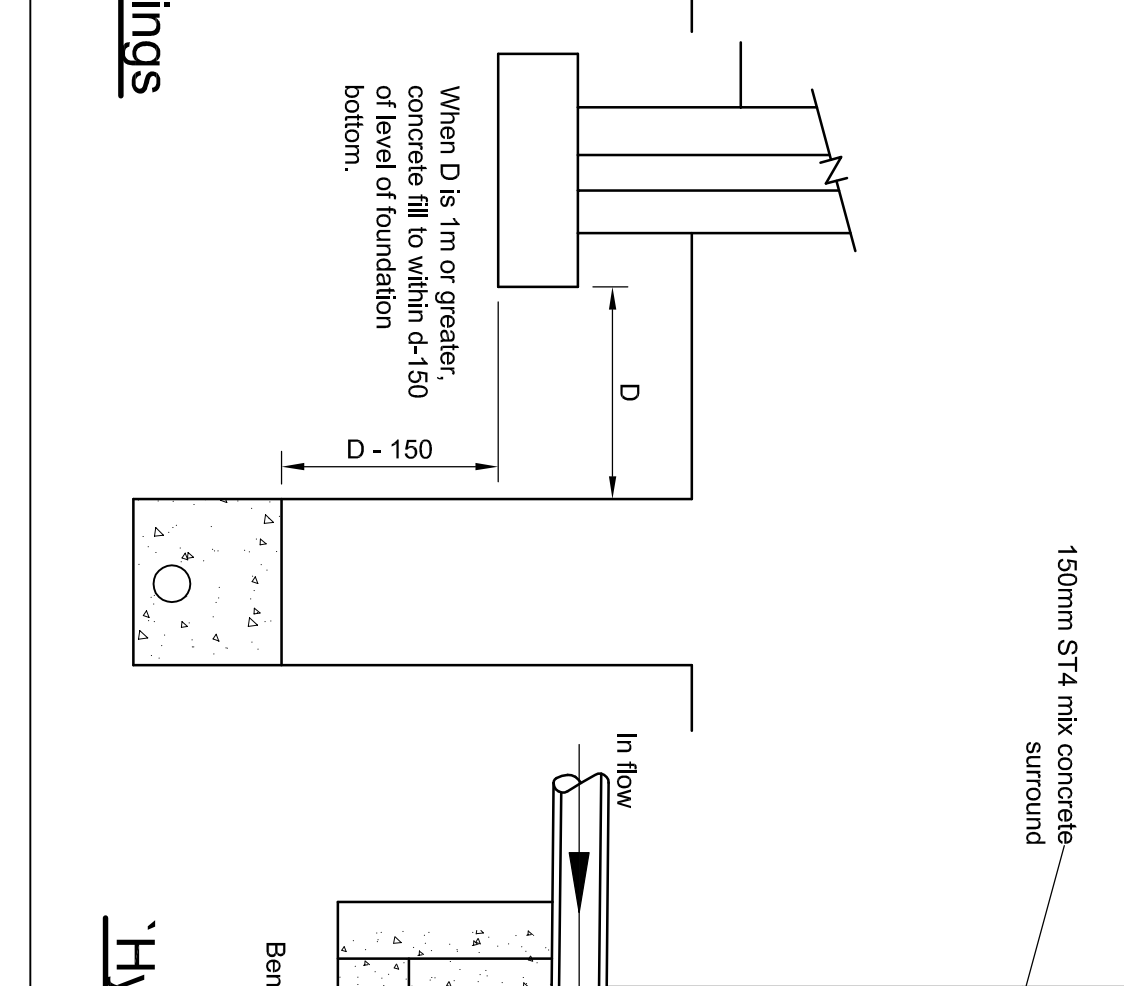
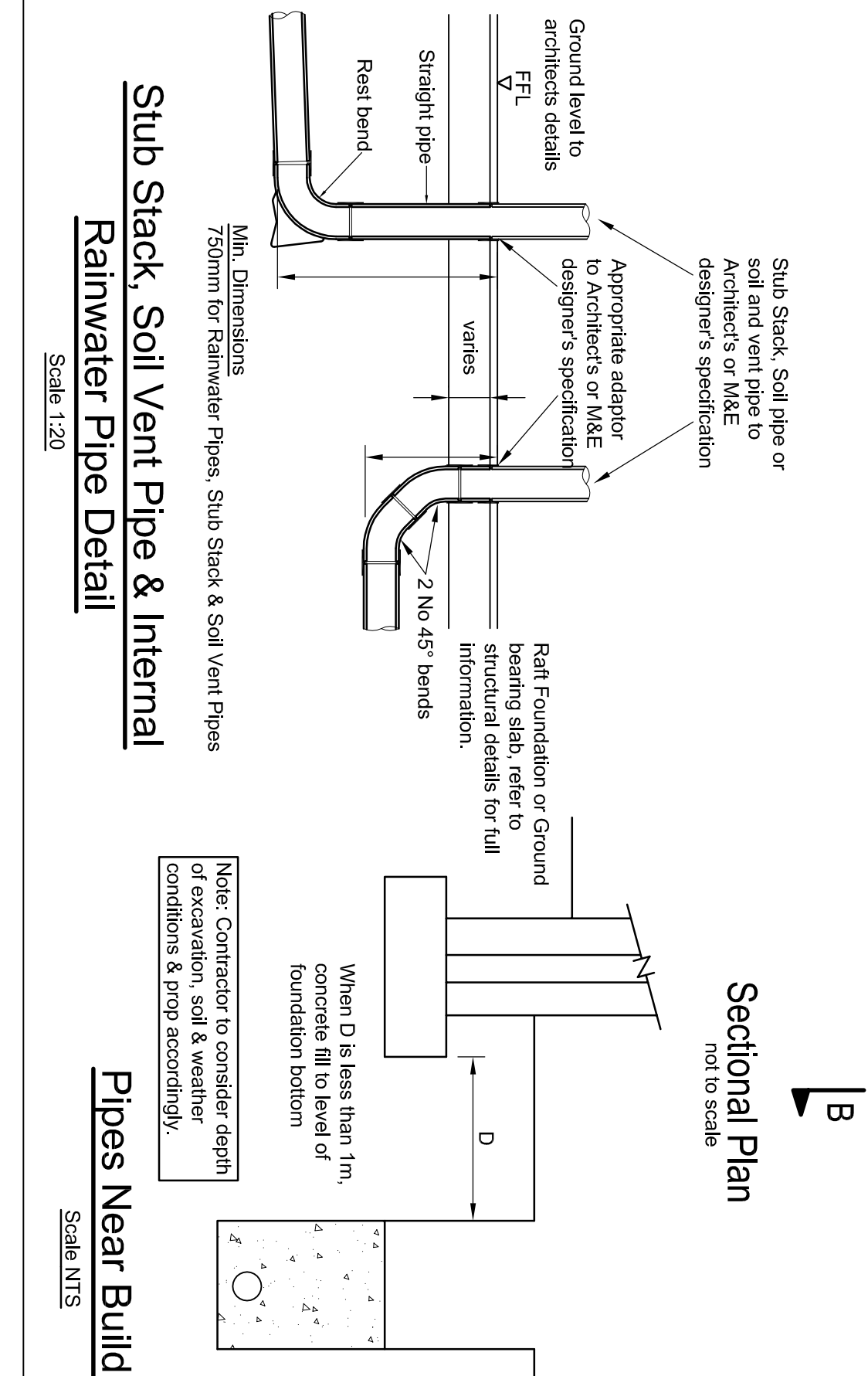
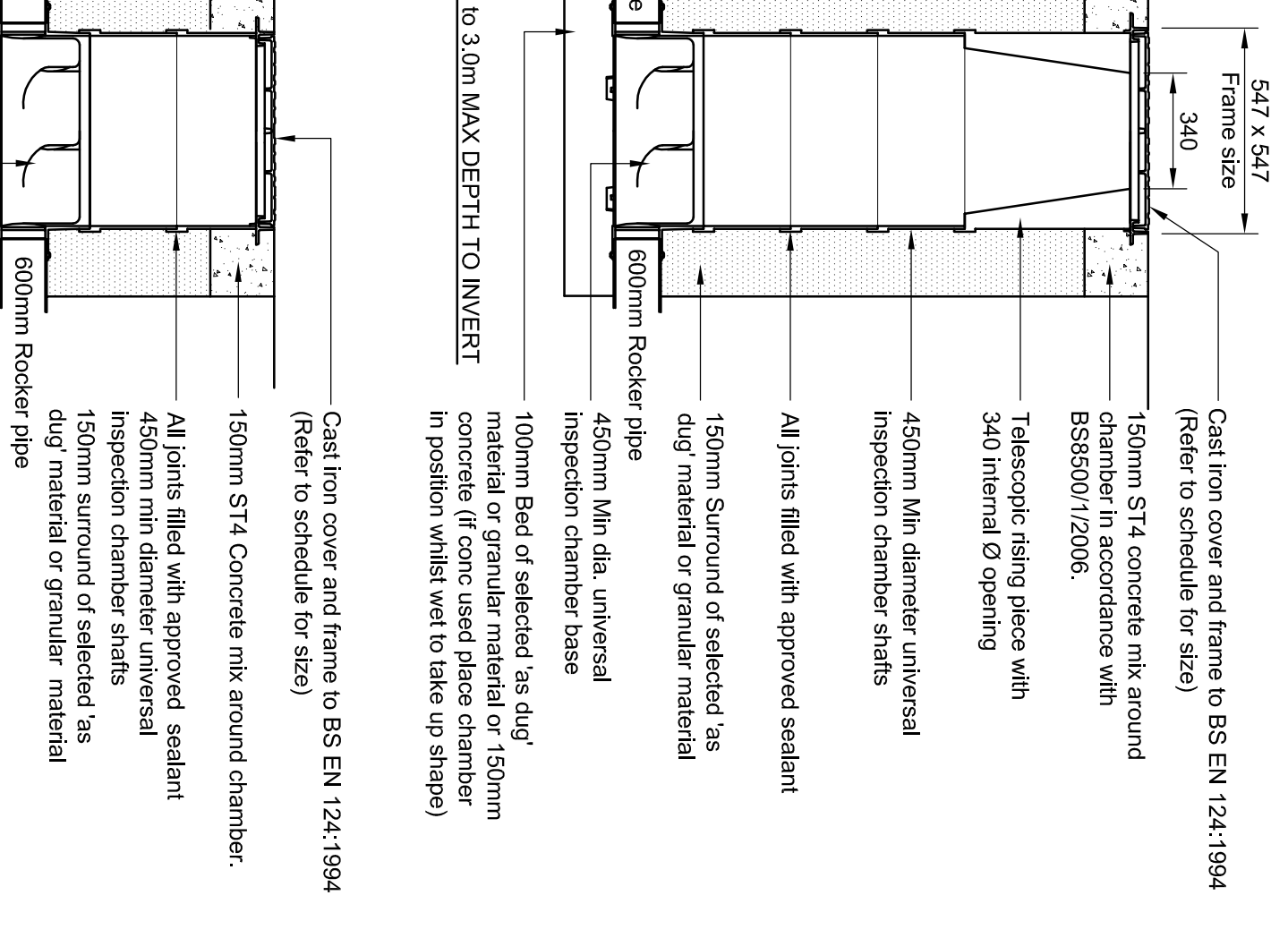
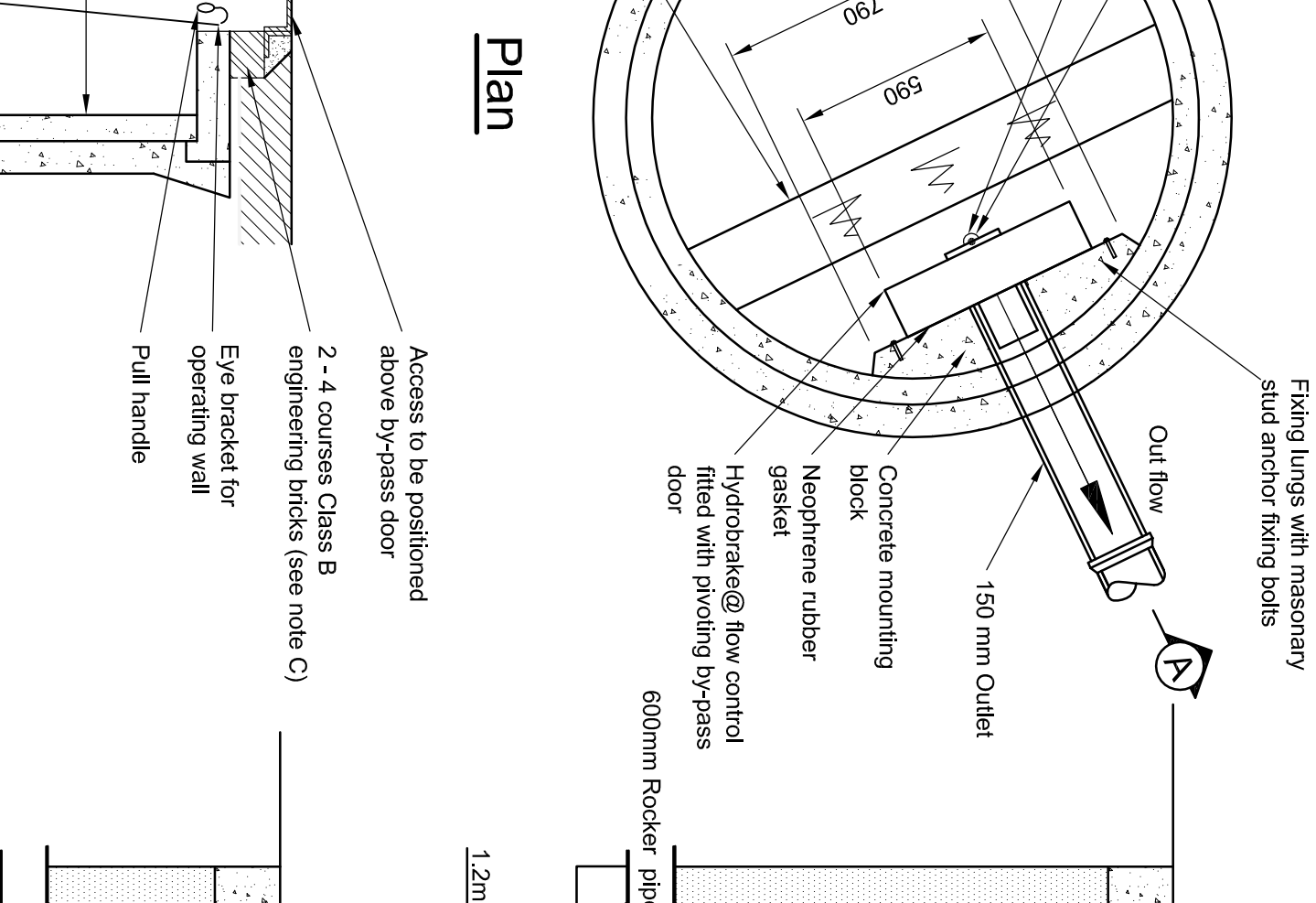
