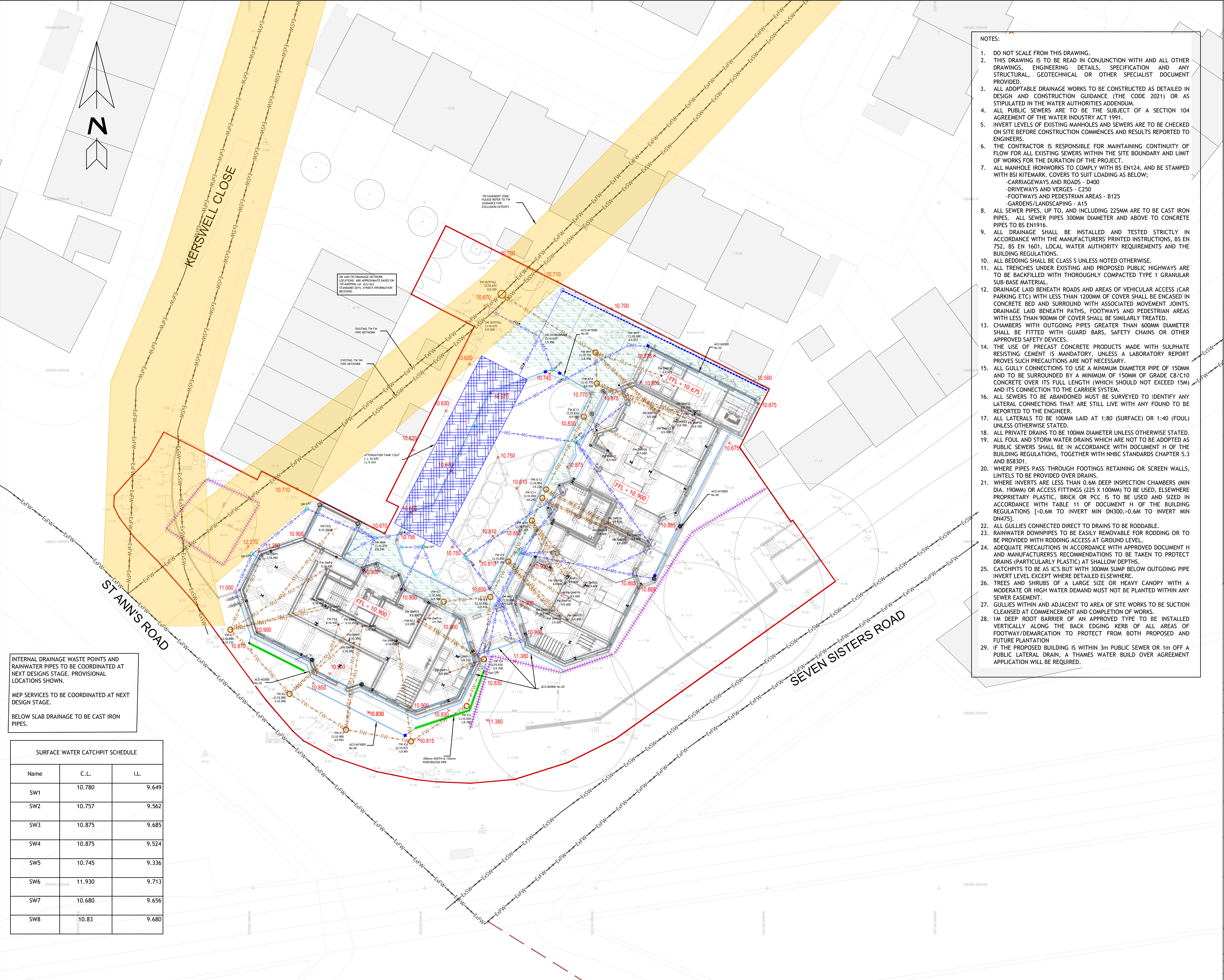




INTERNAL DRAINAGE WASTE POINTS AND RAINWATER PIPES TO BE COORDINATED AT NEXT DESIGN STAGE. PROVISIONAL LOCATIONS SHOWN.

MEP SERVICES TO BE COORDINATED AT NEXT DESIGN STAGE.

BELOW SLAB DRAINAGE TO BE CAST IRON PIPES.

