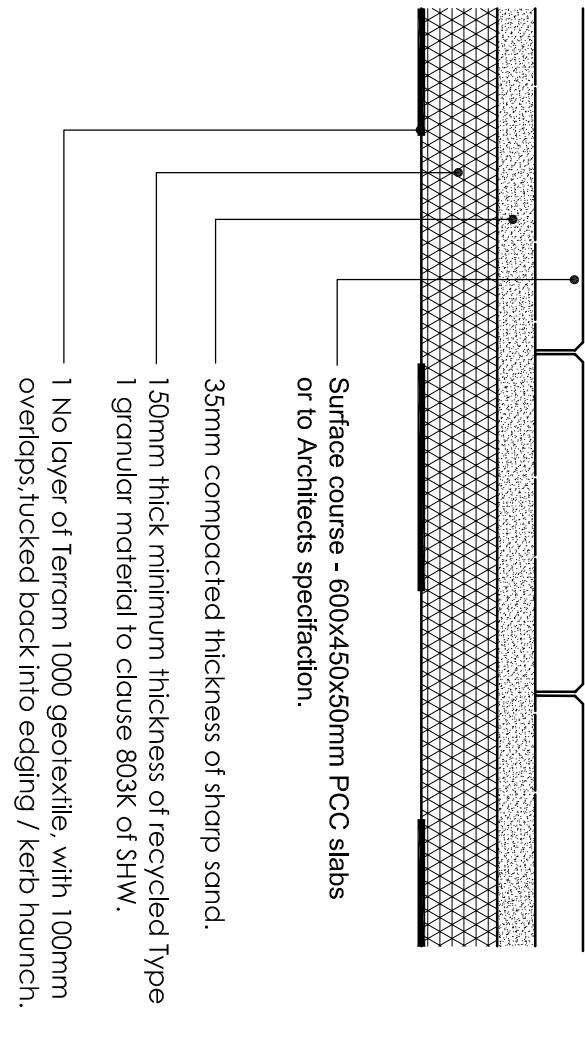


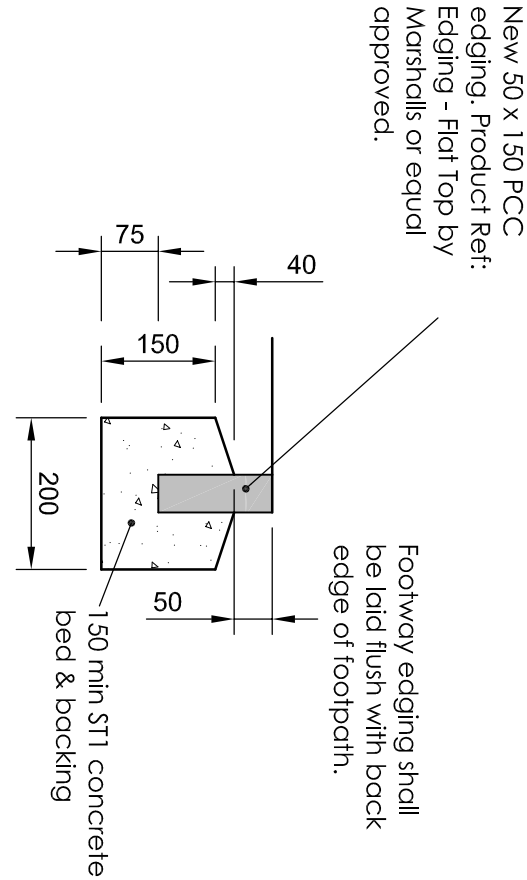
notes

- 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 kerbmarked. Covers and frames shall be heavy duty D400 in rectangular and circular areas and medium duty S125 in triangular and irregular areas. All covers and frames of concrete paved areas 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 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 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



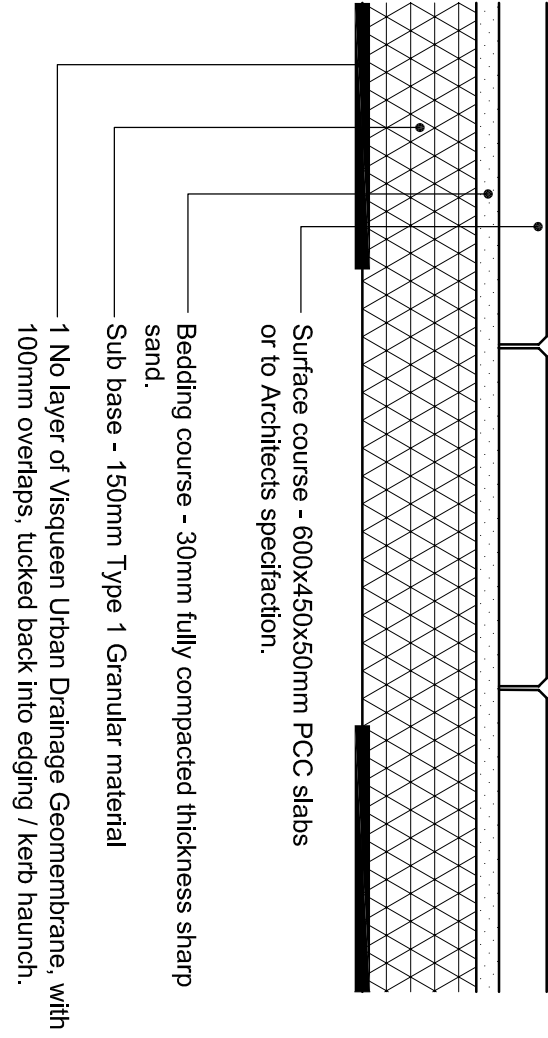
PPC SLAB AREAS FOR PATEIOS

SCALE 1:10



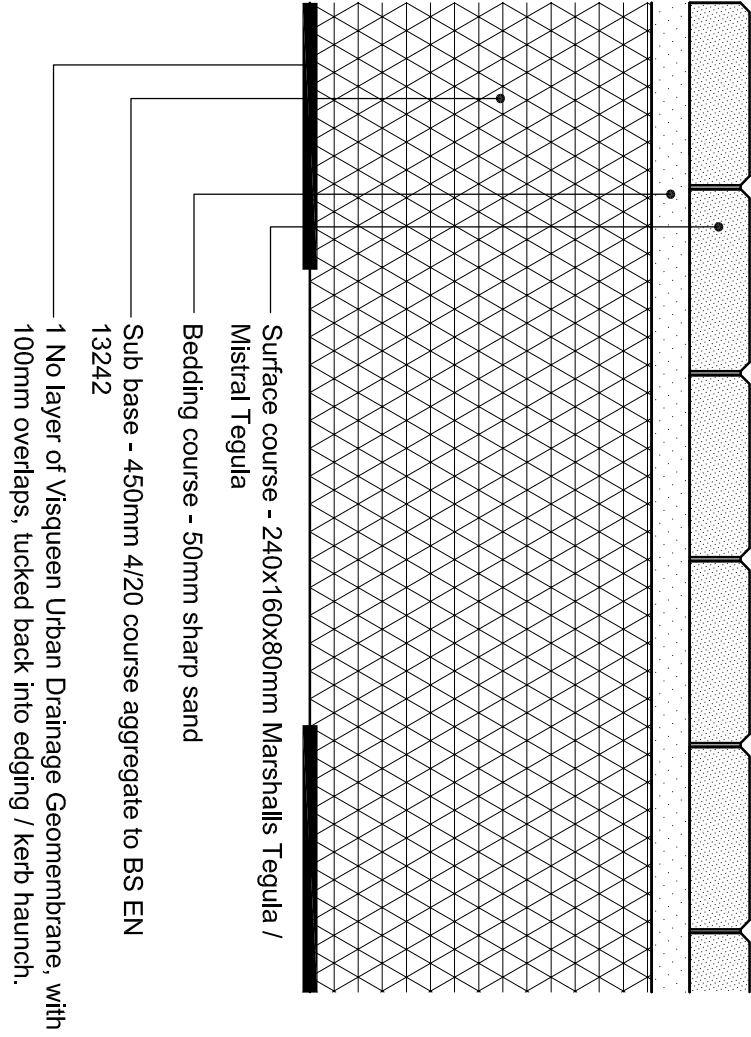
FOOTWAY EDGING (EF)

SCALE 1:10



PCC SLABS FOOTWAY

SCALE 1:10



POROUS BLOCK PAVED ENTRANCE

SCALE 1:10

conisbee

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Drawing Status	Date	May11
Preliminary	Scale	1:200

