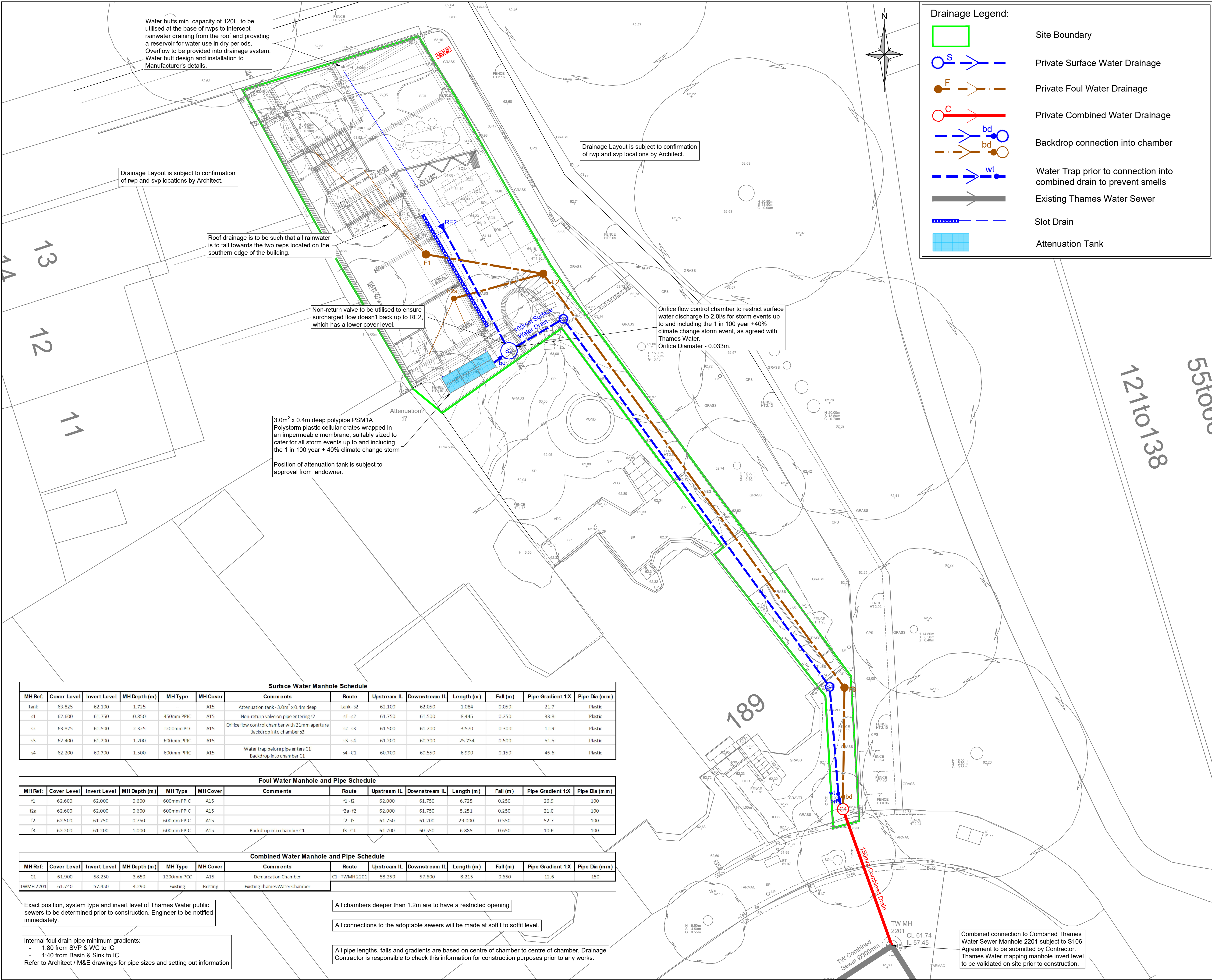




Drainage Legend:

Site Boundary

Private Surface Water Drainage

Private Foul Water Drainage

Private Combined Water Drainage

Backdrop connection into chamber

Water Trap prior to connection into combined drain to prevent smells

Existing Thames Water Sewer

Slot Drain

Attenuation Tank

SAFETY, HEALTH & ENVIRONMENTAL HAZARD INFORMATION BOX.

The hazards noted below are in addition to the normal hazards and risks faced by a competent contractor when dealing with the types of works detailed on this drawing.

DEMOLITION RISKS:
Unforeseen services
Deep trenches

CONSTRUCTION RISKS:
Unforeseen services
Deep trenches

Notes:

- DO NOT SCALE FROM THIS DRAWING.
- PRINT IN COLOUR.
- All dimensions are in millimetres Unless Noted Otherwise (u.n.o.)
- Drawing is to be read in conjunction with all relevant architect's drawings. Any inconsistencies should be reported to PRP immediately.
- All levels and dimensions are to be checked on site before any work commences.
- The Health and Safety at Work act is to be complied with at all times. Attention is drawn to the wearing of hard hats, reflectorised clothing, and the use of any other required safety equipment.