SURFACE WATER CATCHPIT SCHEDULE		
Name	C.L.	I.L.
SW1	10.780	9.649
SW2	10.757	9.562
SW3	10.875	9.685
SW4	10.875	9.524
SW5	10.745	9.336
SW6	11.930	9.713
SW7	10.680	9.656
SW8	10.83	9.680

- NOTES:
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
 - ALL ADOPTABLE DRAINAGE WORKS TO BE CONSTRUCTED AS DETAILED IN DESIGN AND CONSTRUCTION GUIDANCE (THE CODE 2021) OR AS STIPULATED IN THE WATER AUTHORITIES ADDENDUM.
 - ALL PUBLIC SEWERS ARE TO BE THE SUBJECT OF A SECTION 104 AGREEMENT OF THE WATER INDUSTRY ACT 1991.
 - INVERT LEVELS OF EXISTING MANHOLES AND SEWERS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES AND RESULTS REPORTED TO ENGINEERS.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUITY OF FLOW FOR ALL EXISTING SEWERS WITHIN THE SITE BOUNDARY AND LIMIT OF WORKS FOR THE DURATION OF THE PROJECT.
 - ALL MANHOLE IRONWORKS TO COMPLY WITH BS EN124, AND BE STAMPED WITH BS1 KITEMARK. COVERS TO SUIT LOADING AS BELOW;
 - CARRIAGEWAYS AND ROADS - D400
 - DRIVEWAYS AND VERGES - C250
 - FOOTWAYS AND PEDESTRIAN AREAS - B125
 - GARDENS/LANDSCAPING - A15
 - ALL SEWER PIPES, UP TO, AND INCLUDING 225MM ARE TO BE CAST IRON PIPES. ALL SEWER PIPES 300MM DIAMETER AND ABOVE TO CONCRETE PIPES TO BS EN1916.
 - ALL DRAINAGE SHALL BE INSTALLED AND TESTED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' PRINTED INSTRUCTIONS, BS EN 752, BS EN 1601, LOCAL WATER AUTHORITY REQUIREMENTS AND THE BUILDING REGULATIONS.
 - ALL BEDDING SHALL BE CLASS 5 UNLESS NOTED OTHERWISE.
 - ALL TRENCHES UNDER EXISTING AND PROPOSED PUBLIC HIGHWAYS ARE TO BE BACKFILLED WITH THOROUGHLY COMPACTED TYPE 1 GRANULAR SUB-BASE MATERIAL.
 - DRAINAGE LAID BENEATH ROADS AND AREAS OF VEHICULAR ACCESS (CAR PARKING ETC) WITH LESS THAN 1200MM OF COVER SHALL BE ENCASED IN CONCRETE BED AND SURROUND WITH ASSOCIATED MOVEMENT JOINTS. DRAINAGE LAID BENEATH PATHS, FOOTWAYS AND PEDESTRIAN AREAS WITH LESS THAN 900MM OF COVER SHALL BE SIMILARLY TREATED.
 - CHAMBERS WITH OUTGOING PIPES GREATER THAN 600MM DIAMETER SHALL BE FITTED WITH GUARD BARS, SAFETY CHAINS OR OTHER APPROVED SAFETY DEVICES.
 - THE USE OF PRECAST CONCRETE PRODUCTS MADE WITH SULPHATE RESISTING CEMENT IS MANDATORY, UNLESS A LABORATORY REPORT PROVES SUCH PRECAUTIONS ARE NOT NECESSARY.
 - ALL GULLY CONNECTIONS TO USE A MINIMUM DIAMETER PIPE OF 150MM AND TO BE SURROUNDED BY A MINIMUM OF 150MM OF GRADE C8/C10 CONCRETE OVER ITS FULL LENGTH (WHICH SHOULD NOT EXCEED 15M) AND ITS CONNECTION TO THE CARRIER SYSTEM.
 - ALL SEWERS TO BE ABANDONED MUST BE SURVEYED TO IDENTIFY ANY LATERAL CONNECTIONS THAT ARE STILL LIVE WITH ANY FOUND TO BE REPORTED TO THE ENGINEER.
 - ALL LATERALS TO BE 100MM LAID AT 1:80 (SURFACE) OR 1:40 (FOUL) UNLESS OTHERWISE STATED.
 - ALL PRIVATE DRAINS TO BE 100MM DIAMETER UNLESS OTHERWISE STATED.
 - ALL FOUL AND STORM WATER DRAINS WHICH ARE NOT TO BE ADOPTED AS PUBLIC SEWERS SHALL BE IN ACCORDANCE WITH DOCUMENT H OF THE BUILDING REGULATIONS, TOGETHER WITH NHBC STANDARDS CHAPTER 5.3 AND BS8301.
 - WHERE PIPES PASS THROUGH FOOTINGS RETAINING OR SCREEN WALLS, LINTELS TO BE PROVIDED OVER DRAINS.
 - WHERE INVERTS ARE LESS THAN 0.6M DEEP INSPECTION CHAMBERS (MIN DIA. 190MM) OR ACCESS FITTINGS (225 X 100MM) TO BE USED, ELSEWHERE PROPRIETARY PLASTIC, BRICK OR PCC IS TO BE USED AND SIZED IN ACCORDANCE WITH TABLE 11 OF DOCUMENT H OF THE BUILDING REGULATIONS [-0.6M TO INVERT MIN DN300,>0.6M TO INVERT MIN DN475].
 - ALL GULLIES CONNECTED DIRECT TO DRAINS TO BE RODDABLE.
 - RAINWATER DOWNPIPES TO BE EASILY REMOVABLE FOR RODDING OR TO BE PROVIDED WITH RODDING ACCESS AT GROUND LEVEL.
 - ADEQUATE PRECAUTIONS IN ACCORDANCE WITH APPROVED DOCUMENT H AND MANUFACTURERS'S RECOMMENDATIONS TO BE TAKEN TO PROTECT DRAINS (PARTICULARLY PLASTIC) AT SHALLOW DEPTHS.
 - CATCHPITS TO BE AS IC'S BUT WITH 300MM SUMP BELOW OUTGOING PIPE INVERT LEVEL EXCEPT WHERE DETAILED ELSEWHERE.
 - TREES AND SHRUBS OF A LARGE SIZE OR HEAVY CANOPY WITH A MODERATE OR HIGH WATER DEMAND MUST NOT BE PLANTED WITHIN ANY SEWER EASEMENT.
 - GULLIES WITHIN AND ADJACENT TO AREA OF SITE WORKS TO BE SUCTION CLEANSED AT COMMENCEMENT AND COMPLETION OF WORKS.
 - 1M DEEP ROOT BARRIER OF AN APPROVED TYPE TO BE INSTALLED VERTICALLY ALONG THE BACK EDGING KERB OF ALL AREAS OF FOOTWAY/DEMARCATON TO PROTECT FROM BOTH PROPOSED AND FUTURE PLANTATION
 - IF THE PROPOSED BUILDING IS WITHIN 3m PUBLIC SEWER OR 1m OFF A PUBLIC LATERAL DRAIN, A THAMES WATER BUILD OVER AGREEMENT APPLICATION WILL BE REQUIRED.

