



notes

- DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY. WORK FROM FIGURED DIMENSIONS ONLY.
- No deviation from the details shown on this drawing is allowed without Campbell Reith LLP's prior permission in writing.
- Read this drawing with all Architects, Service Engineers and Campbell Reith LLP's relevant details and drawings.
- All work is to be in accordance with the relevant specifications issued by Campbell Reith LLP, British Standard Codes of Practice, Statutory requirements and the Contract Documents.
- DRAWING STATUS:
 - S - SCHEME - Outline/Scheme drawings for proposals, budgets etc.
 - D - DESIGN DEVELOPMENT - Evolving final design drawings for approvals, tenders, billing etc.
 - C - CONSTRUCTION - Fully developed drawings based under instruction for construction.
- ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION.

- EXISTING DETAILS SHOWN ON THIS DRAWING INCLUDING KERBLINES, SEWERAGE, FENCING, ETC. CONNECTIONS, LEVELS & HEIGHTS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR FOR THEIR ACCURACY. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- THE PROPOSED DRAINING OUTLINES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY. REFER TO ARCH-REITS LAYOUTS FOR EXACT EXTERNAL OUTLINE OF PROPOSED BLOS.
- EXTERNAL RAIN WATER PIPES, EXTERNAL SIPS, SIPS, SIPS & FLOOR GULLY LOCATIONS/CONNECTIONS ETC. SHOWN ON THIS DRAWING ARE APPROXIMATE. INDICATIVE ONLY. REFER TO ARCH-REITS LAYOUTS FOR EXACT EXTERNAL OUTLINE OF PROPOSED BLOS.
- ALL EXTERNAL ADAPTABLE STORM PIPES/STORM PIPES & LATERAL CONNECTIONS SHOWN FALLS OF 1:125 UNLESS STATED OTHERWISE.
- ALL EXTERNAL PRIVATE STORM PIPES/STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE. UNLESS STATED OTHERWISE, ALL EXTERNAL PRIVATE STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE.
- EXISTING ADAPTABLE STORM PIPES/STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE. UNLESS STATED OTHERWISE, ALL EXTERNAL PRIVATE STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE.
- COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE & ARE TO BE ADJUSTED TO SUIT FINISHED PAVEMENT LEVELS. REFER TO CONTRACTOR'S COVER SHEET ORIENTED TO SUIT PAVEMENT FINISHES.
- UNDERLIES DRAINAGE CONNECTIONS:
 - ALL UNDERLIES DRAINAGE CONNECTIONS UP TO FIRST EXTERNAL INSPECTION CHAMBER (MANHOLE) ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE. UNLESS STATED OTHERWISE, ALL EXTERNAL PRIVATE STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE.
 - ALL UNDERLIES STORM CONNECTIONS UP TO FIRST EXTERNAL INSPECTION CHAMBER (MANHOLE) ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE. UNLESS STATED OTHERWISE, ALL EXTERNAL PRIVATE STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE.
 - FINAL ORIENTATION & POSITION OF FIRST EXTERNAL INSPECTION CHAMBER (MANHOLE) ARE TO BE DETERMINED ON SITE. UNLESS STATED OTHERWISE, ALL EXTERNAL PRIVATE STORM PIPES & LATERAL CONNECTIONS SHOWN ON THIS DRAWING ARE TO BE 100mm DIA. UNLESS STATED OTHERWISE.
 - REDS ALONG UNDERLIES DRAINAGE CONNECTIONS ARE TO BE LONG RADIIUS 45° BENDS AT BOTTOM OF STACED/SLOPE. 90° BENDS ARE TO BE LONG RADIIUS 90°.
 - ALL EXISTING DRAINAGE CONNECTIONS ARE TO BE CLEAR OF ANY FOUNDATIONS UNLESS UNAVOIDABLE. REFER TO CIVIL STRUCTURAL DRAWINGS FOR EXACT LOCATION OF ANY FOUNDATIONS.
 - FINISHED UNDERLIES DRAINAGE ROUTE CONNECTIONS IN BEND & STRAIGHT CONNECTIONS ARE TO BE DETERMINED ON SITE TO SUIT THE NUMBER OF BENDS IN EACH CONNECTION TO BE KEPT TO A MINIMUM.
 - ALL ADAPTABLE STORM SEWERAGE RUNS TO BE LAD SLOTTED TO SLOTTED UNLESS STATED OTHERWISE. ALL ADAPTABLE STORM SEWERAGE RUNS TO BE LAD SLOTTED TO SLOTTED UNLESS STATED OTHERWISE. ALL ADAPTABLE STORM SEWERAGE RUNS TO BE LAD SLOTTED TO SLOTTED UNLESS STATED OTHERWISE.
 - EXTERNAL RUNWATER PIPES ARE TO BE ROOFSIDE ABOVE GROUND (REFER TO DETAILS).
 - ALL WORKS ARE NON-ADAPTABLE UNLESS STATED OTHERWISE.
 - ADAPTABLE PIPE WORK IS TO BE CONCRETE OR UNLESS CLAY.
 - UNLESS CONCRETE ENCASUREMENT REQUIRED WHERE VERTICAL CLEARANCE BETWEEN TWO PIPES IS LESS THAN 100mm.
 - FOR THE PROTECTION OF LAND DRAINAGE IF REQUIRED REFER TO LANDSCAPE ARCHITECT FOR CONSIDERATION.
 - AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH RUN SHALL BE WENT TO THE ATMOSPHERE.

NOTE:
EXISTING DRAINAGE TO BE CTV'D PRIOR TO ABANDONMENT OF ALL EXISTING DRAINS ENCOUNTERED DURING CONSTRUCTION.

NOTE:
ALL R/W/SIPS & SS POSITIONS TO BE CONFIRMED BY ARCHITECT/M&E.

NOTE:
THE INFORMATION SHOWN IS SUBJECT TO BUILDING CONTROL/LOCAL AUTHORITIES APPROVAL.

NOTE:
ALL EXISTING DRAINAGE THAT IS BEING DIVERTED IS TO CONNECT TO THE PROPOSED DRAINAGE SYSTEM.

NOTE:
ALL EXISTING STORM DRAINAGE REQUIRING DIVERSION IS TO CONNECT TO THE PROPOSED STORM SYSTEM BYPASSING THE PROPOSED STORAGE.

NOTE:
EXISTING FLOWS ARE TO BE MAINTAINED WHILST PIPE DIVERSION IS TAKING PLACE PRIOR TO ABANDONMENT.

NOTE:
ALL PROPOSED STORM DRAINAGE RATES ARE TO BE RESTRICTED TO THAT OF EXISTING RUN OFF.

NOTE:
THIS DRAWING IS SUBJECT TO ALTERATIONS UPON RECEIPT OF PROPOSED EXTERNAL WORKS LAYOUT TO BE CONFIRMED BY THE ARCHITECT/ LANDSCAPE ARCHITECT.

NOTE:
DRAINAGE LAYOUT SUBJECT TO ALTERATION ONCE FINAL ARCHITECT'S PLAN AND SERVICES LAYOUTS ARE KNOWN.

D1	ISSUED FOR INFORMATION	12/09/12	TF
Date/Rev	Description	Date	By

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Job Title	BOURNE ESTATE
Client	LONDON BOROUGH OF CAMDEN
PRELIMINARY DRAINAGE STRATEGY	
drawn	RAI
date	SEPT'12
scale	1:200@A0
checked	CT
job No.	10907
drawn No.	10907-C300
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status/revision	D1

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