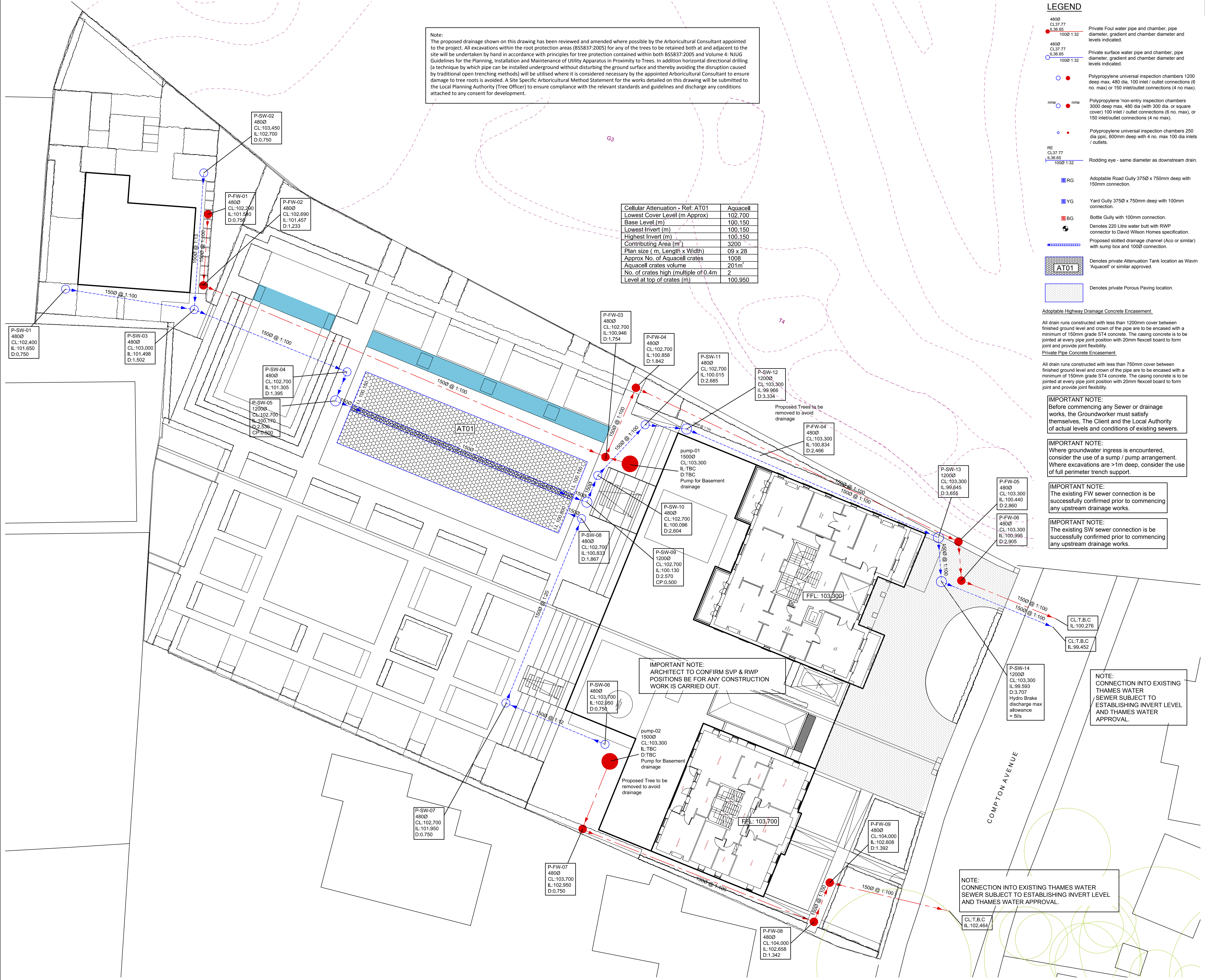




notes

- 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

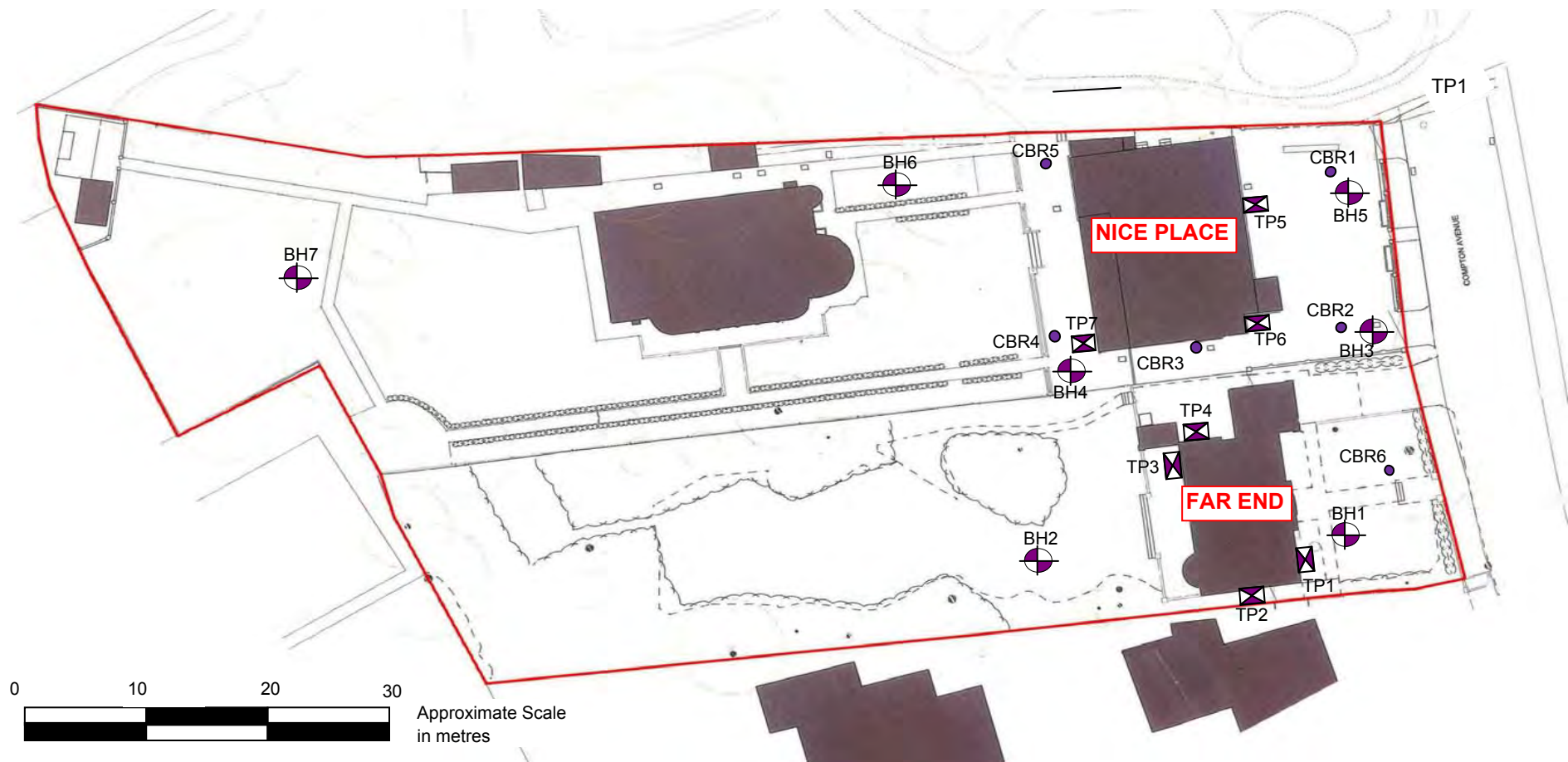
Site Nice Place & Far End, Compton Avenue, Highgate, N6 4LH

Client Pastor Real Estate Limited

Engineer Conisbee Consulting Engineers

Job Number
J11150

Sheet
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Geotechnical & Environmental Associates (GEA)
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