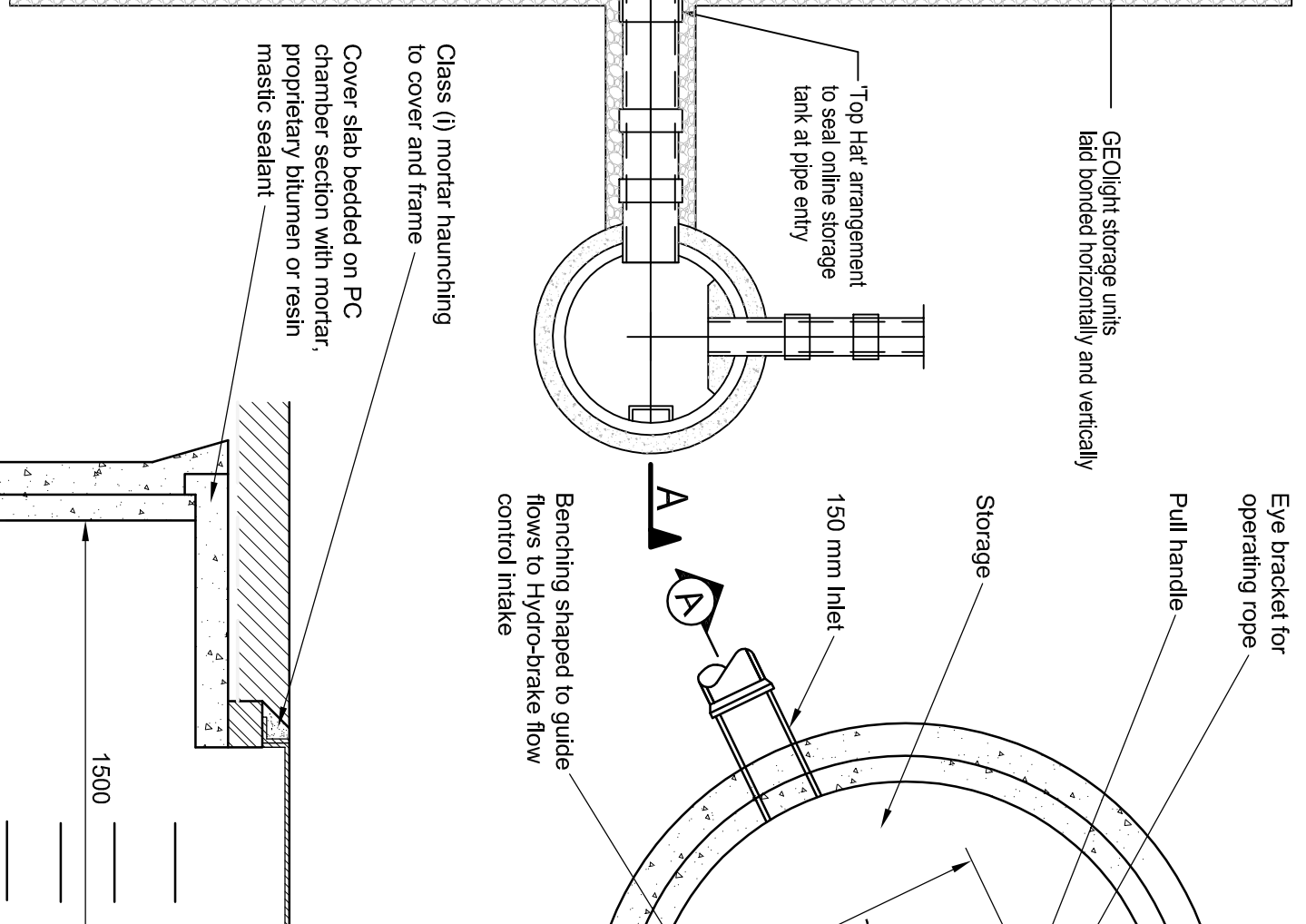
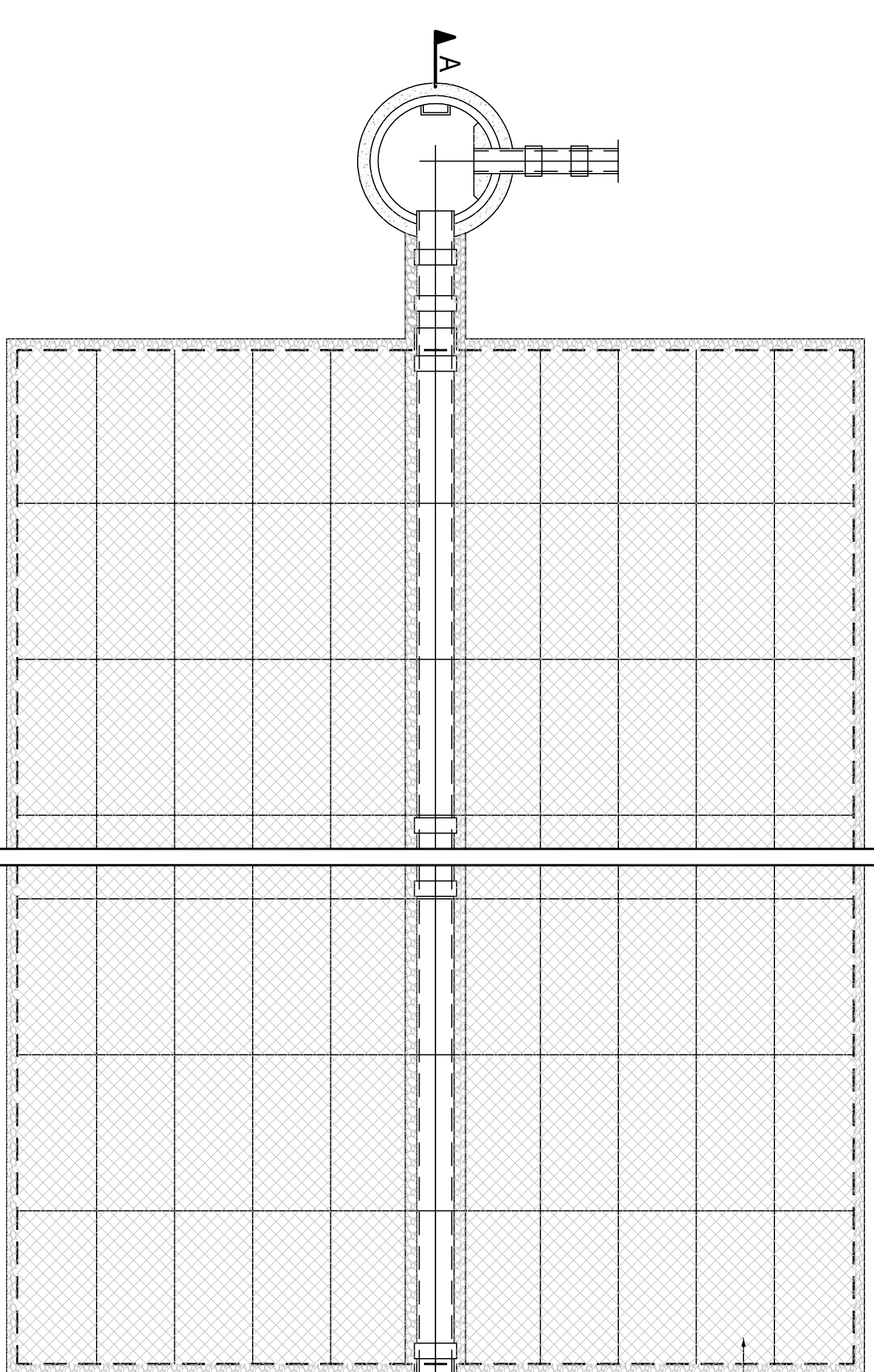
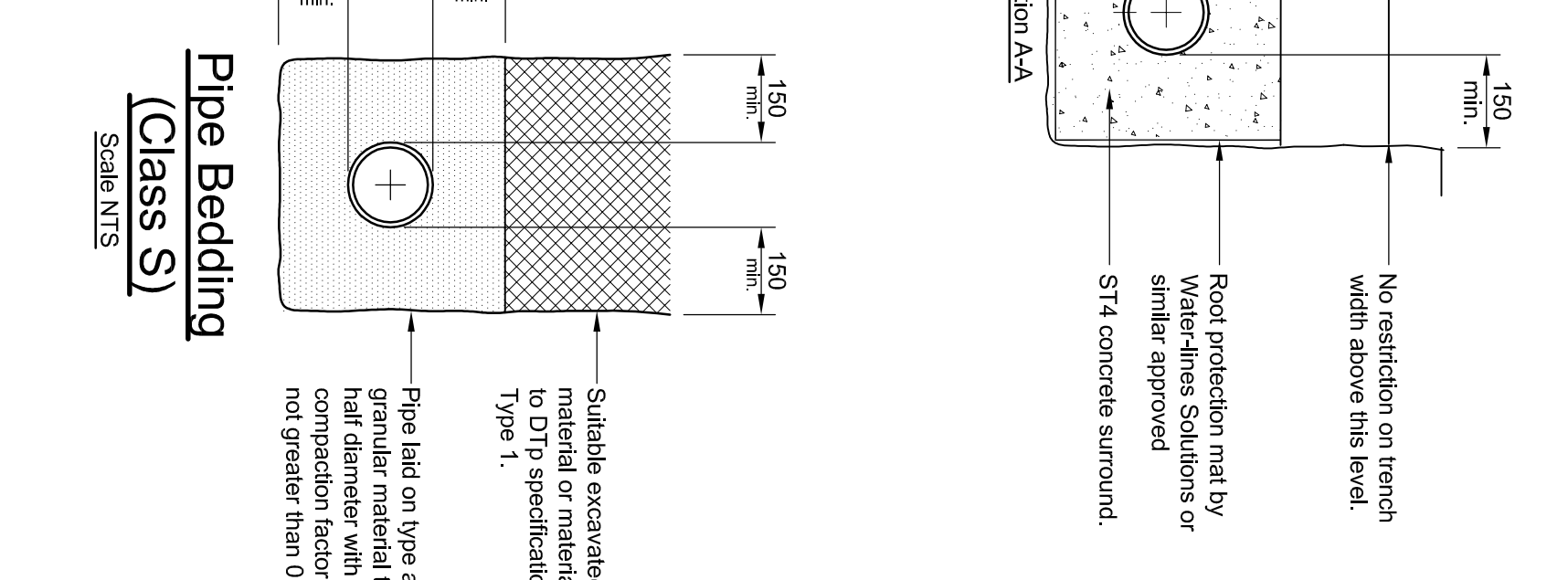
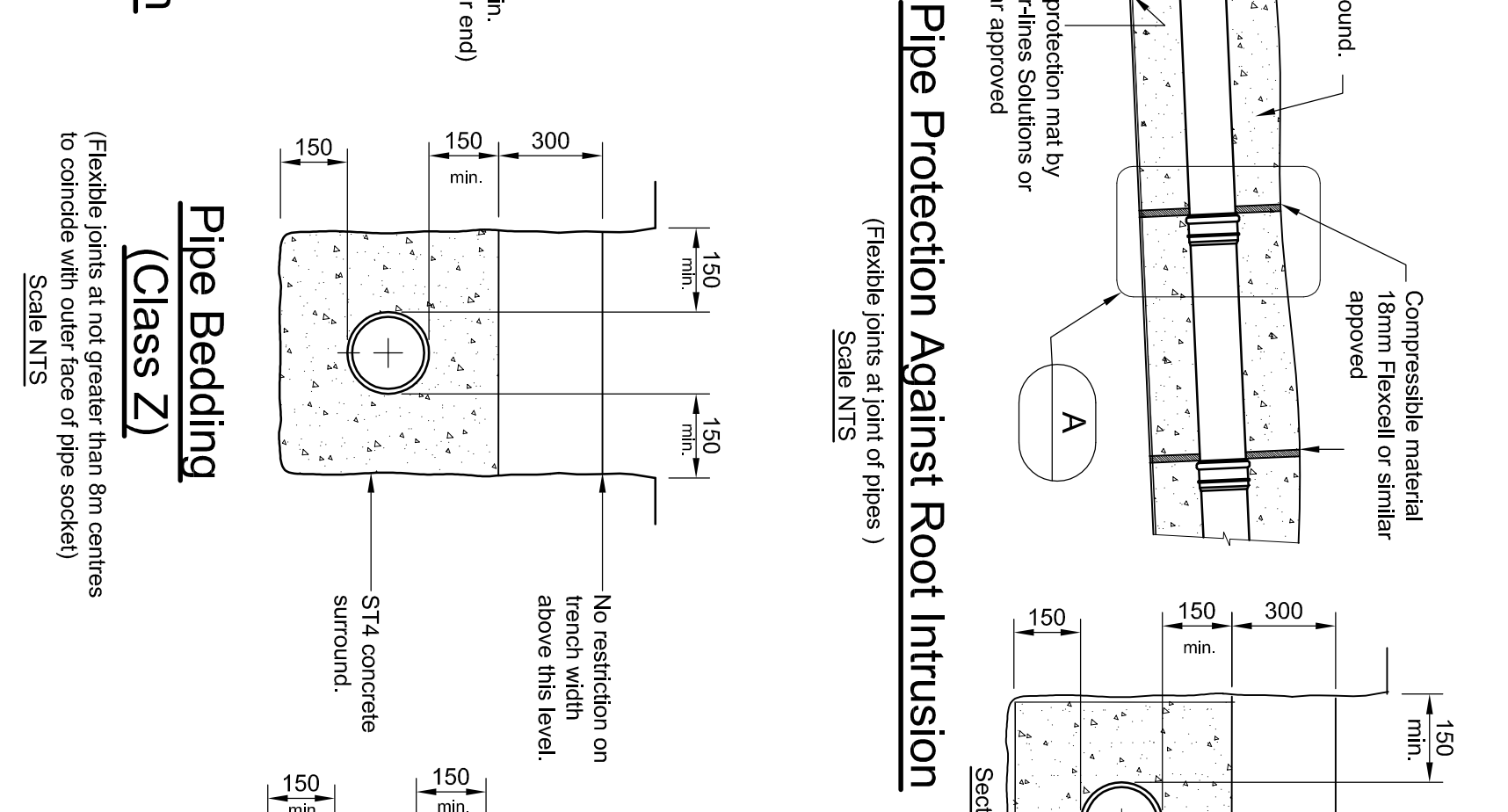
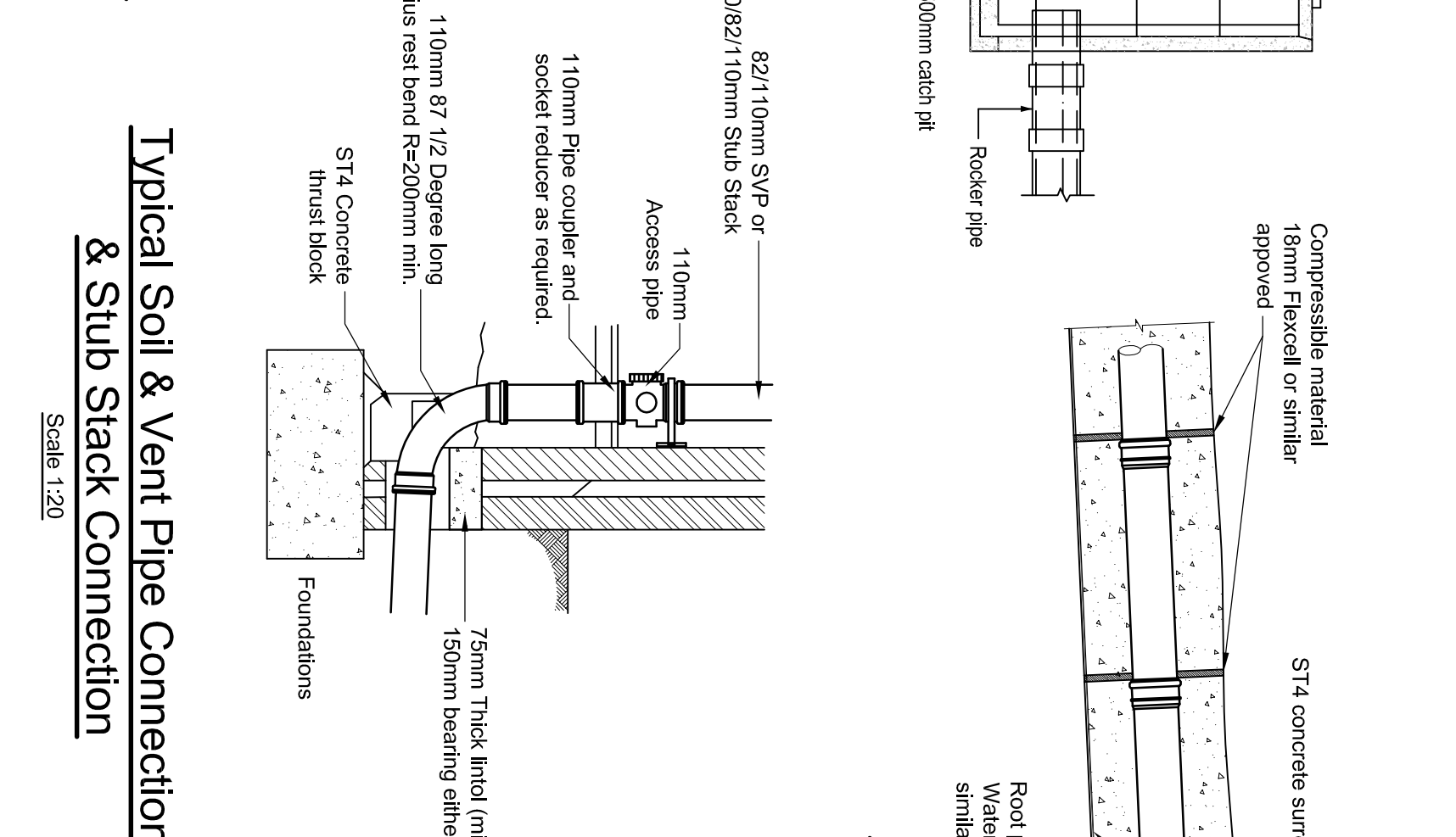
