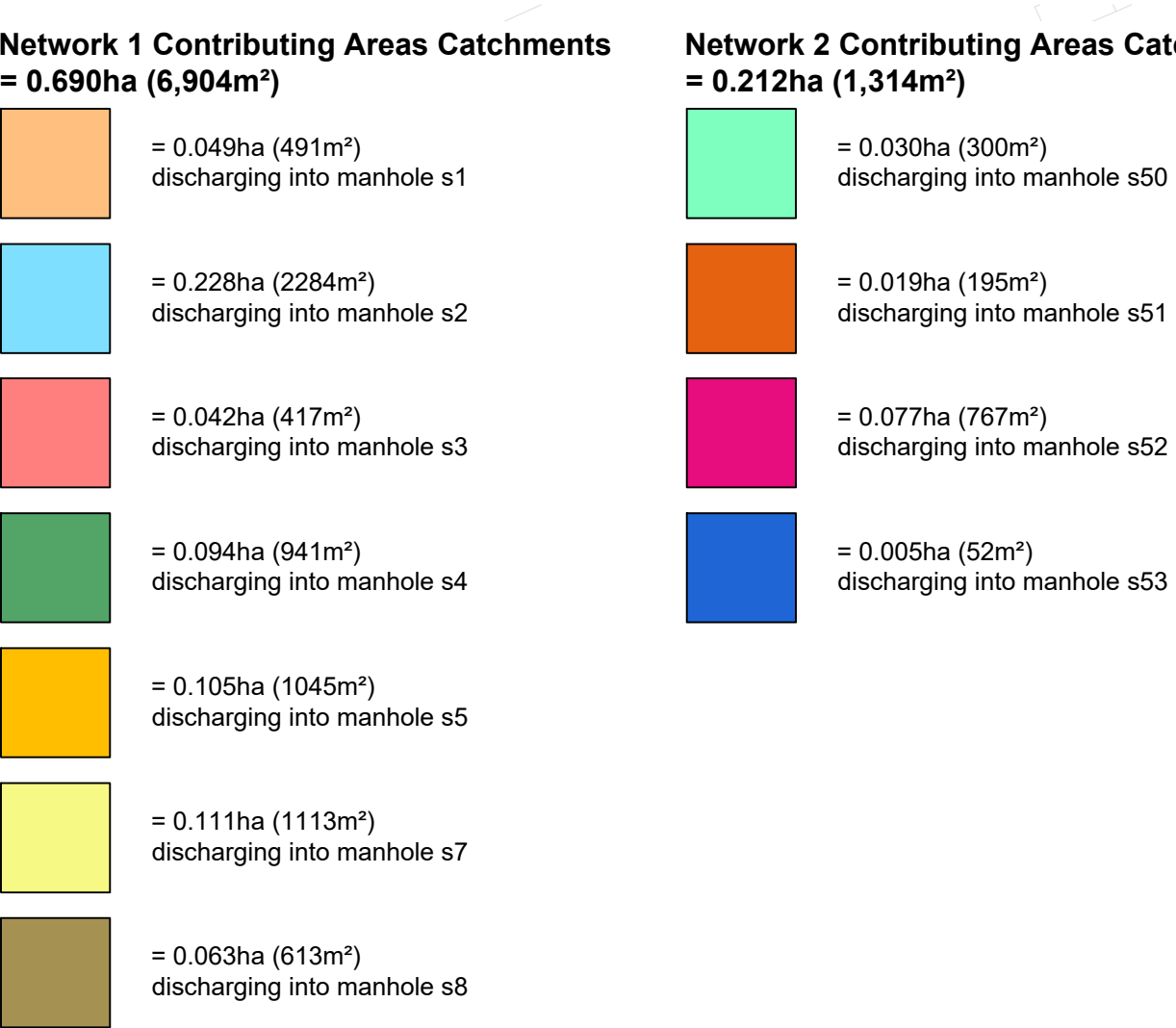


APPENDIX I – DRAINAGE STRATEGY & ENGINEERING LEVELS



- LEGEND**
-  Site Boundary

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 0330 100 0363

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Client: **ATri7 2 Limited**

Project: 707-725 Lordship Lane,
Haringey

Title:
Drainage Layout

Drawing No. FW2310-D-401	Revision: P2
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NONE RELEVANT TO THIS DRAWING.