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

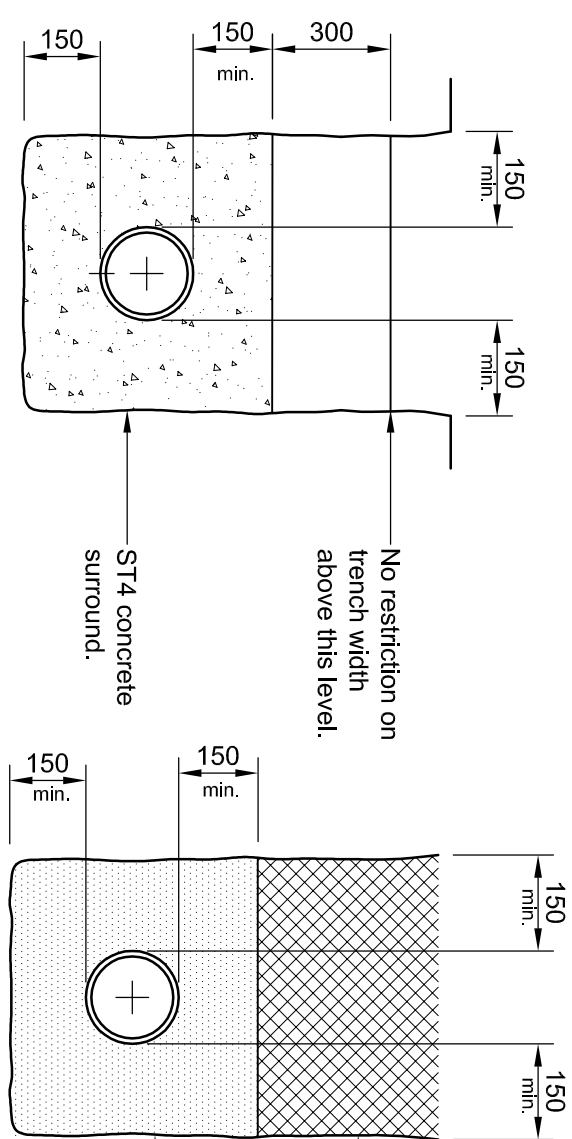
Title	Drawing No
Construction Details	C401
Revision	P1

notes

- | | |
|-----|---|
| 1. | 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. |
| 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' 6th Edition and any addendums as appropriate. |
| 3. | All drainage shall 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 sulphate resisting cement. |
| 7. | Manhole covers and frames shall be BS EN 124 and shall be Keramated. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty D200 in footways and soft landscaped. 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 well backfilled with granular material, compacted in layers not exceeding 250mm. |
| 10. | All manholes / inspection chambers in block paved areas, to have recessed covers. All covers in paved areas to have cover & frame offset/bedded square with paving to minimise cut slabs or blocks. |
| 11. | All gradients of drainage runs are indicative, runs to be laid invert to invert. |
| 12. | Generally, pipes to have granular Bed & 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 heavily jointed uPVC to BS 4680 and BS 5400 or vitrified clayware to BS EN 256. |
| 14. | Depth and location of existing services to be traced prior to any excavation. |
| 15. | All abandoned, buried descriptions encountered during the construction of Highway & Drain Works shall be taken out to bed level of drains and sewers, and to the formation of curbs and ditches etc., and to sufficient depth to allow for laying service company's manns and services. |
| 16. | Bored concrete to satisfy the requirements of BRE Special Digest 1 = A+C-1 Site Investigation report. |
| 17. | 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. |
| 18. | This drawing is to be read in conjunction with all relevant Consultee drawings |

Pipe Bedding (Class S)

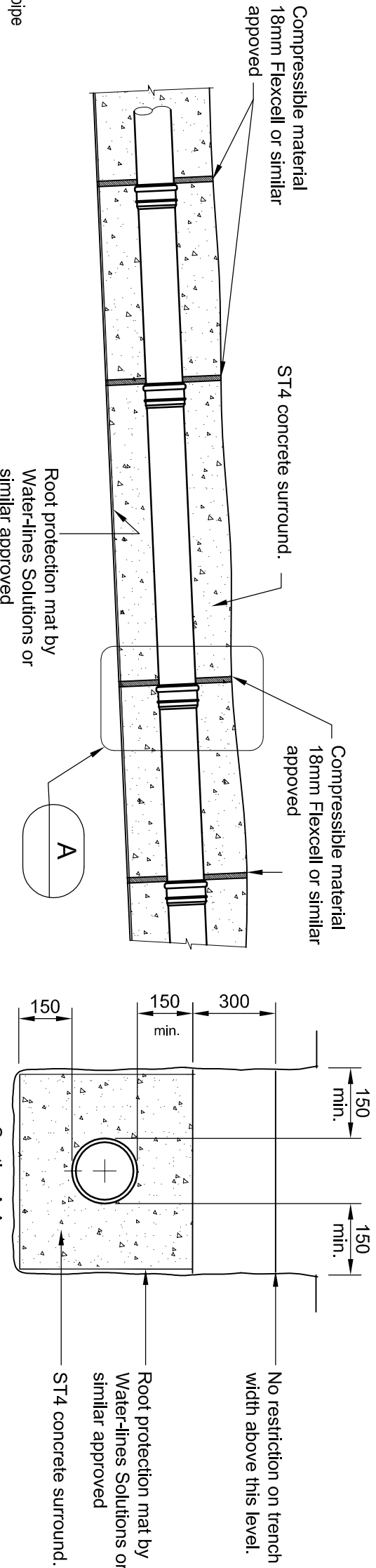
Scale NTS



Pipe Bedding (Class Z)