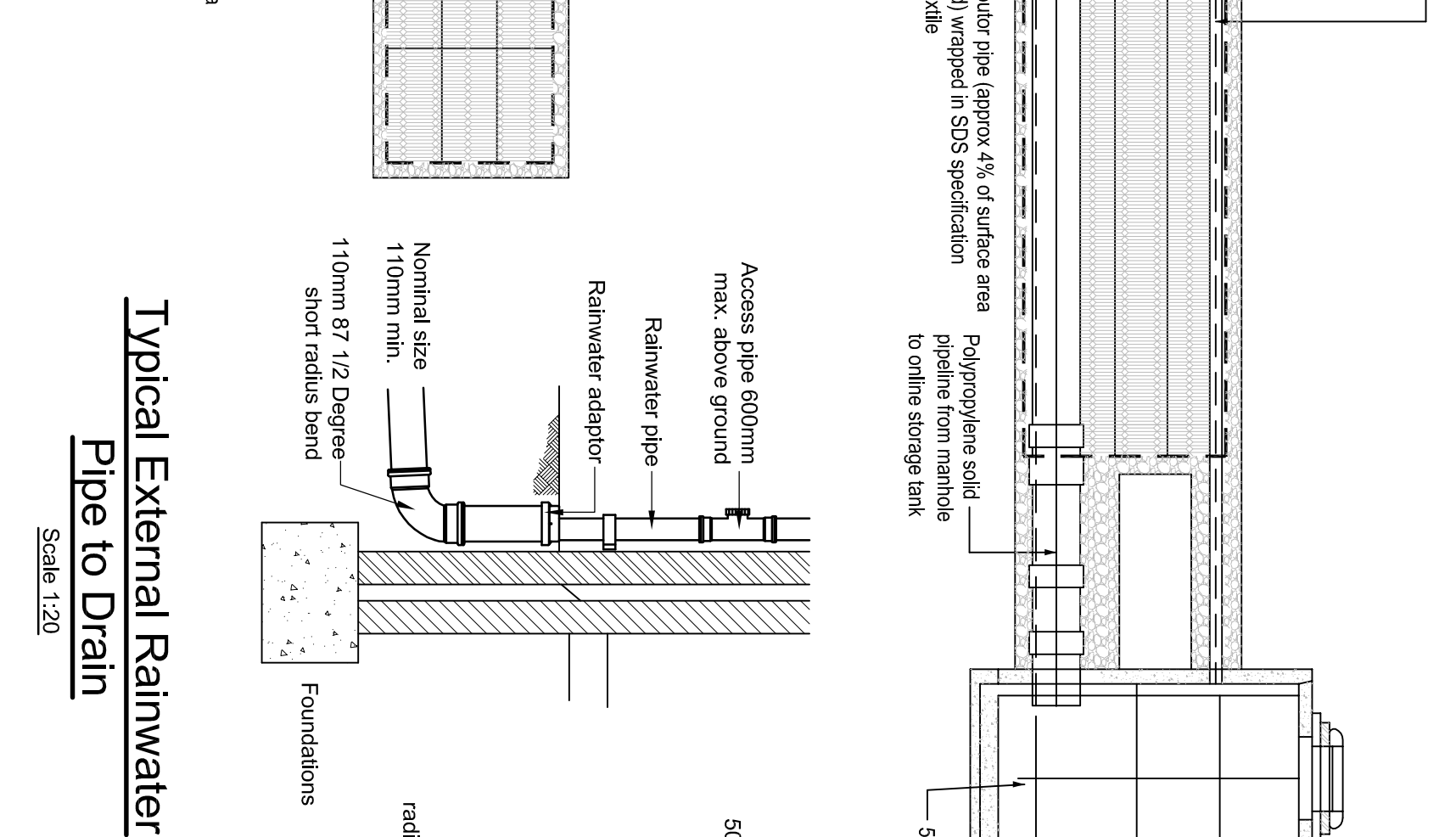
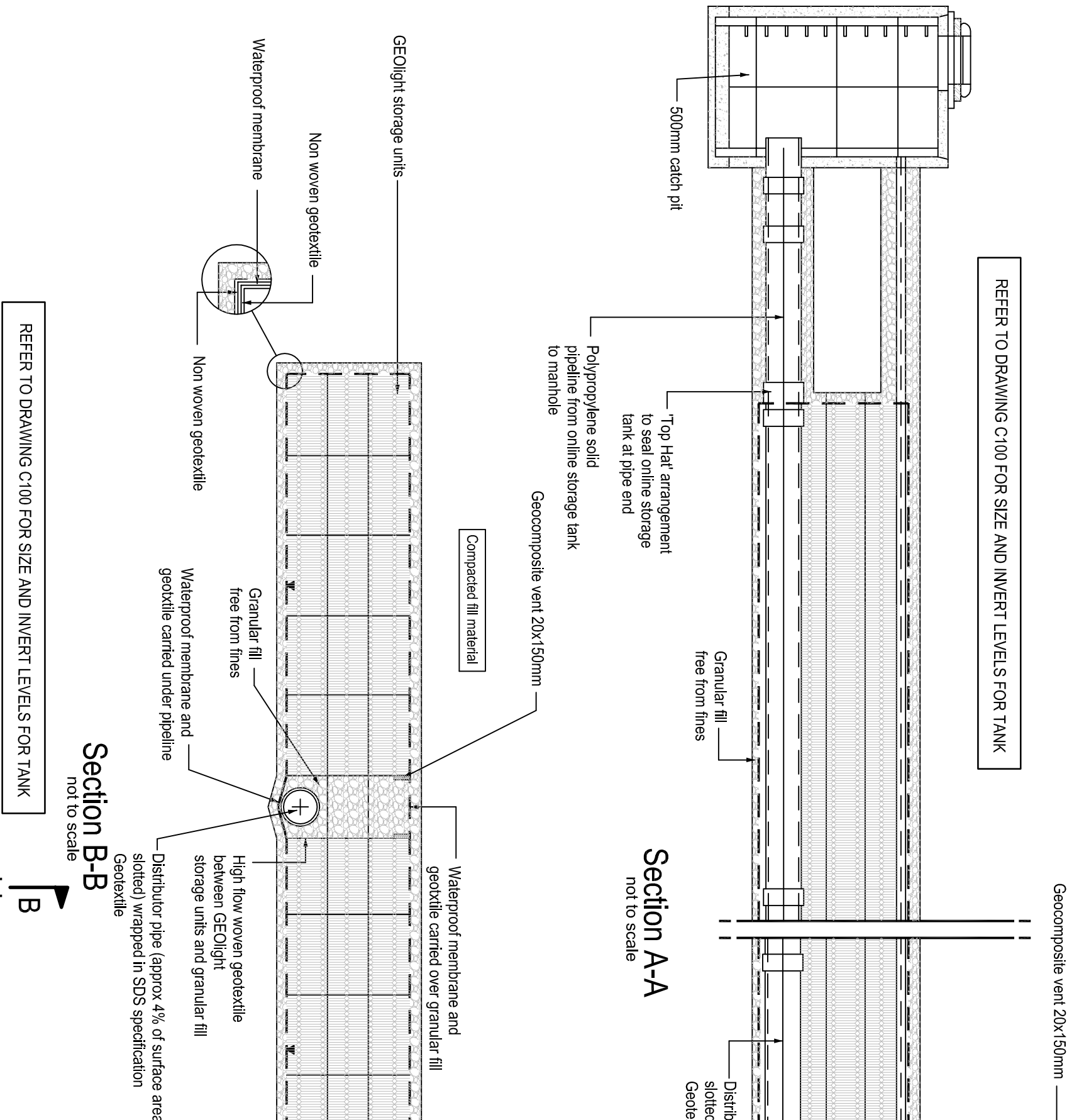
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| Preliminary | Scale | 1:200 |

