

DO NOT SCALE

A1



THE SURFACE WATER DRAINAGE DESIGN HAS BEEN BASED UPON THE STANTEC FLOOD RISK ASSESSMENT REF. 43006, DATED JULY 2020 WHICH PROPOSES A MAXIMUM SURFACE WATER DISCHARGE OF 2 LITRES/SECOND FOR ALL STORM EVENTS UPTO AND INCLUDING THE 1 IN 100 YEAR + 40% CLIMATE CHANGE EVENT.

FINAL CONNECTION AND DISCHARGE INTO THE EXISTING THAMES WATER SEWER IS SUBJECT TO COMPLETION AND AGREEMENT OF A S106 SEWER CONNECTION APPLICATION

THE PROPOSED DRAINAGE ARRANGEMENT SHOWN ON THIS DRAWING IS PRELIMINARY AND STILL SUBJECT TO DESIGN DEVELOPMENT UPON RECEIPT OF FROZEN EXTERNAL LEVELS AND ABOVE GROUND CONNECTION POINTS.

THE FOUL WATER DRAINAGE DESIGN IS IN ACCORDANCE WITH PART H OF THE CURRENT BUILDING REGULATIONS. INCORPORATING NHBC TECHNICAL GUIDANCE 5.3/04. 'Y' JUNCTIONS IN DRAINS UNDER BUILDINGS. RODDING ACCESS TO SVPS'S TO ACCORD WITH NHBC TECHNICAL GUIDANCE 8.1/25. RODDING ACCESS TO SOIL AND VENT PIPES. ACCESS POINTS AND ACCESS PANELS TO BE PROVIDED AT GROUND FLOOR AND 3 STOREY INTERVALS OR LESS, ABOVE THE SPILL LEVEL OF APPLIANCES.

BLUEROOF DESIGN TO BE UNDERTAKEN BY SPECIALIST WITH FLOW RESTRICTIONS TO ENSURE MAXIMUM FLOW RATES AS FOLLOWS:
BLOCK A - 1.08 l/s
BLOCK C - 0.79 l/s

SURFACE WATER MANHOLE SETTING OUT SCHEDULE		
	EASTINGS	NORTHINGS
S1	528283.613	184508.287
S2	528254.806	184505.033
S3	528255.538	184495.550
S4	528254.794	184482.086
S5	528249.810	184466.540
S6	528246.240	184457.219
S7	528262.557	184460.764
S8	528258.736	184452.071
S9	528268.852	184492.168
S10	528268.297	184484.377
S11	528278.193	184487.435
S12	528274.619	184482.896
S13	528279.604	184478.616
S15	528278.530	184473.350
S17	528264.528	184468.933
S18	528277.364	184461.254
S19	528276.579	184464.777
S20	528270.820	184465.023
S22	528273.394	184450.182
S24	528266.783	184445.921
S25	528271.868	184441.685
S26	528296.810	184493.399
S28	528291.306	184468.363
S30	528286.176	184443.685
S31	528285.115	184438.845
CO-ORDINATES RELATE TO CENTRE OF CHAMBER		

FOUL WATER MANHOLE SETTING OUT SCHEDULE		
	EASTINGS	NORTHINGS
F1	528270.069	184500.017
F2	528270.318	184496.316
F3	528263.399	184505.527
F4	528266.874	184494.819
F5	528256.054	184493.299
F6	528266.867	184493.457
F7	528256.132	184490.642
F8	528266.601	184489.714
F9	528266.253	184484.571
F10	528264.417	184475.426
F11	528252.328	184472.128
F12	528262.634	184469.279
F13	528251.678	184470.514
F14	528261.879	184466.745
F15	528262.449	184464.076
F16	528260.740	184459.705
F17	528249.279	184464.148
F18	528246.927	184458.145
F19	528254.784	184455.111
F20	528255.980	184454.619
F21	528257.266	184451.653
F22	528291.702	184479.803
F23	528284.532	184486.786
F24	528279.900	184482.196
F25	528292.030	184473.579
F26	528278.564	184475.914
F27	528290.612	184467.749
F28	528277.431	184470.588
F29	528276.504	184466.500
F30	528274.661	184465.400
F31	528276.357	184459.498
F32	528287.777	184453.592
F33	528275.671	184456.388
F34	528273.786	184455.580
F35	528286.859	184449.448
F36	528272.510	184451.438
F37	528268.580	184442.679
F38	528271.321	184439.849
F39	528278.361	184440.748
F40	528281.058	184440.338
F41	528284.641	184436.564
CO-ORDINATES RELATE TO CENTRE OF CHAMBER		