Scale NTS

Pipe Protection Against Root Intrusion

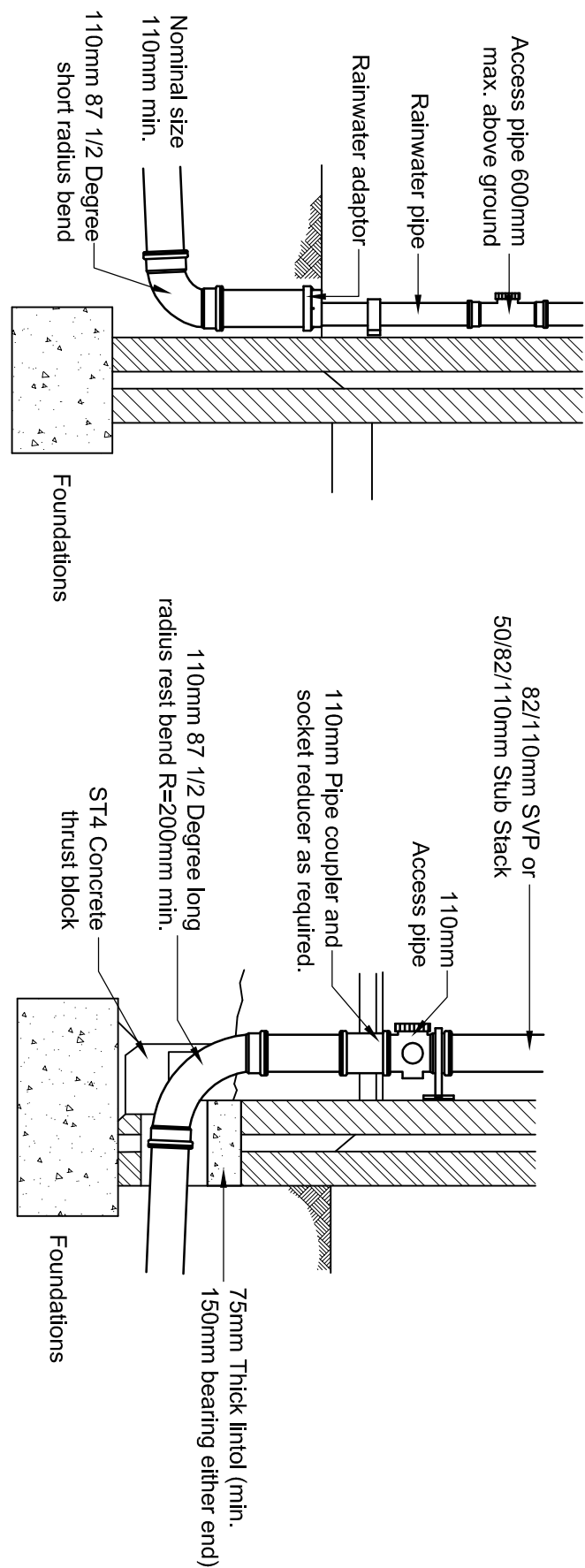
oints at joint of pipes
Scale NTS

Typical Soil & Vent Pipe Connection

Scale 1:20

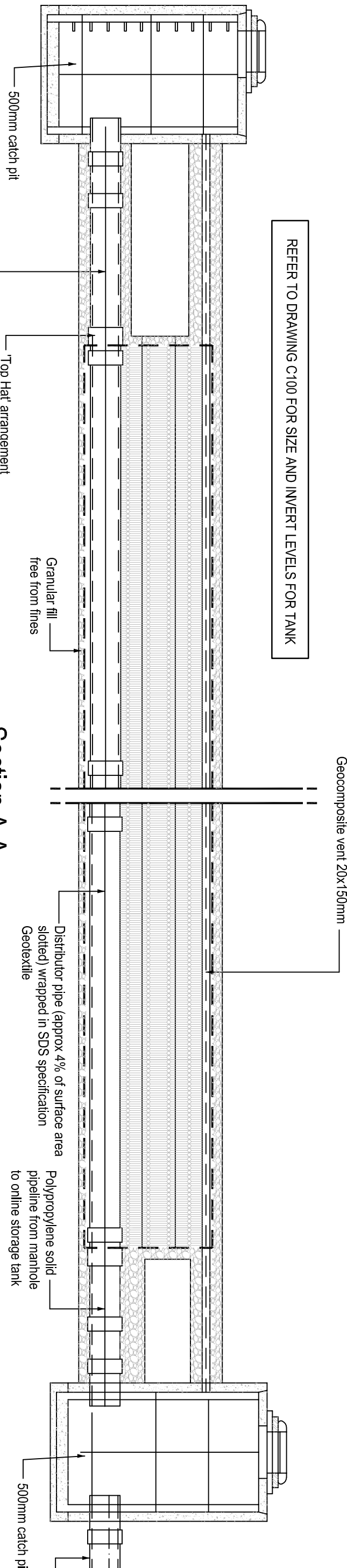
Typical External Rainwater
Pipe to Drain