- | Project | Drawn | MA |
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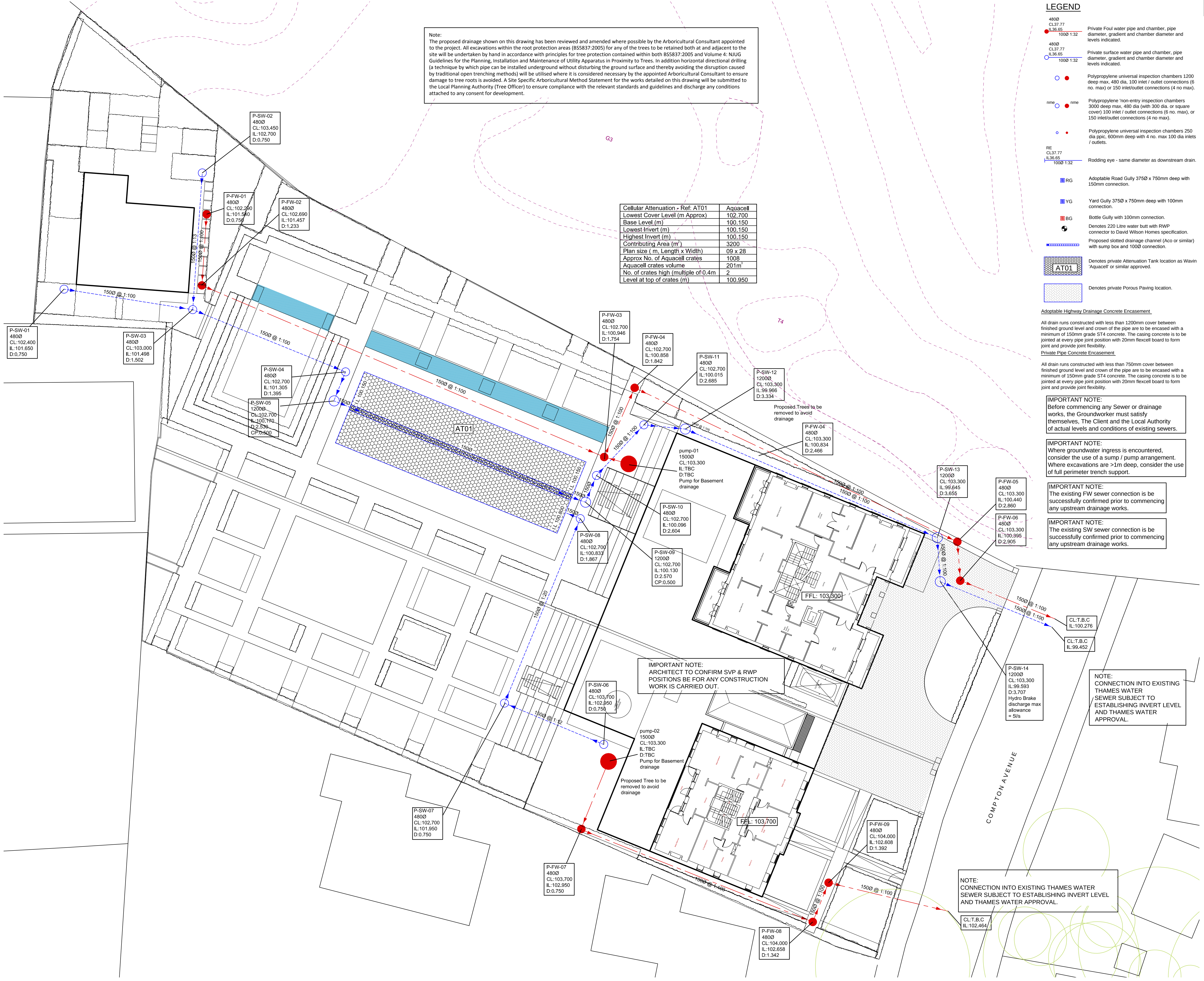
- Nice Place & Far End
Compton Avenue
N6 4LH
- Engineer TG
-
- Project No
- 110161**