GENERAL DRAINAGE NOTES

1) UNLESS OTHERWISE SHOWN ALL PIPEWORK SHALL BE 100mm INTERNAL DIAMETER AND LAID TO A GRADIENT NOT FLATTER THAN 1in100 FOR SURFACE WATER AND 1in40 FOR FOUL WATER (OR Min. 1in80 WHERE Min. OF 1 WC IS CONNECTED)

2) PIPEWORK OTHER THAN THAT COVERED IN NOTE 1 ABOVE SHALL BE IDENTIFIED THUS:

150/125

SHOWS AN APPROXIMATE GRADIENT eg. 1in125

SHOWS INTERNAL DIAMETER OF PIPE IN mm.

3) AT MANHOLES AND INSPECTION CHAMBERS:

- CL.12.345 = APPROXIMATE COVER LEVEL
- BD.10.975 = BACKDROP INVERT LEVEL
- IL.9.876 = INVERT LEVEL

KEY

FOUL WATER	SURFACE WATER
--- FOUL WATER DRAIN/SEWER	--- SURFACE WATER DRAIN/SEWER
ADOPTABLE MANHOLE	ADOPTABLE MANHOLE
PRIVATE MANHOLE (CIRCULAR)	PRIVATE MANHOLE (CIRCULAR)
PRIVATE MANHOLE (RECTANGULAR)	SHALLOW INSPECTION CHAMBER (MINIMUM 190mmØ)
SHALLOW INSPECTION CHAMBER (MINIMUM 190mmØ)	MEDIUM/DEEP INSPECTION CHAMBER (MINIMUM 450mmØ)
MEDIUM/DEEP INSPECTION CHAMBER (MINIMUM 450mmØ)	BACKDROP
BACKDROP	RODDING EYE
TRAPPED YARD GULLY	RAINWATER PIPE WITH FLOW RESTRICTION FROM BLUE ROOF (BY OTHERS)
WASTE CONNECTION - REFER TO ARCHITECTURAL DRAWINGS FOR CONNECTION TYPE AND SETTING OUT	RAINWATER PIPE
	CHANNEL/THRESHOLD DRAIN WITH TRAPPED SUMP. REFER TO LANDSCAPE ARCHITECTS DETAILS FOR LOCATION AND SPECIFICATION
	POLYSTORM CELLULAR STORAGE

- ### NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECTS AND SUB-CONTRACTORS DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RJLT FOR CLARIFICATION.
 - ALL HIGHWAY WORKS ARE TO BE CARRIED OUT TO THE REQUIREMENTS AND SPECIFICATION OF THE HIGHWAYS AUTHORITY.
 - TOPOGRAPHICAL SURVEY UNDERTAKEN BY SUMO SERVICES LTD., DRAWING REFERENCE S0R014797-0 DATED MARCH 2019.
 - BASED UPON ARCHITECTURAL LAYOUT UNDERTAKEN BY THE ECE ARCHITECTURE DRAWING REFERENCE x_LD504-ECE-ZZ-XX-M3-0001-P06 - Floor Plan - 00.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - ALL STATUTORY SERVICE SUPPLIERS PLANT IS TO BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT.
 - ANY UNIDENTIFIED HAZARDS DISCOVERED DURING THE PROGRESS OF WORKS ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER
 - WHERE DRAINAGE PASSES BENEATH BUILDINGS, PIPES TO HAVE A MINIMUM OF 150mm GRANULAR SURROUND OR OTHER FLEXIBLE FILLING.
 - BACKFILL TO TRENCHES MAY BE SUITABLE EXCAVATED MATERIAL IN LANDSCAPED AREAS, TYPE 1 GRANULAR MATERIAL TO BE USED UNDER HARD STANDINGS AND ROADS.
 - MANHOLE AND INSPECTION CHAMBER COVERS WITHIN BLOCK PAVED AREAS SHALL BE RECESSED.
 - MANHOLE AND INSPECTION CHAMBER COVERS WITHIN BUILDINGS SHALL BE DOUBLE SEALED, LOCKABLE AND RECESSED TO SUIT FLOOR FINISHES.
 - VENTILATION SHALL BE PROVIDED AT THE HEAD OF FOUL DRAINAGE RUNS. FOR SETTING OUT OF SOIL AND RAINWATER DOWNPIPES REFER TO M&E DRAWINGS.
 - ALL EXTERNAL AREAS ARE TO BE DRAINED BY TRAPPED GULLIES OR DRAINAGE CHANNELS.
 - ACCESS FOR RODDING/JETTING SHALL BE PROVIDED TO ALL SOIL AND RAINWATER DOWNPIPES ABOVE FINISHED FLOOR LEVEL. (REFER TO M&E DRAWINGS FOR DETAILS)
 - THE CONTRACTOR IS TO PROTECT EXISTING BURIED PIPES (PARTICULARLY SHALLOW PIPES) AND TREE ROOTS FROM DAMAGE IMPOSED BY LOADS AND CONSTRUCTION PLANT.
 - COVER LEVELS SHOWN ON THE DRAWING ARE APPROXIMATE. EXACT LEVEL TO BE DETERMINED ON SITE TO SUIT ADJACENT FINISHED GROUND LEVELS.
 - ALL PRIVATE DRAINAGE WORKS SHALL BE TO THE REQUIREMENTS OF PART H OF THE CURRENT BUILDING REGULATIONS.
 - WHERE PIPES CROSS WITH LESS THAN 300mm BETWEEN SOFFIT AND INVERT, PIPES SHALL BE SURROUNDED IN 150mm THICK GEN3 CONCRETE.
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING THE EXISTING OUTFALL INVERT LEVEL AT THE POINT OF CONNECTION FOR ALL DRAINAGE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE CONSTRUCTION.
 - FOR EXACT TYPE OF ABOVE GROUND FOUL DRAINAGE CONNECTIONS REFER TO RELEVANT M&E DRAWINGS.
 - ALL PIPEWORK CONNECTING TO THE ADOPTABLE MANHOLES OR SEWERS, ARE TO BE 100mm MINIMUM DIAMETER VITRIFIED CLAY AND LAID TO CONNECT WITH LEVEL SOFFITS UNLESS NOTED OTHERWISE

C4	05.12.22	OUTFALL DETAILS AMENDED TO SUIT TW REQUIREMENTS DATED 29.11.22.	ANS	KRT
C3	08.09.22	SS1 INCORPORATED AS CLOUDED	ANS	SJH
C2	02.09.22	SURFACE WATER DRAINAGE S1-S8 AMENDED FOLLOWING QUERY FROM SITE.	ANS	SJH
C1	09.08.22	REVISED LANDSCAPE ARCHITECT PROPOSALS INCORPORATED & DRAINAGE AMENDED TO SUIT. FOUL DRAINAGE STRATEGY IDENTIFIED. MANHOLE SETTING OUT SCHEDULES ADDED. DRAWING UPDATED TO CONSTRUCTION ISSUE.	ANS	KRT
P3	05.07.22	DRAINAGE LAYOUT AMENDED TO SUIT REVISED M&E LAYOUT AND ASSOCIATED LANDSCAPE PROPOSALS.	ANS	KRT
P2	06.04.22	DRAINAGE LAYOUT PROGRESSSED TO INCORPORATE FOUL DRAINAGE COLLECTION POINTS AND ADDITIONAL RWP'S.	ANS	KRT
P1	18.03.22	PRELIMINARY ISSUE	KRT	KRT
REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

Project

BELMONT STREET CAMDEN

Title

BELOW GROUND DRAINAGE GENERAL ARRANGEMENT

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Scale	Drawn	Date					
1:200 @ A1	KRT	MARCH 2022					
Project Manager	Checked	Approved					
ASH	KRT	KRT					
Status	Suitability Description	RJL Project No :					
A1	CONSTRUCTION	61112					
project	originator	zone	level	type	role	number	revision
LD504	RJL	XX	XX	DR	C	1000	C4