Scale 1:20



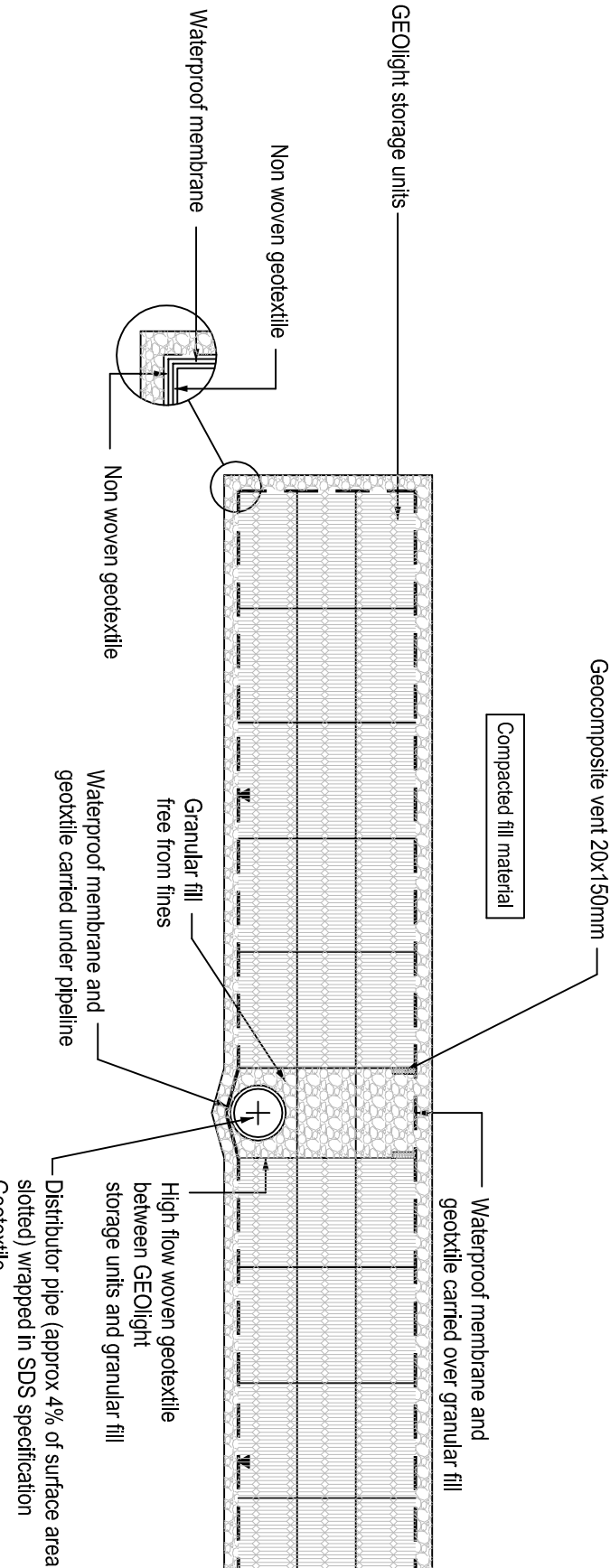
Section A-A
not to scale

not to scale



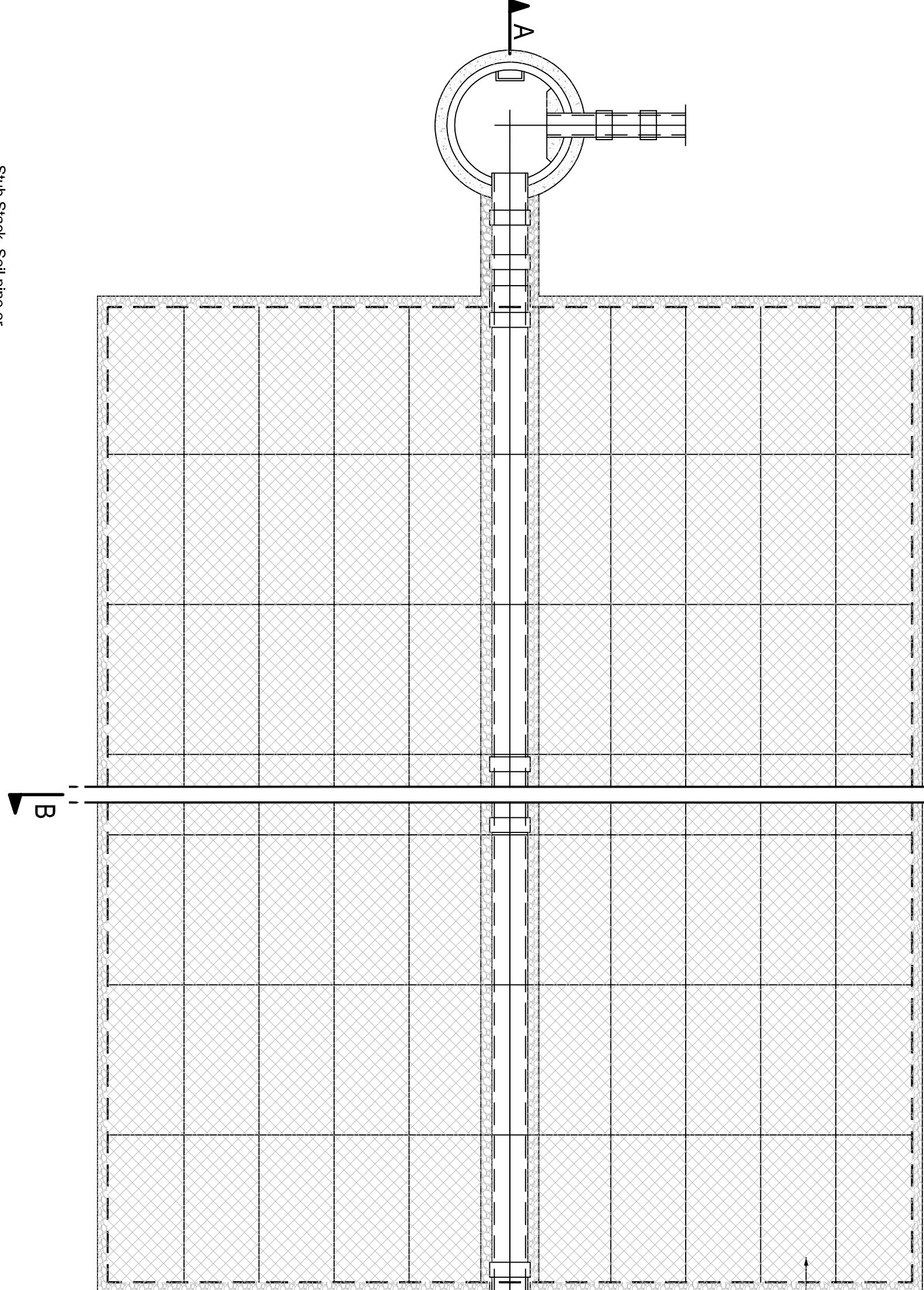
Section B-B

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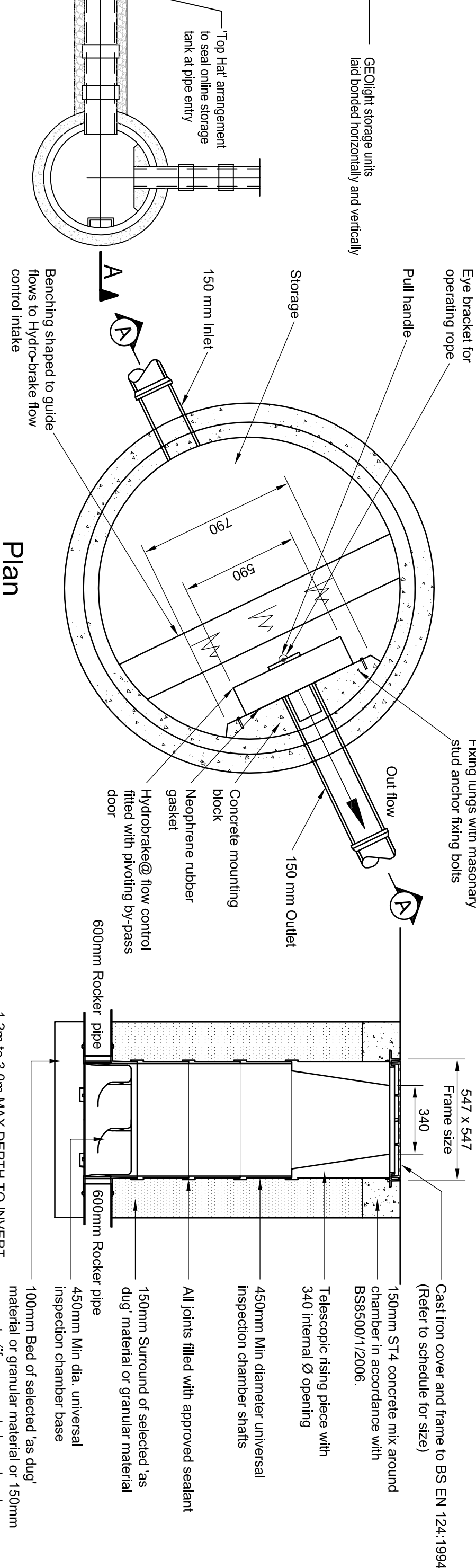


Sectional Plan
not to scale

not to scale

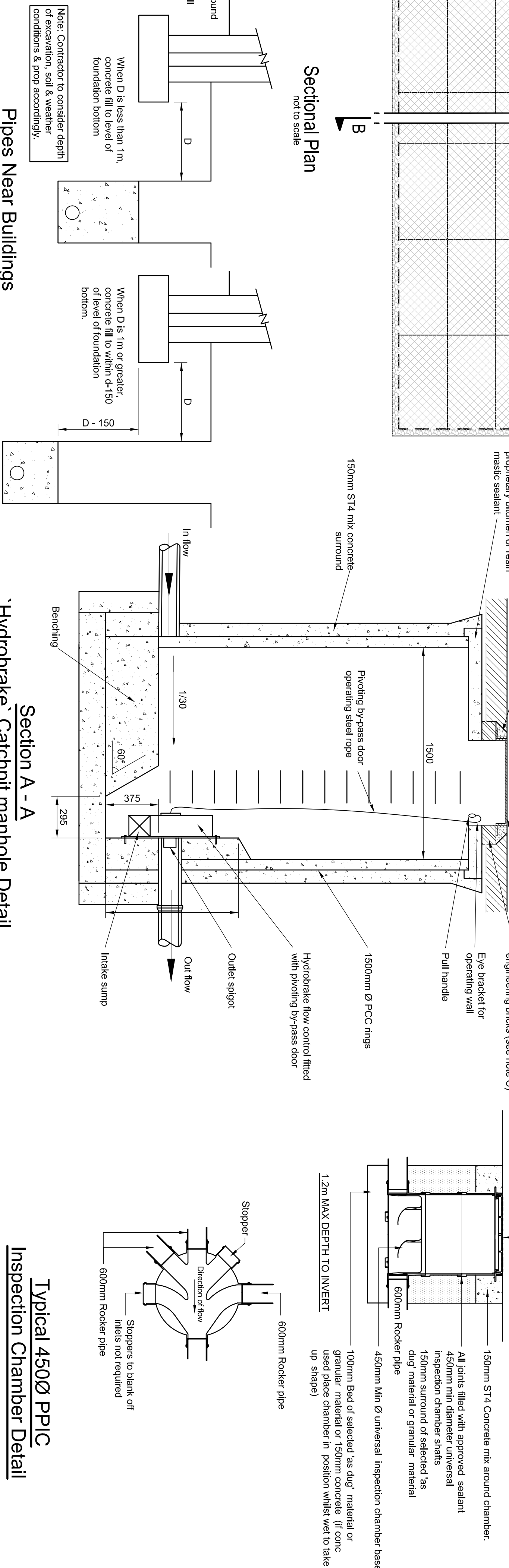


Plan



Section A - A

Scale 1:20



'Hydrobrake' Catchpit manhole Detail

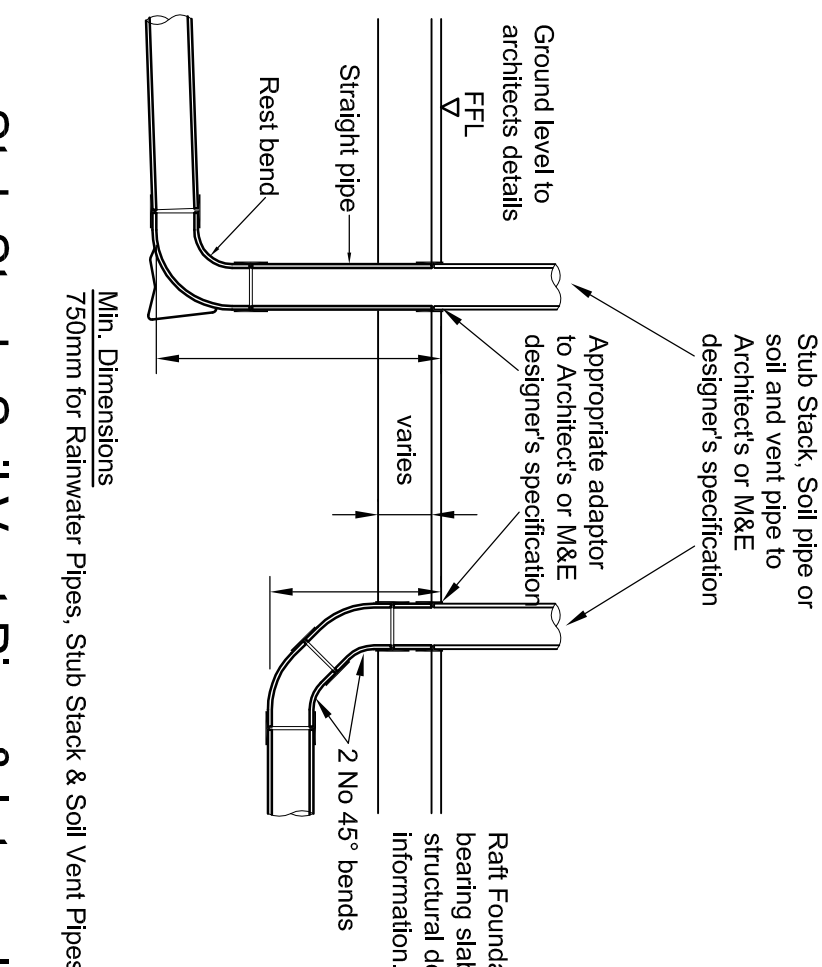
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Pipes Near Buildings