- | Title | |
|------------------|---------------------------|
| Drainage Details | Drawing No
C400 |

- Revision
P1



P1		01.06.11		Issued For Information	
Revision		Date		Description	
Drawing		Date		Check	
1-5 Oxford St London W1 1DH Tel 020 7700 8666 Fax 020 7700 8666 design@conisbee.co.uk www.conisbee.co.uk					
Consulting Structural Engineers Consulting Civil Engineers					
conisbee					
Drawing Status					
Preliminary					
Project					
Nice Place & Far End					
Compton Avenue					
N6 4LH					
Title					
Drainage Details					
Revision					
P1					
Project No					
110161					
Drawing No					
C400					
Revision					
P1					
Project					
Engineer TG					
Drawing					
MA					
Date					
May 11					
Scale					
1:200					
Drawn					
MA					



LEGEND

- 4800 CL:37.77 IL:36.65 1000 1:32 Private Foul water pipe and chamber, pipe diameter, gradient and chamber diameter and levels indicated.
- 4800 CL:37.77 IL:36.65 1000 1:32 Private surface water pipe and chamber, pipe diameter, gradient and chamber diameter and levels indicated.
- Polypropylene universal inspection chambers 1200 deep max. 480 dia. 100 inlet / outlet connections (6 no. max) or 150 inlet/outlet connections (4 no max).
- Polypropylene 'non-entry' inspection chambers 3000 deep max. 480 dia (with 300 dia. or square cover) 100 inlet / outlet connections (6 no. max), or 150 inlet/outlet connections (4 no max).
- Polypropylene universal inspection chambers 250 dia ppic, 600mm deep with 4 no. max 100 dia inlets / outlets.
- RE CL:37.77 IL:36.65 1000 1:32 Rodding eye - same diameter as downstream drain.
- RG Adoptable Road Gully 3750 x 750mm deep with 150mm connection.
- YG Yard Gully 3750 x 750mm deep with 100mm connection.
- BG Bottle Gully with 100mm connection.
- Denotes 220 Litre water butt with RWP connector to David Wilson Homes specification.
- Proposed slotted drainage channel (Aco or similar) with sump box and 1000 connection.
- AT01 Denotes private Attenuation Tank location as Wavin Aquacell or similar approved.
- Denotes private Porous Paving location.

Adoptable Highway Drainage Concrete Encasement

All drain runs constructed with less than 1200mm cover between finished ground level and crown of the pipe are to be encased with a minimum of 150mm grade S14 concrete. The casing concrete is to be jointed at every pipe joint position with 20mm flexcell board to form joint and provide joint flexibility.

Private Pipe Concrete Encasement

All drain runs constructed with less than 750mm cover between finished ground level and crown of the pipe are to be encased with a minimum of 150mm grade S14 concrete. The casing concrete is to be jointed at every pipe joint position with 20mm flexcell board to form joint and provide joint flexibility.

IMPORTANT NOTE:
Before commencing any Sewer or drainage works, the Groundworker must satisfy themselves, The Client and the Local Authority of actual levels and conditions of existing sewers.

IMPORTANT NOTE:
Where groundwater ingress is encountered, consider the use of a sump / pump arrangement. Where excavations are >1m deep, consider the use of full perimeter trench support.

IMPORTANT NOTE:
The existing FW sewer connection is to be successfully confirmed prior to commencing any upstream drainage works.

IMPORTANT NOTE:
The existing SW sewer connection is to be successfully confirmed prior to commencing any upstream drainage works.

NOTE:
CONNECTION INTO EXISTING THAMES WATER SEWER SUBJECT TO ESTABLISHING INVERT LEVEL AND THAMES WATER APPROVAL.

NOTE:
CONNECTION INTO EXISTING THAMES WATER SEWER SUBJECT TO ESTABLISHING INVERT LEVEL AND THAMES WATER APPROVAL.