Notes:

The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing

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KEY:

Attenuation Tank

Permeable Paving

Thames Water Exclusion Zone

Site Boundary

Channel Drains

French Drain

Proposed SW Pipe

Proposed FW Pipe

Existing FW Pipe Network

Existing SW Pipe Network

Proposed Spot Level

SW Catchpit 450mmØ

Surface Water Inspection Chamber

Proposed SW Manhole

Flow Control Chamber: Hydrobrake

Foul Water Inspection Chamber

Gully

Rainwater Pipes

Drainage Waste Point

Floor Gully

Channel Drain Sump Unit

Tree Root Protection Zone

Ref: Drawing

Planning Boundary

Proposed Perforated Pipe

DRAWING REFERENCES:

- Topographic Survey: Dwg No. 20978se-01 18/12/2017
- Structural Foundation Layout: Dwg No. 350 01/06/2023 and 02/06/2023
- Architects Layout: Dwg No. 23-1116-010 16/06/2023
- Landscape Layout: Dwg No. TM-517-LA-107

C02

PLANNING BOUNDARY ADDED

19.06.23

C01

STAGE 3 ISSUE

05.06.23

P5

ISSUED FOR TENDER

30.09.22

P4

WIP ISSUED FOR INFORMATION

21.09.22

P3

UPDATED ISSUE INFORMATION

02.08.22

P2

ISSUED FOR INFORMATION

15.07.22

P1

ISSUED FOR INFORMATION

30.06.22

Revision	Amendment	Date
KS	EW	AM
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Client:

LONDON BOROUGH OF HARINGEY

Project:

KERSWELL CLOSE, N15

Drawing Title:

KERSWELL CLOSE SURFACE AND FOUL WATER DRAINAGE PLAN

Drawing / Document Reference		Status
Drawing	Document	
KERS01	MCB - XX - DR - C - 0230	S4 - C02
Project	Originator	Zone
Level	Type	Discipline
Number	Suitability	Revision