Scale NTS

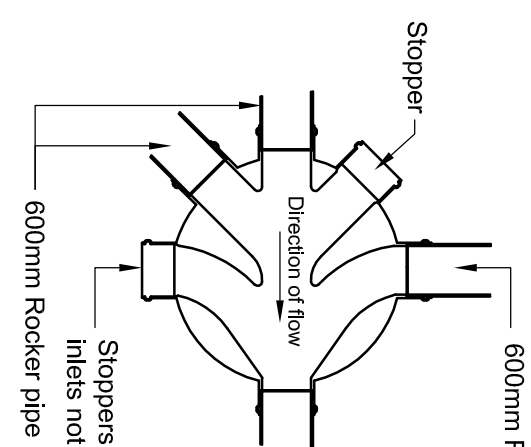
Rainwater Pipe Detail

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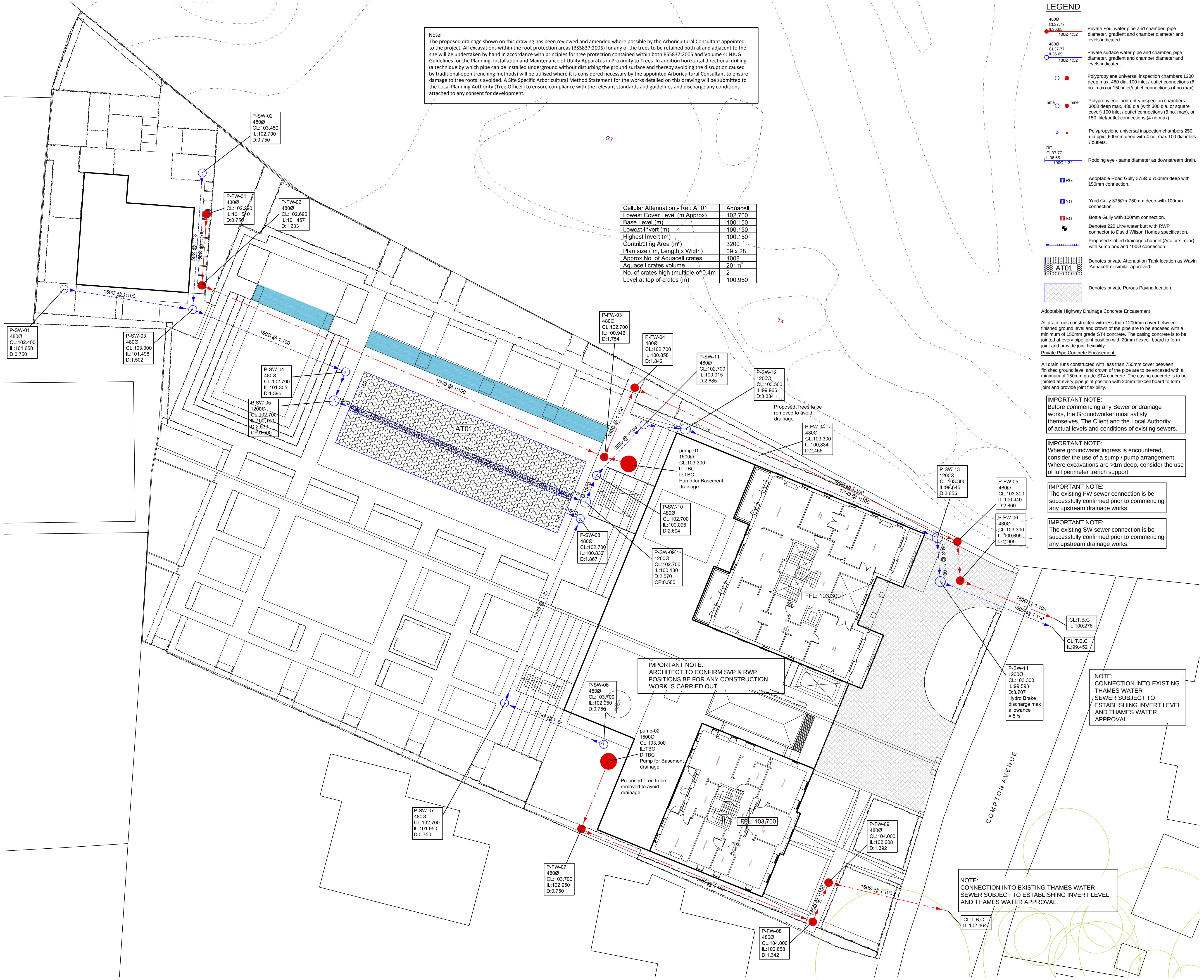


Typical 450Ø PPIC

Scale 1:20



01.06.11 Issued For Information		MA	TG
Rev Date	Description	Drawn	Checked
14 Oldfield St London W11 1DP Tel: 020 7700 8888 Fax: 020 7700 8888 design@conisbee.co.uk www.conisbee.co.uk			
Consulting Structural Engineers Consulting Civil Engineers			
Drawing Status			
Preliminary			
Project			
Nice Place & Far End Compton Avenue N6 4LH			
Title			
Drainage Details			
Revision			
P1			



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.
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- 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.
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- 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
Preliminary
Project
Nice Place & Far End
Compton Avenue
N6 4LH
Title
Proposed Drainage Strategy

Date
May'11
Scale
1:200
Drawn
MA
Engineer
TG
Project No
110161
Drawing No
C100
Revision
P3



Geotechnical &
Environmental
Associates

Tytenhanger House
Coursers Road
St Albans
Herts AL4 0PG

Site Plan

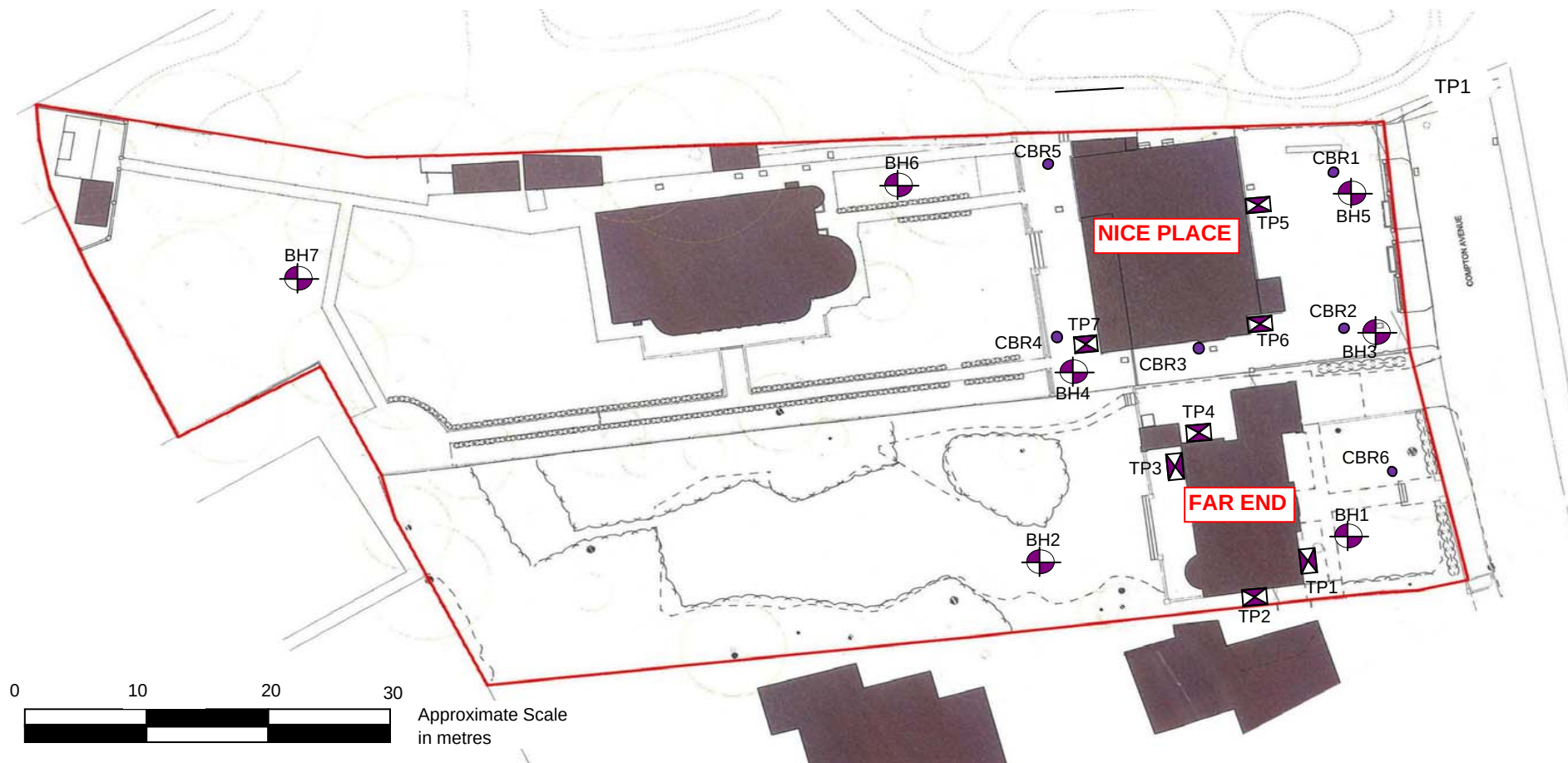
Site Nice Place & Far End, Compton Avenue, Highgate, N6 4LH