Cellular Attenuation - Ref: AT01	Aquacell
Lowest Cover Level (m Approx)	102.700
Base Level (m)	100.150
Lowest Invert (m)	100.150
Highest Invert (m)	100.150
Contributing Area (m²)	3200
Plan size (m. Length x Width)	09 x 28
Approx No. of Aquacell crates	1008
Aquacell crates volume	201m³
No. of crates high (multiple of 0.4m)	2
Level at top of crates (m)	100.950

notes

- Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
- All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and 'Sewers for Adoption' 6th Edition and any addendums as appropriate.
- All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
- Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
- Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
- All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
- Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty B125 in footways and soft landscaping. In blocked/concrete paved areas covers shall be recessed fabricated steel.
- Cover levels are to be adjusted locally to suit finished ground levels.
- Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
- All manholes / inspection chambers in block paved areas, to have recessed covers. MH covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slabs or blocks.
- All Gradients at drainage runs are indicative. runs to be laid invert to invert.
- Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
- Depth and Location of existing services to be traced prior to any excavation.
- All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of carparks and drives etc, and to sufficient depth to allow for laying service company's mains and services.
- Buried concrete to satisfy the requirements of BRE Special Digest 1 = AC-1 & Site Investigation Report.
- HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant Conisbee drawings

P3	18.06.14	Updated to suit revised Architect's layout	JSH	TG
P2	01.06.11	Drainage amended to avoid tree protection zone	MA	TG
P1	19.05.11	Issued For Information	MA	TG
Rev	Date	Description	Drawn	Check

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Drawing Status	Date	May'11
Preliminary	Scale	1:200
Project	Drawn	MA
Nice Place & Far End Compton Avenue N6 4LH	Engineer	TG
Title	Project No	110161
Proposed Drainage Strategy	Drawing No	C100
	Revision	P3



Geotechnical &
Environmental
Associates

Tytenhanger House
Coursers Road
St Albans
Herts AL4 0PG

Site Plan

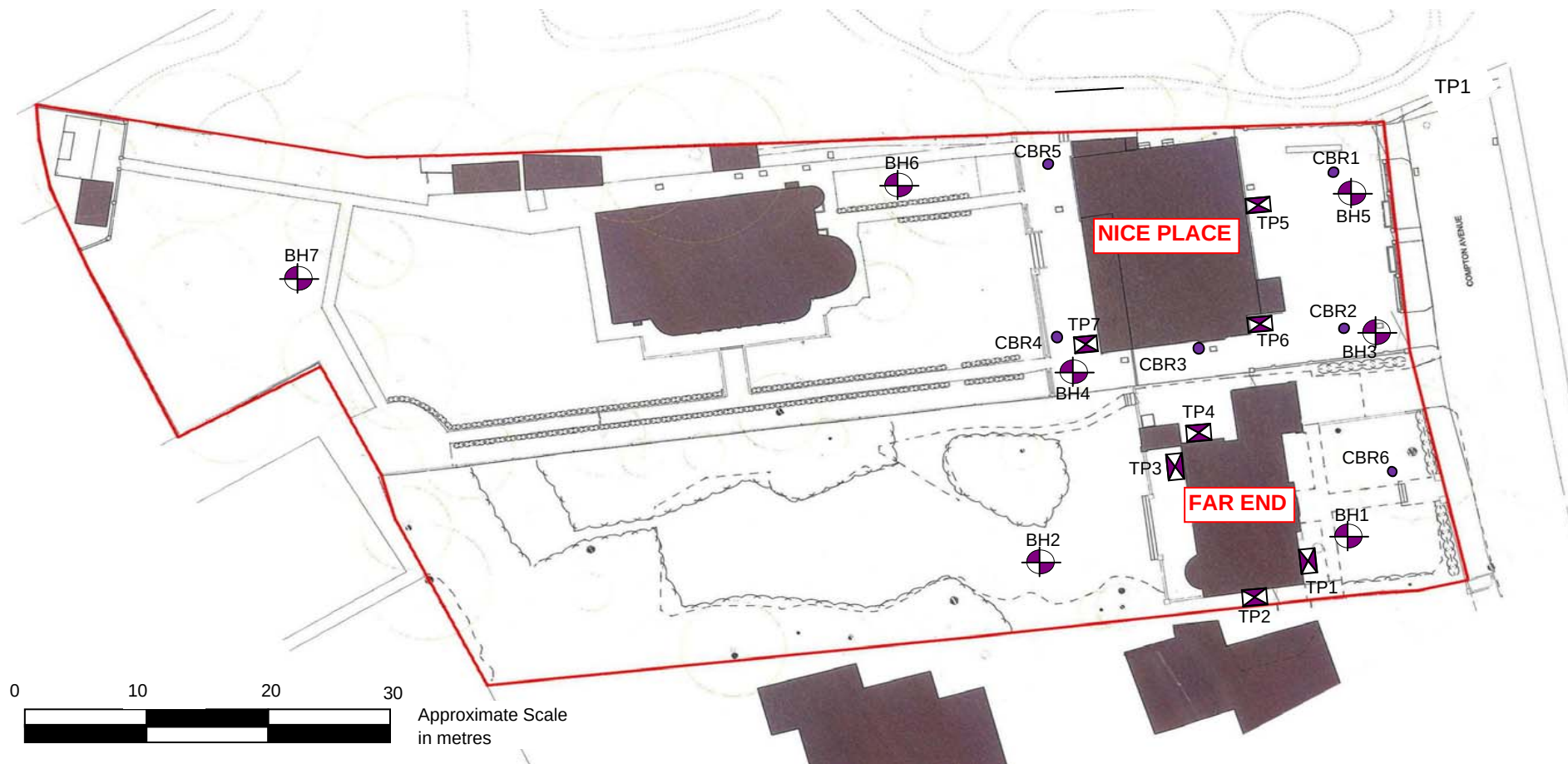
Site Nice Place & Far End, Compton Avenue, Highgate, N6 4LH