Drainage:

- Invert levels of existing manholes to be checked on site prior to commencing any drainage works.
- For positions of all rainwater pipes & foul outlets refer to Architect's drawings.
- All joints between precast manhole components shall have a minimum uncompressed thickness of 10mm of proprietary bitumen or resin mastic sealant.
- Storm & foul branch connections are to be laid at gradients of between 1:10 & 1:80
- All in-situ concrete shall be minimum grade GEN3.
- Precast concrete cover & reducing slabs to be heavy duty reinforced concrete to BS 5911.
- Rising mains shall be black MDPE SDR11 as WI 4-32-03 & joints & fittings to be in accordance with WI 4-32-04. Other approved pipe materials to be in accordance with their relevant BS.
- Manhole covers & frames shall be manufactured in cast iron or ductile iron & shall comply with requirements of BS EN 124 & shall be kite marked or equivalent.
- Where there is no intermediate manhole between the start of a surface water pipe run and the soakaway the gradient of the run shall be not less than 1:60.
- All completed work shall be suitably protected from damage by construction work. Damaged drainage will not be accepted. It is recommended that no heavy loading or underground work is permitted above or near unprotected drainage, and that dumpers, trucks, fork lifts or other heavy vehicles are not driven along or near pipe runs.

It is essential that the new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions along the drainage route. If the drainage is laid from the site out to the outfall, it can result in significant abortive works to relay and overcome such obstructions

A CCTV and level survey of the as-built drainage to OS Datum is to be undertaken by the Contractor and provided to the Engineer for final approval.

Sewer details shown have been taken from Thames Water records. Contractor to validate drainage locations and levels prior to commencement of the works.

All drainage to be constructed in accordance with the Sewer Sector Guidance and Building Regulations Part H.

P2	27/05/2026	Drainage Layout amended to suit revised site plan and Architect's comments.	EC / JMN
P1	20/02/2026	Issued for comments	EC / JMN
Rev	Date	Description	By / Chk

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Client:
Client

Architect:
ASAP Group

Project:
189 Mount View Road,
Haringey, London,
N4 4JT

Title:
Drainage Layout

Status:
PRELIMINARY

Engineer:	EC	Date:	February 2026
Drawn:	EC	Scales @ A1:	
Checked:	JMN	1:100	
Project No:	83228	Drg No:	101
		Rev:	P2

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Surface Water Manhole Schedule											
MH Ref.	Cover Level	Invert Level	MH Depth (m)	MH Type	MH Cover	Comments	Route	Upstream IL	Downstream IL	Length (m)	Fall (m)
tank	63.825	62.100	1.725	-	A15	Attenuation tank - 3.0m² x 0.4m deep	tank - s2	62.100	62.050	1.084	0.050
s1	62.600	61.750	0.850	450mm PPIC	A15	Non-return valve on pipe entering s2	s1 - s2	61.750	61.500	8.445	0.250
s2	63.825	61.500	2.325	1200mm PCC	A15	Orifice flow control chamber with 21mm aperture	s2 - s3	61.500	61.200	3.570	0.300
s3	62.400	61.200	1.200	600mm PPIC	A15	Backdrop into chamber s3	s3 - s4	61.200	60.700	25.734	0.500
s4	62.200	60.700	1.500	600mm PPIC	A15	Water trap before pipe enters C1	s4 - C1	60.700	60.550	6.990	0.150
						Backdrop into chamber C1					

Foul Water Manhole and Pipe Schedule											
MH Ref.	Cover Level	Invert Level	MH Depth (m)	MH Type	MH Cover	Comments	Route	Upstream IL	Downstream IL	Length (m)	Fall (m)
f1	62.600	62.000	0.600	600mm PPIC	A15		f1 - f2	62.000	61.750	6.725	0.250
f2a	62.600	62.000	0.600	600mm PPIC	A15		f2a - f2	61.750	61.750	5.251	0.250
f2	62.500	61.750	0.750	600mm PPIC	A15		f2 - f3	61.750	61.200	29.000	0.550
f3	62.200	61.200	1.000	600mm PPIC	A15	Backdrop into chamber C1	f3 - C1	61.200	60.550	6.885	0.650

Combined Water Manhole and Pipe Schedule											
MH Ref.	Cover Level	Invert Level	MH Depth (m)	MH Type	MH Cover	Comments	Route	Upstream IL	Downstream IL	Length (m)	Fall (m)
C1	61.900	58.250	3.650	1200mm PCC	A15	Demarcation Chamber	C1 - TWMH 2201	58.250	57.600	8.215	0.650
TWMH 2201	61.740	57.450	4.290	Existing	Existing	Existing Thames Water Chamber					

Exact position, system type and invert level of Thames Water public sewers to be determined prior to construction. Engineer to be notified immediately.

All chambers deeper than 1.2m are to have a restricted opening

All connections to the adoptable sewers will be made at soffit to soffit level.

All pipe lengths, falls and gradients are based on centre of chamber to centre of chamber. Drainage Contractor is responsible to check this information for construction purposes prior to any works.

Internal foul drain pipe minimum gradients:
- 1:80 from SVP & WC to IC
- 1:40 from Basin & Sink to IC
Refer to Architect / M&E drawings for pipe sizes and setting out information

Combined connection to Combined Thames Water Sewer Manhole 2201 subject to S106 Agreement to be submitted by Contractor. Thames Water mapping manhole invert level to be validated on site prior to construction.