Client Pastor Real Estate Limited

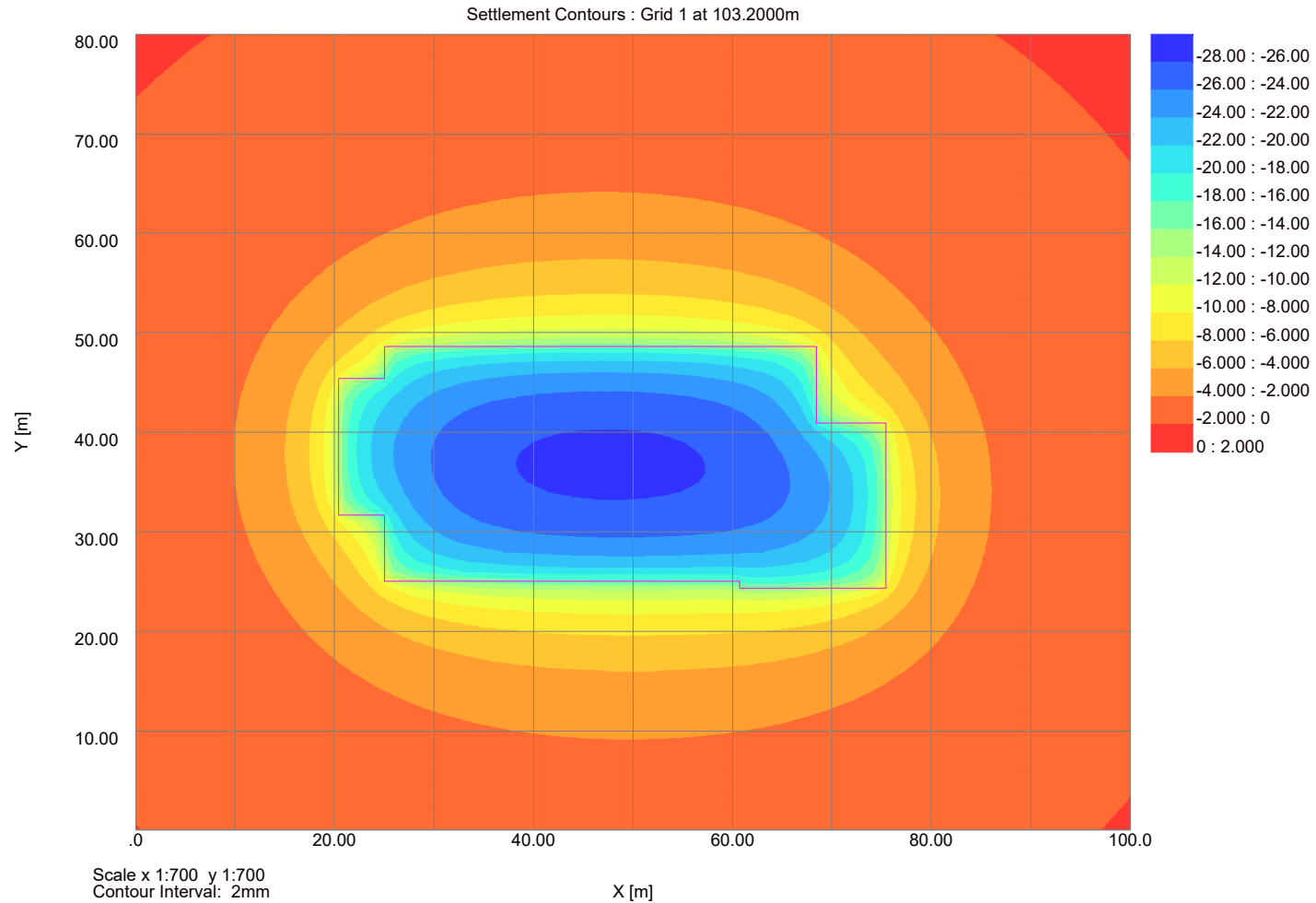
Engineer Conisbee Consulting Engineers

Job Number
J11150

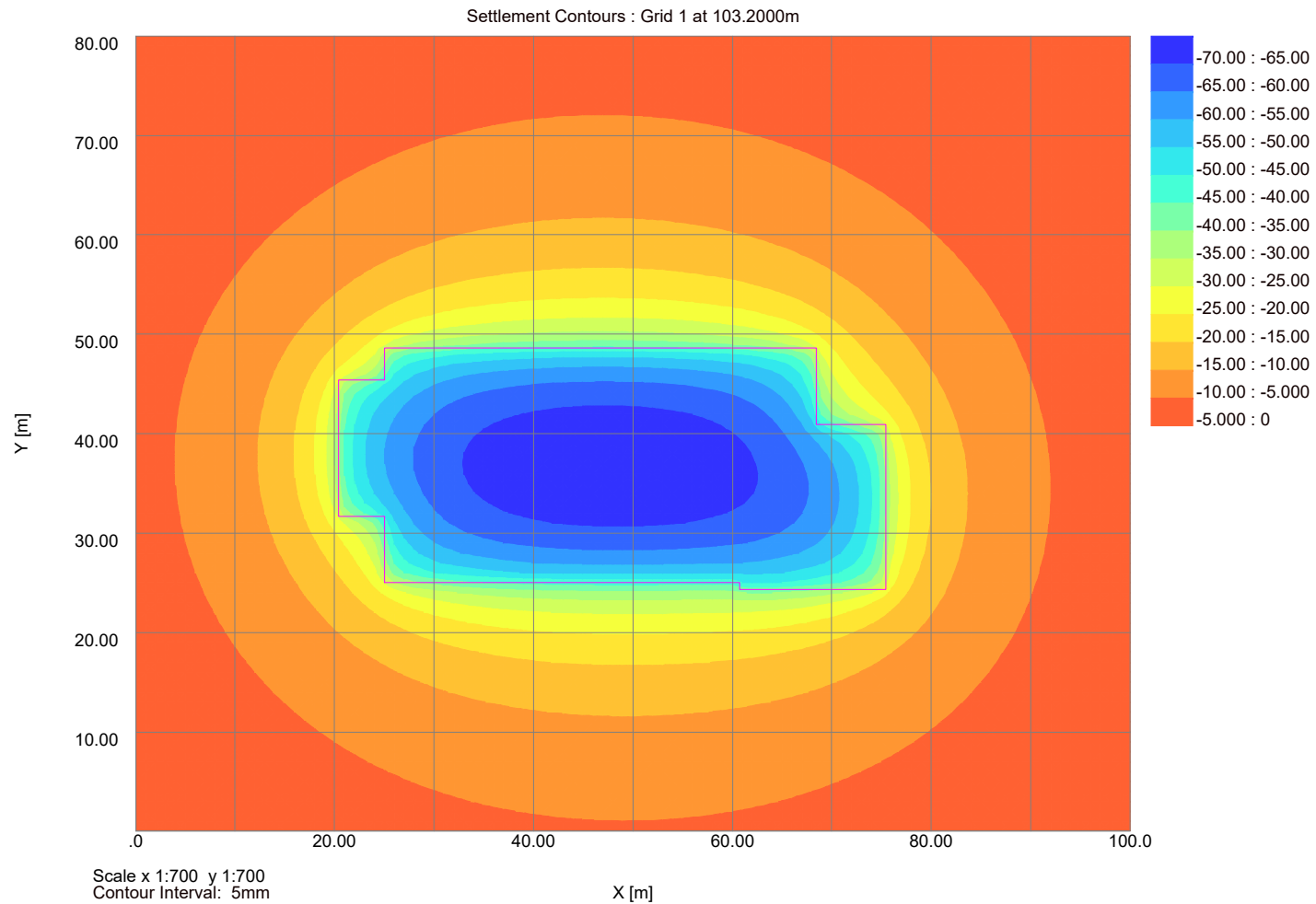
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Job No.	Sheet No.	Rev.
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Drg. Ref.		
Made by AT	Date	Checked