Client Pastor Real Estate Limited

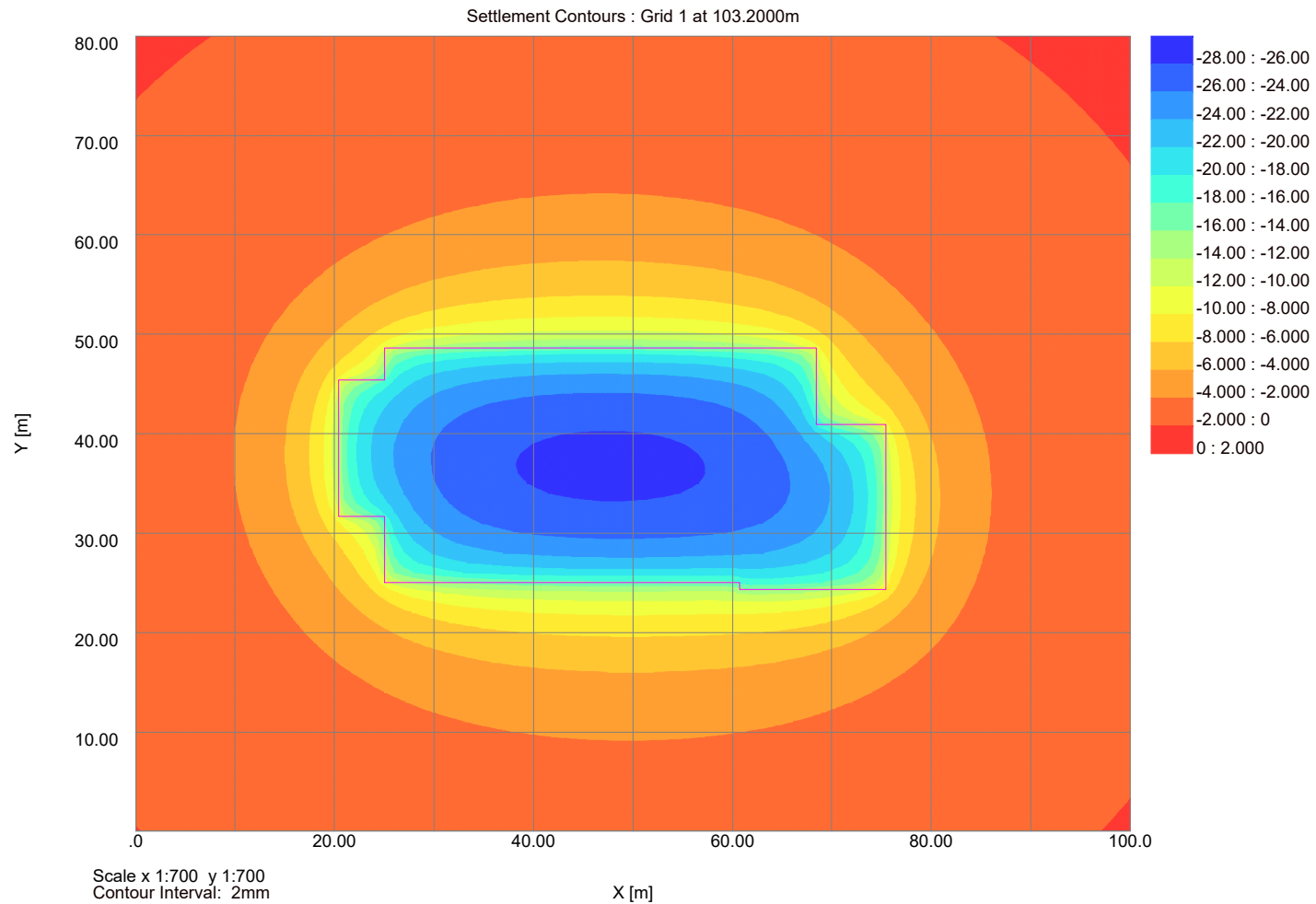
Engineer Conisbee Consulting Engineers

Job Number
J11150

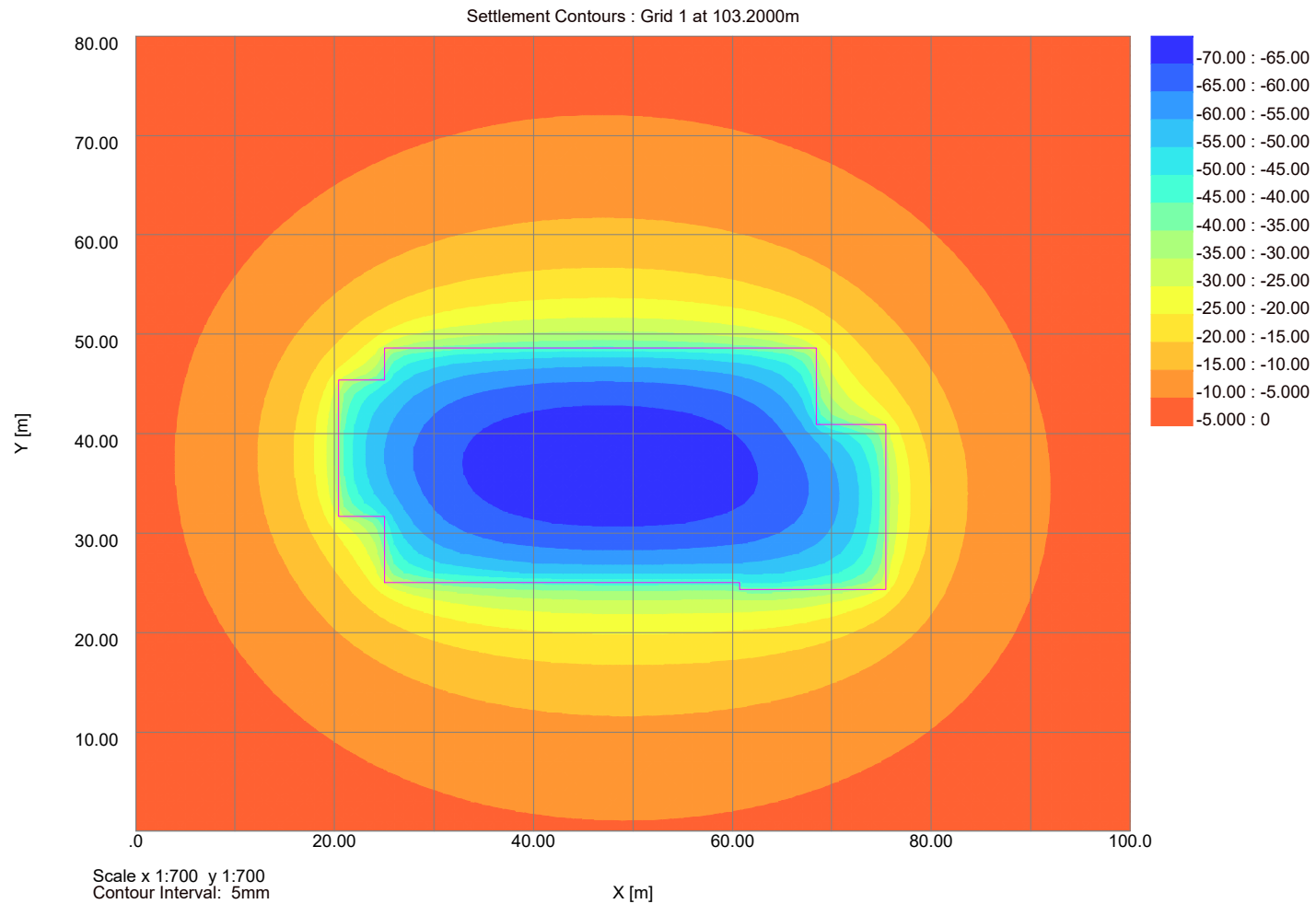
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1 / 1



Job No.	Sheet No.	Rev.
J11150B		
Drg. Ref.		
Made by AT	Date	Checked

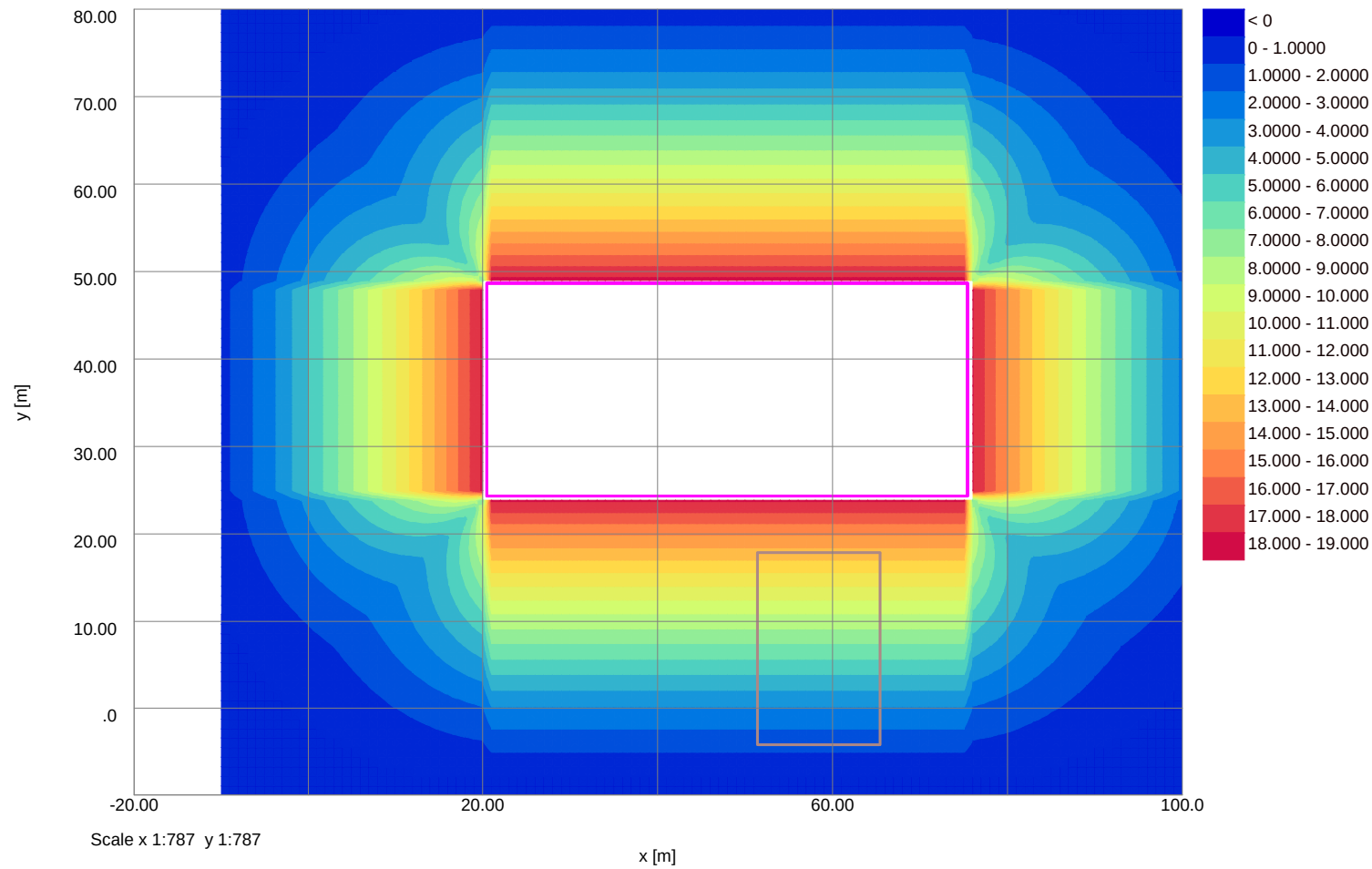


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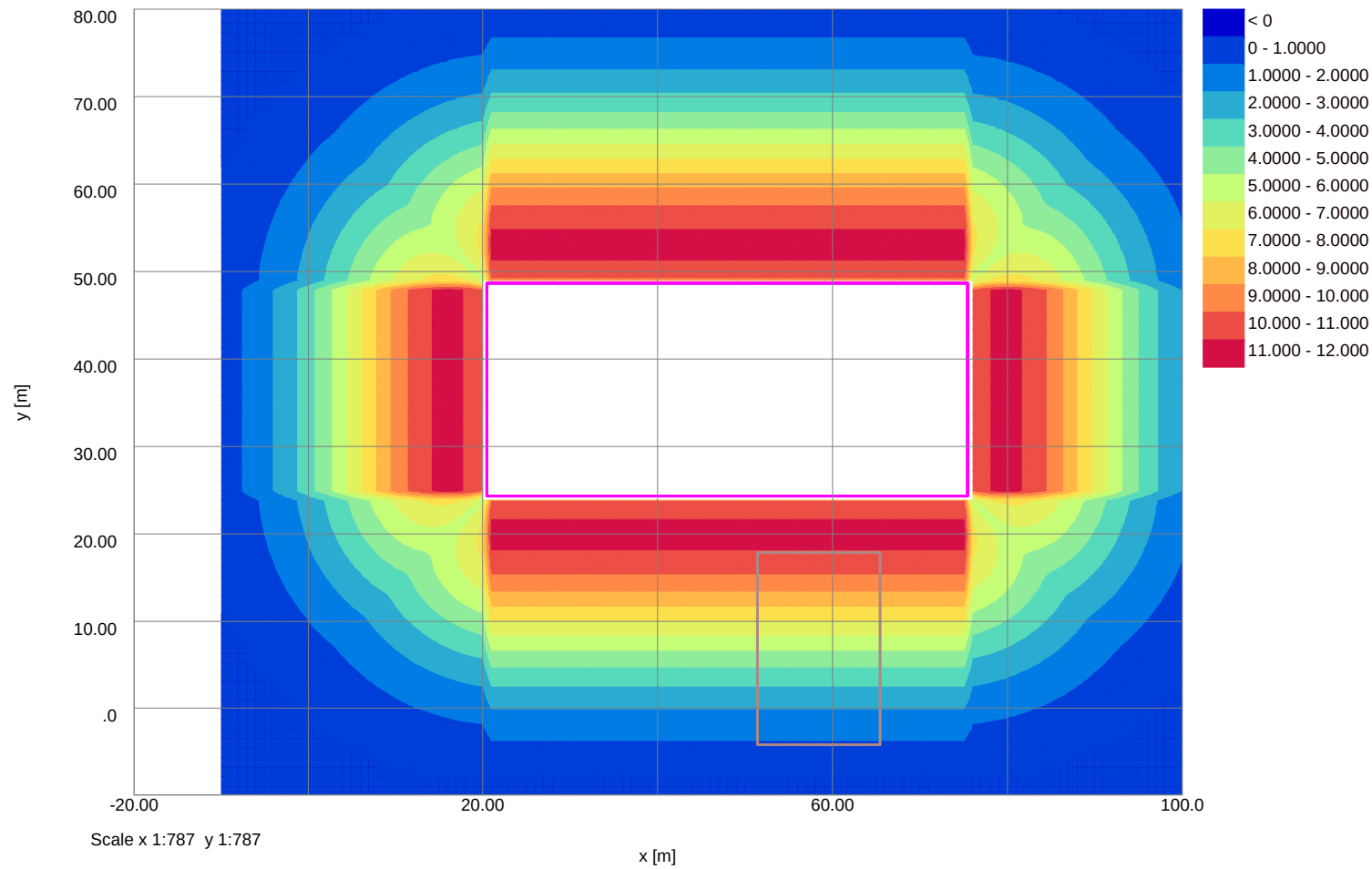
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Made by	Date 24-Mar-2020	Checked