MAINTENANCE / CLEANING RISKS

DEMOLITION RISKS

NONE RELEVANT TO THIS DRAWING

General Notes:

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in millimetres unless otherwise stated.
7. The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.

NOTES

1. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
2. All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
3. The design of any temporary works required shall be the responsibility of the Contractor.
4. Do not scale this drawing. All dimensions are in millimetres unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
5. All work is to be to the satisfaction of the Engineer.
6. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
7. All workmanship and materials are to be to current British Standards.
8. All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
9. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the Engineer immediately.

LEGEND

	Development Boundary
20.800 _±	Proposed Level
	Proposed Finished Floor Level
1850	Internal FFL Step (Height as Shown)
	Part M Level Access (approach <1:20 gradient)
	Part M Ramped Access (approach gradients, max. 1:12 for 2m, 1:15 for 5m)
	Fall Arrow
	Additional Exposed Brickwork above DPM (Maximum height in mm shown)
	Secondary DPC (max. 150mm above FFL)
	Tanking (Maximum height in mm shown)
	Retaining Structure - Type TBC (Maximum retaining height shown)

P2	Plan has been updated to suit the revised development layout received 14.02.2024	JR	EC	DM	15.02.24
P1	Preliminary Issue	JR	JD	DM	02.02.24
Rev	Description of updates	Drawn	Check'd	App'd	Date
Revision Schedule					

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PRELIMINARY

Client:
ATri7 2 Limited

Project:
707-725 Lordship Lane,
Haringey

Title:
External Levels

Drawn: JR	Checked: JD	Approved: DM	Date: February 2024	Scale: 1:250 @ A1
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Drawing No.

FW2310-E-500

Revision
P2

SAFETY, HEALTH AND 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.	
CONSTRUCTION RISKS NONE RELEVANT TO THIS DRAWING.	
MAINTENANCE / CLEANING RISKS NONE RELEVANT TO THIS DRAWING.	
DEMOLITION RISKS NONE RELEVANT TO THIS DRAWING.	

- | | | | | | |
|--|--|--|---|---|---|
| Information shown is for PRELIMINARY purposes only. | | | 7. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted. | 17. All new drainage to be constructed adjacent new and proposed tree planting to be protected against root activity using 'rootcontrol' root barrier material by green-tec. All in accordance with the manufacturer's recommendations. | 23. Concrete protection shall be provided to all pipes with less than 300mm cover in pedestrian areas, to all pipes with less than 600mm cover in private driveways not used by commercial vehicles, and to all pipes with less than 1200mm cover in roads or private driveways used by commercial vehicles. Where concrete surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each point. |
| 2. This drawing to be read in conjunction with all other relevant Engineers and Architect's details. | | | 8. All pipes connecting to adopted manholes up to and including 300mm dia. to be Wavin Ultrarib or similar approved. | 18. First flexible joint in pipes adjacent to a manhole shall be 600mm max. From inside face of manhole, connecting to rocker pipe. For pipe diameters 150mm - 450mm the rocker pipe length shall be 500mm - 750mm and for pipe diameters 451mm - 675mm the rocker pipe length shall be 750mm - 1000mm. | 24. The design of any temporary works required shall be the responsibility of the Contractor. |
| 3. All work is to be carried out in accordance with the current British Standards, codes of practice, building regulations and with Sewerage Sector Guidance. The exact position, level, size and use of existing sewers to be confirmed on site by the Contractor. Any discrepancies to be reported to the Engineer prior to commencement of works. | | | 9. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete. | 19. All soft spots encountered in the trench formation to be removed and replaced with graded granular material unless instructed otherwise. | 25. The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction. |
| 4. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractor's temporary works requirements. | | | 10. All pipework entering and exiting manholes to be connected with pipe soffits level. | 20. Where a pipe trench is within 1m of a building, the pipe is to be provided with concrete protection and the trench filled with concrete up to a level below the building equal to the distance from the building less 150mm. | 26. All inlet services and drainage networks are to be located and protected as necessary by the Contractor prior to the commencement of the works. |
| 5. All connections to road gullies and channels shall be 150mm nominal bore pipework. Connections to RWPs to be 100mm nominal bore pipework subject to confirmation of RWP sizes and/or design flow. No pipe work to be downsized in the direction of flow. | | | 11. Pre-formed channels to be used at all manholes. | 21. Where the formation of a pipe trench is above original ground level, levels are to be made up with compacted DTP Type 2 material or better. | 27. The bedding or filter material up to the level 300mm above the top of the pipe barrel shall be placed in layers not more than 150mm thickness and shall be carefully compacted for the full width of the trench with hand tools. The remaining filter material shall be deposited in layers each not exceeding 225mm loose depth. |
| 6. Connections to foul terminal fittings to be 100mm nominal bore pipework subject to confirmation of above ground pipe diameters and/or design flow. No pipe work to be downsized in the direction of flow. | | | 12. High strength concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the specification. | 22. All buried concrete must cater for Class 2 sulphates conditions in accordance with table 1 of BRE digest 363. | |
| | | | 13. Pipe bends to be provided to suit direction of flow. | | |
| | | | 14. All manhole covers and frames to be ductile iron heavy duty Grade D400 double triangular to BS EN 124 unless otherwise noted. Covers to be labelled 'FW' and 'SW' as appropriate. | | |
| | | | 15. Gully tops and manhole covers to be provided in accordance with BS EN 124. | | |
| | | | 16. All manhole covers located internally, to be recessed, double seal, airtight type, aluminium or steel. Recess depth to Architect's requirements to suit finishes etc. | | |