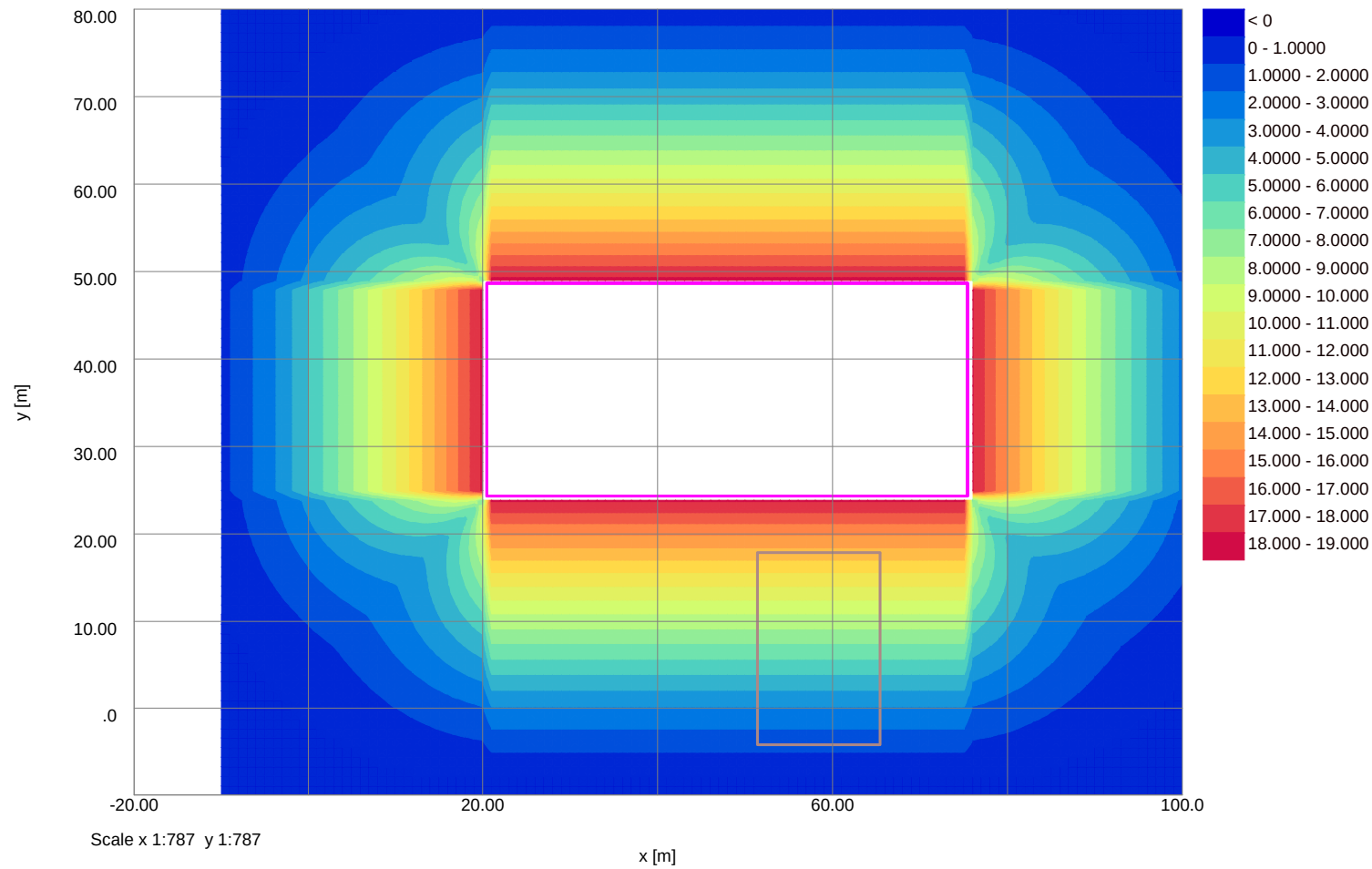


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Made by AT	Date	Checked



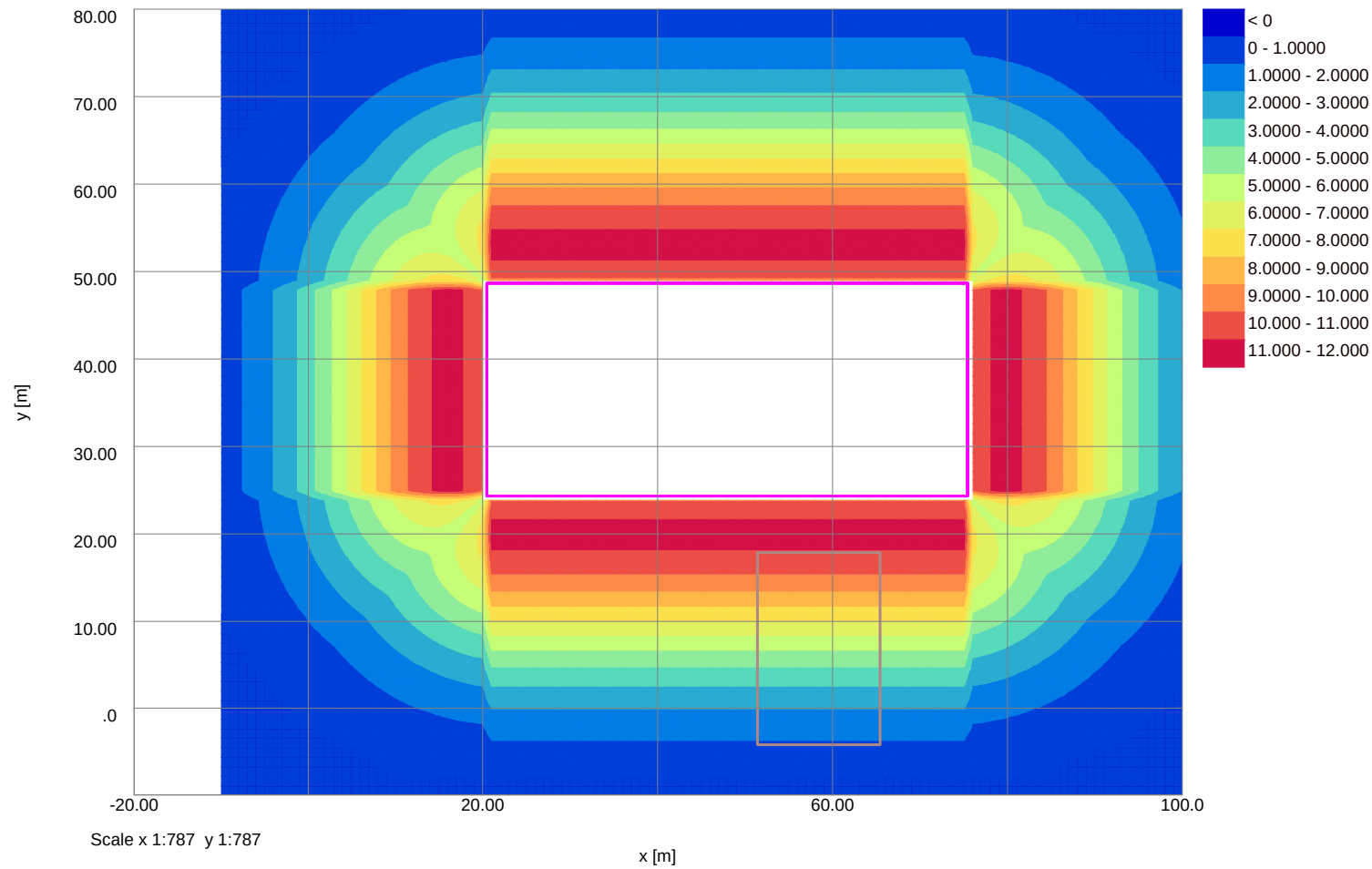
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J11150		
Drg. Ref.		
Made by	Date 24-Mar-2020	Checked