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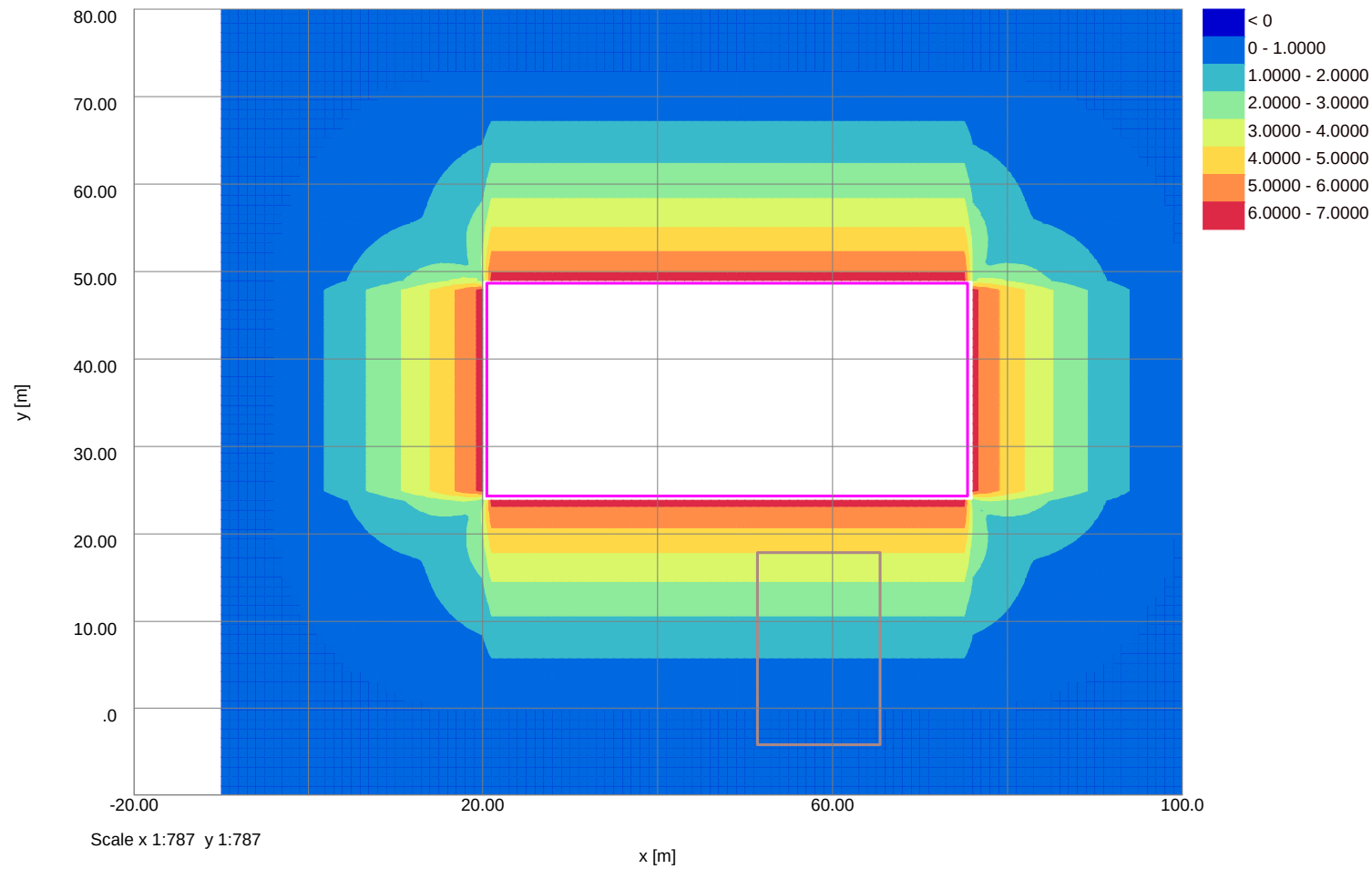
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Made by	Date 24-Mar-2020	Checked

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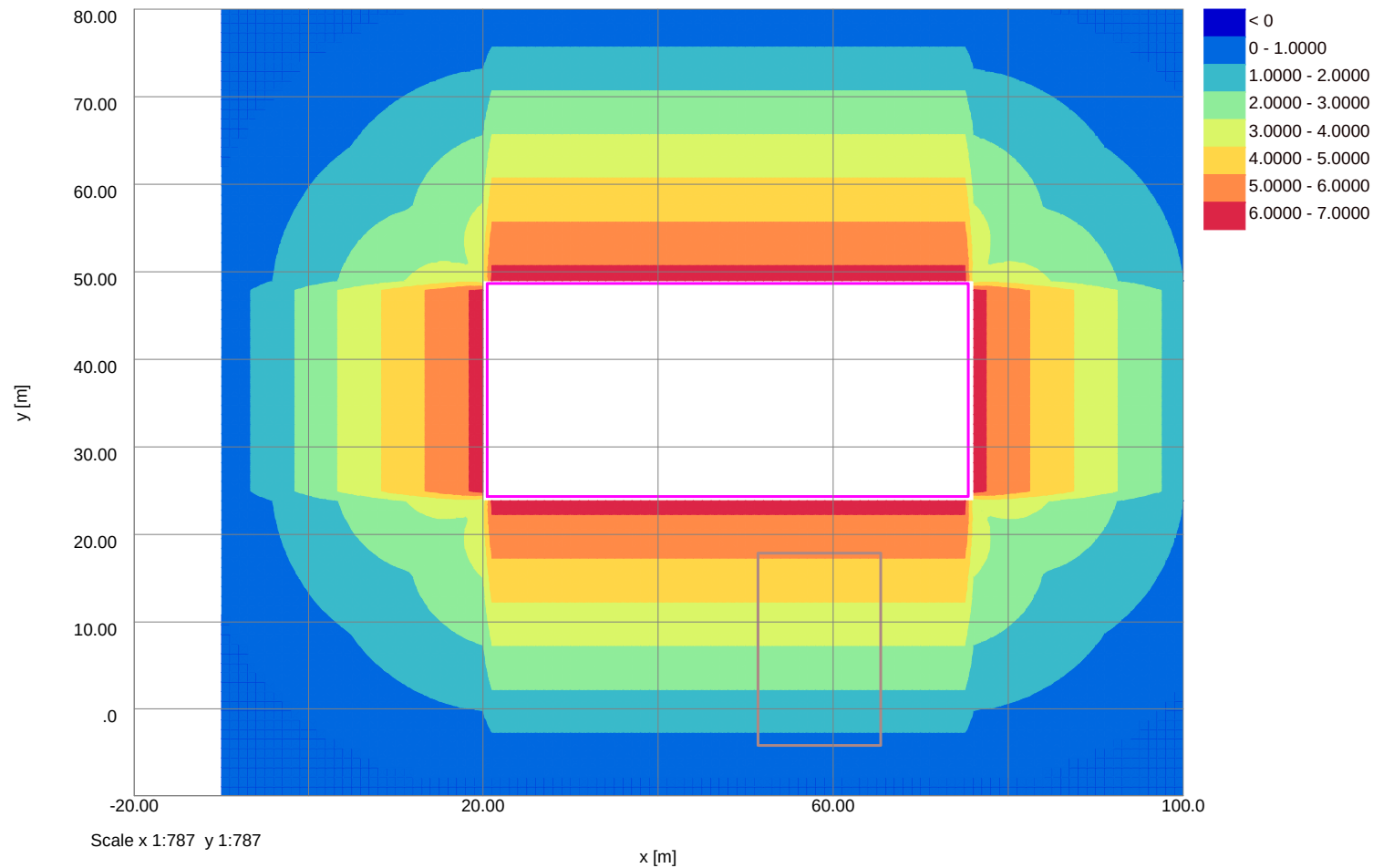
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Drg. Ref.		
Made by	Date	Checked
	24-Mar-2020	

Horizontal Displacement Contours: Grid 1 (level 103.200m) Interval 1mm



Job No.	Sheet No.	Rev.
J11150		
Drg. Ref.		
Made by	Date 24-Mar-2020	Checked

Vertical Settlement Contours: Grid 1 (level 103.200m) (Interval 1mm)



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where information can be found
on all of the services that we offer.

