

LEGEND

Linetype Legend:

- CW --- CW --- Existing Combined Sewer
- FW --- FW --- Existing Foul Sewer
- Proposed Combined Sewer
- Proposed Foul Sewer
- Proposed Storm Sewer
- Proposed Perforated Pipe
- Site Boundary
- Extent of proposed basement

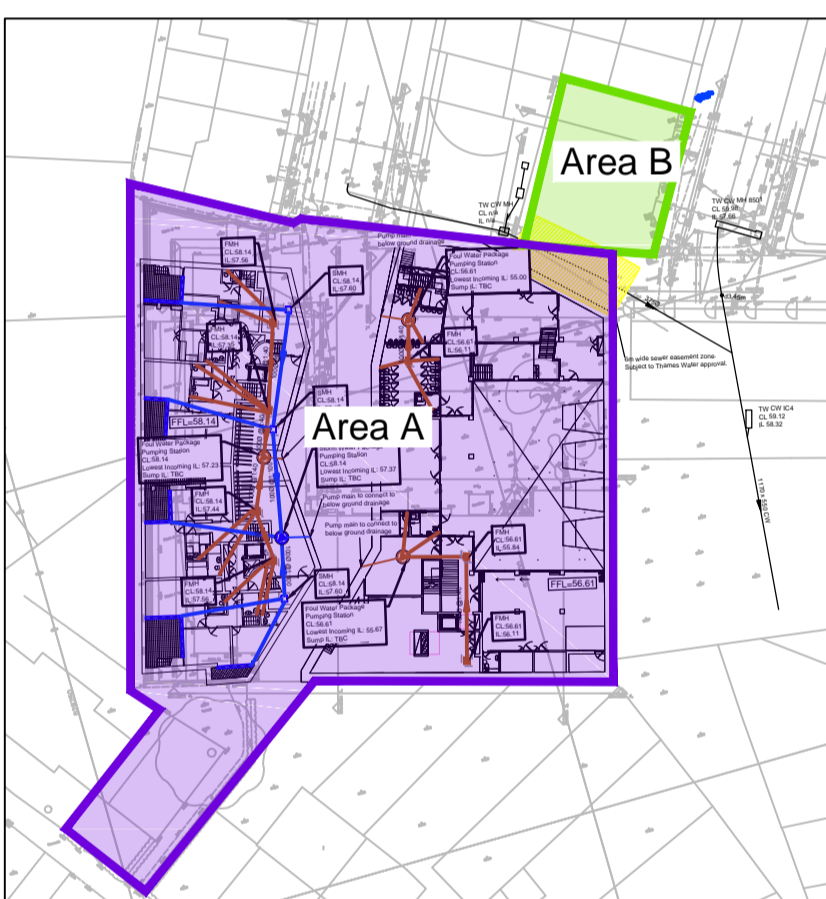
Blocks Legend:

- Proposed Surface Water Manhole
- Proposed Foul Water Manhole
- Proposed Combined Water Manhole
- Manhole with Catchpit
- Manhole with hydro-brake
- RG Proposed Road Gully
- + 60.50 Proposed Levels
- Surface water attenuation tank Aquacell by Wavin Hepworth or simialar approved
- Permeable Paving with tanked sub-base

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' 7th 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. For setting-out dimensions of SVP's, RWP's etc, refer to Architect's or Mechanical Engineer's drawings. Positions shown are indicative and subject to final design.
6. All foul and RWP connections shall be 100mm diameter unless otherwise specified.
7. All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
8. Manhole covers and frames shall be to 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. All recessed covers shall in accordance with the FACTA association gradings.
9. All internal inspection chambers to be recessed, double sealed with screw down covers.
10. Cover levels are to be adjusted locally to suit finished ground levels.
11. At least one soil pipe at the head of each foul run shall vent to the atmosphere.
12. 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.
13. All drain runs from SVP's, stub stacks or FW gullies to be laid at 1:40 gradient unless otherwise stated. All RWP's to be laid 1:80 min unless otherwise stated.
14. 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.
15. 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. Pipes below structural building slabs or basements shall be Cast Iron to BS 437.
16. Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
17. All proposed trees to have appropriate tree barrier details linking pits to ensure roots are directed away from drainage.
18. Where new sewers are constructed within 5m of a new or existing tree the sewer shall be concrete encased against root intrusion. Refer to drainage details.
19. All new drainage to be jetted and CCTV surveyed on completion. Contractor to make sure that the drainage is fully operational. Refer to Drainage maintenance manual for maintenance details.
20. All runs connecting into the public drainage network to be vitrified clay, extra length to BS EN 295 or BS65 with plain sleeved or socketed flexible joints.
21. CDM note: All pipework, silt traps, catchpits, trapped gullies and attenuation tanks to be regularly inspected every three months and cleared out on a regular frequency for the first nine months. After this period the frequency can be reduced to every six months. Porous surface to be regularly swept three times a year to remove the silt.
22. This drawing is to be read in conjunction with all relevant Conisbee drawings.
23. 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.

KEY PLAN - ATTENUATION AREAS



Design Notes:
 Greenfield runoff rates:
 For 1 in 1 year storm event = 2.5 l/s
 For 1 in 30 year storm event = 5.1 l/s
 For 1 in 100 year storm event = 6.0 l/s
 Obar (urban) = 3.0 l/s

Design Notes:

Total Existing Site Area:	3028 m ²
Area A	
Area	2804 m ²
Existing impermeable area	2554 m ²
Proposed impermeable area	2804 m ²
Existing peak runoff rate from impermeable areas (50mm/hr)	35.8 l/s
Proposed restricted surface water discharge rate	5.0 l/s
Area A Attenuation for 1 in 100 year + 30% CC	160 m³
Area B	
Area	224 m ²
Existing impermeable area	224 m ²
Proposed impermeable area	199 m ²
Existing peak runoff rate from impermeable areas (50mm/hr)	3.1 l/s
Proposed restricted surface water discharge rate	5.0 l/s
Area B Attenuation for 1 in 100 year + 30% CC	4.5 m³
Foul Water Discharge:	T.B.C. l/s.

Attenuation Notes Area B	
Attenuation Tank 2	3m ² , 0.8m deep Total = 2.4m³
Attenuation Tank 3	3m ² , 0.8m deep Total = 2.4m³
TOTAL ATTENUATION	4.8m³

Attenuation Notes Area A	
Green Roof	Roof Area = 403m ² Max. water depth = 0.1m Total = 40m³
Blue Roof	Roof Area = 181m ² Max. water depth = 0.1m Total = 18m³
Permeable Pavement	Area = 211m ² Sub-base depth = 0.4m Volume = 25m ³
Attenuation Tank 1	50m ² , 1.6m deep Total = 80m³
TOTAL ATTENUATION	163m³

NOT FOR CONSTRUCTION

P3	13.12.16	Attenuation notes updated	JC	TG
P2	31.10.16	Revised Blue/Green Roof areas and tank size	JC	TG

Rev	Date	Description	Drawn	Check

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Drawing Status: **PRELIMINARY**

Project: **Highgate Newton Community Centre London, N19 5DQ**

Title: **DRAINAGE LAYOUT BASEMENT**

Date: **OCT 2016**

Scale: **1:200 @A1**

Drawn: **MH**

Engineer: **MH**

Project No: **140009**

Drawing No: **C102**

Revision: **P3**