BS Sieve size	Percentage by weight passing				
	20mm Clean	Type B	Pipe bedding		
			<140 dia	140-400 dia	>400 dia
63mm	-	100	-	-	-
37.5mm	100	85-100	-	-	100
20mm	85-100	0-25	-	100	85-100
14mm	-	-	100	85-100	-
10mm	0-25	0-5	85-100	0-50	0-25
5mm	0-5	-	0-25	0-10	0-10
2.36mm	-	-	0-5	-	-

34. Trench sheeting should be removed as the bed surround and backfill are placed to ensure the trench is filled and compacted to the full width.

35. Pipes for filter drains shall be to BS 5481.

36. Pipe bedding and 20mm clean filter material shall be a granular material having a grading within the limits of table below.

BS Sieve size	Percentage by weight passing				
	20mm Clean	Type B	Pipe bedding		
			<140 dia	140-400 dia	>400 dia
63mm	-	100	-	-	-
37.5mm	100	85-100	-	-	100
20mm	85-100	0-25	-	100	85-100
14mm	-	-	100	85-100	-
10mm	0-25	0-5	85-100	0-50	0-25

1. DO NOT SCALE.

2. This drawing is to be read in conjunction with all other relevant drawings and details.

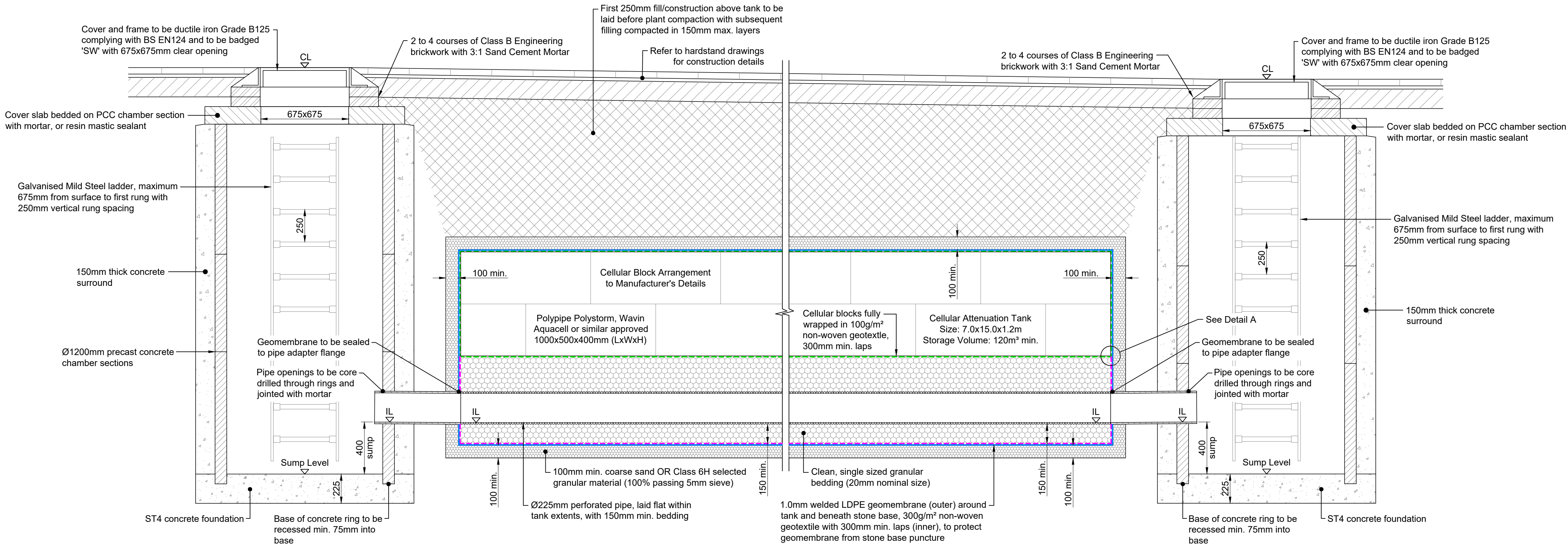
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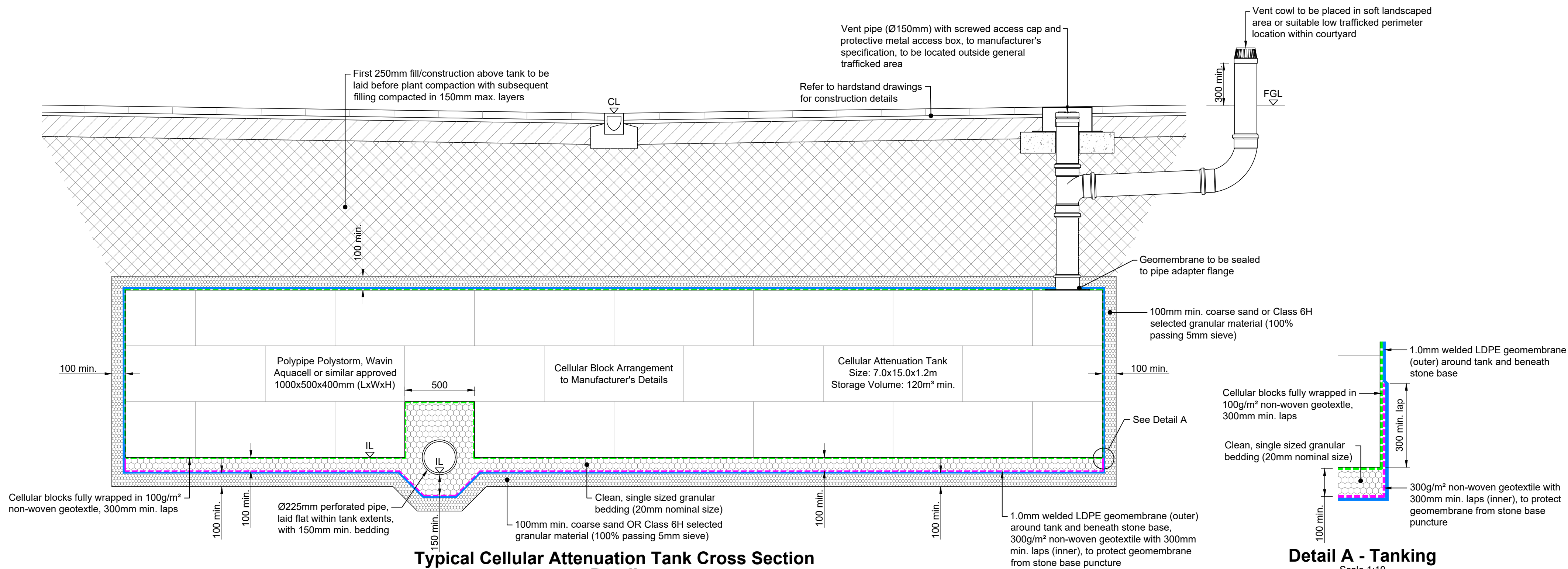
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Typical Cellular Attenuation Tank Long Section Detail



Detail A - Tanking

Scale 1:10

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P1	Preliminary Issue	JR	JD	DM	01.02.24
Rev	Description of updates	Drawn	Check'd	App'd	Date
Revision Schedule					

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PRELIMINARY

Client:
ATri7 2 Limited

Project:
707-725 Lordship Lane,
Haringey

Title:
SUDS Construction Details
Sheet 1 of 2

Drawn: JR	Checked: JD	Approved: DM	Date: February 2024	Scale: AS Shown @ A1
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Drawing No.
FW2310-C-410-01

Revision