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



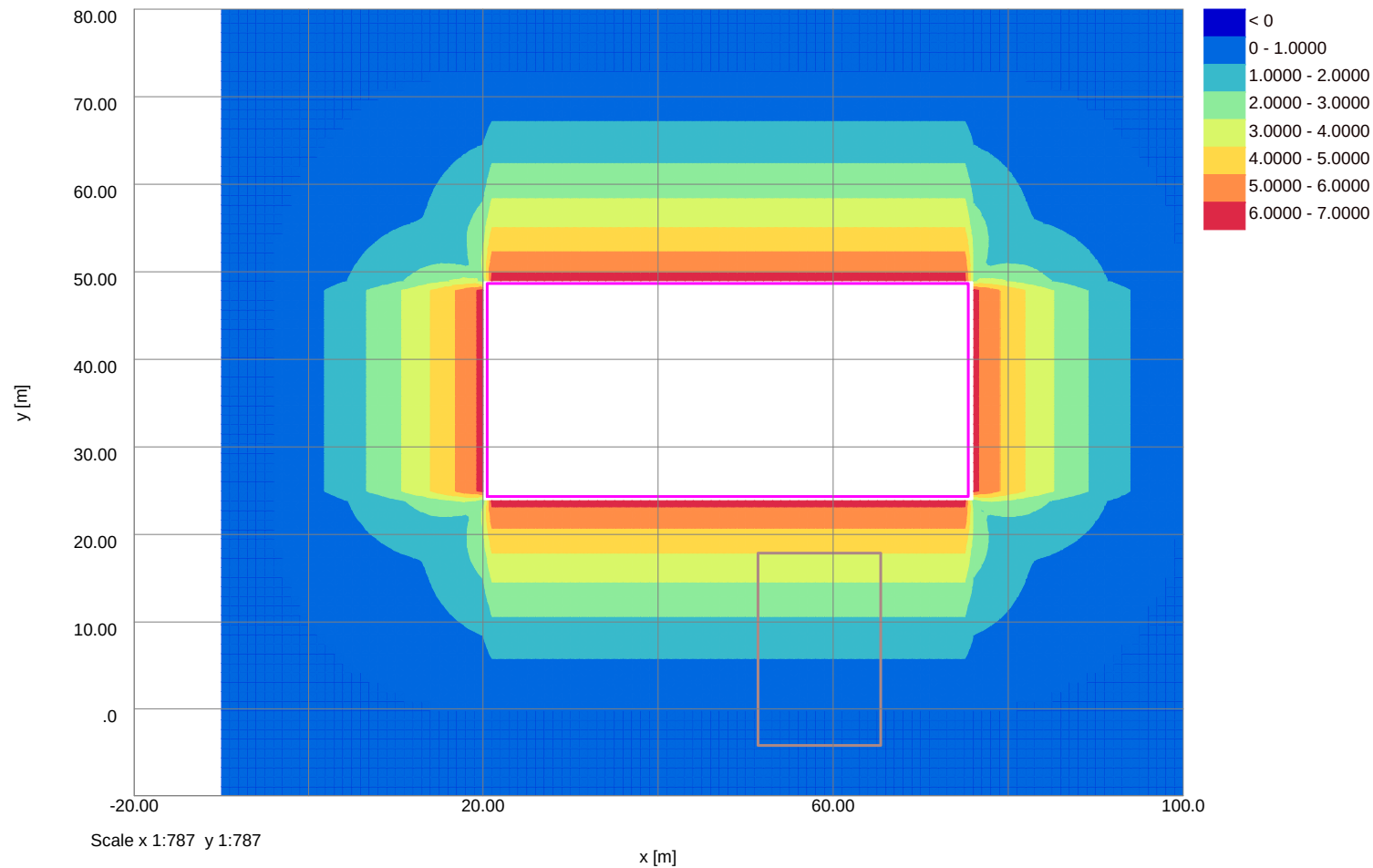
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Drg. Ref.		
Made by	Date 24-Mar-2020	Checked

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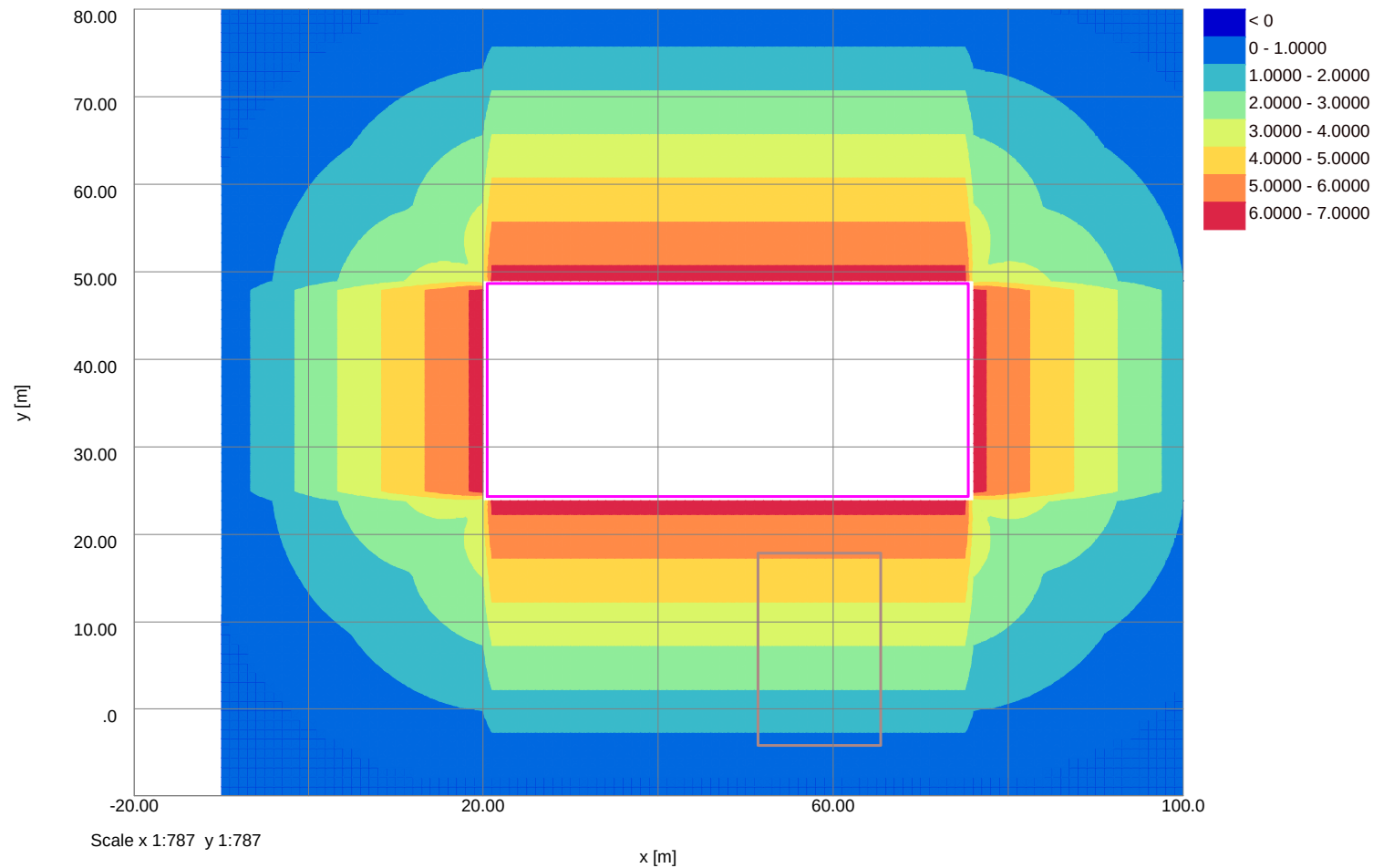
Job No.	Sheet No.	Rev.
J11150		
Drg. Ref.		
Made by	Date	Checked
	24-Mar-2020	

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)



Geotechnical & Environmental Associates
(GEA) is an engineer-led and client-focused independent specialist providing a complete range of geotechnical and contaminated land investigation, analytical and consultancy services to the property and construction industries.

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

