LEGEND

MH = New Manhole
RM = Rising Main
G = Drain gully
SS = Stub stack
RWP = Rain water pipe

Foul water drainage

Surface water drainage

New Drains
Form new drains of PVC 110mm diameter with flexible joints. Drains to be installed to the manufacturers details and in accordance with the building regulations. Minimum drain falls 1:40 for combined drains and 1:80 for rainwater only

Testing
All drainage runs are to be tested in accordance with BS EN 1610 prior to backfilling of the trench

Building Control
Drainage design to be submitted for Building Control approval prior to installation

Drainage layouts for nos 53b and 53 shown indicatively, to be verified by contractor following confirmation of above ground M&E strategy for the properties

Refer to arboricultural report for further guidance on acceptable construction methods

New manhole to front of property. To discharge to main sewer in road, contractor to allow for new connection. Existing manhole invert = 1250mm below proposed site level therefore new connection to main sewer is possible

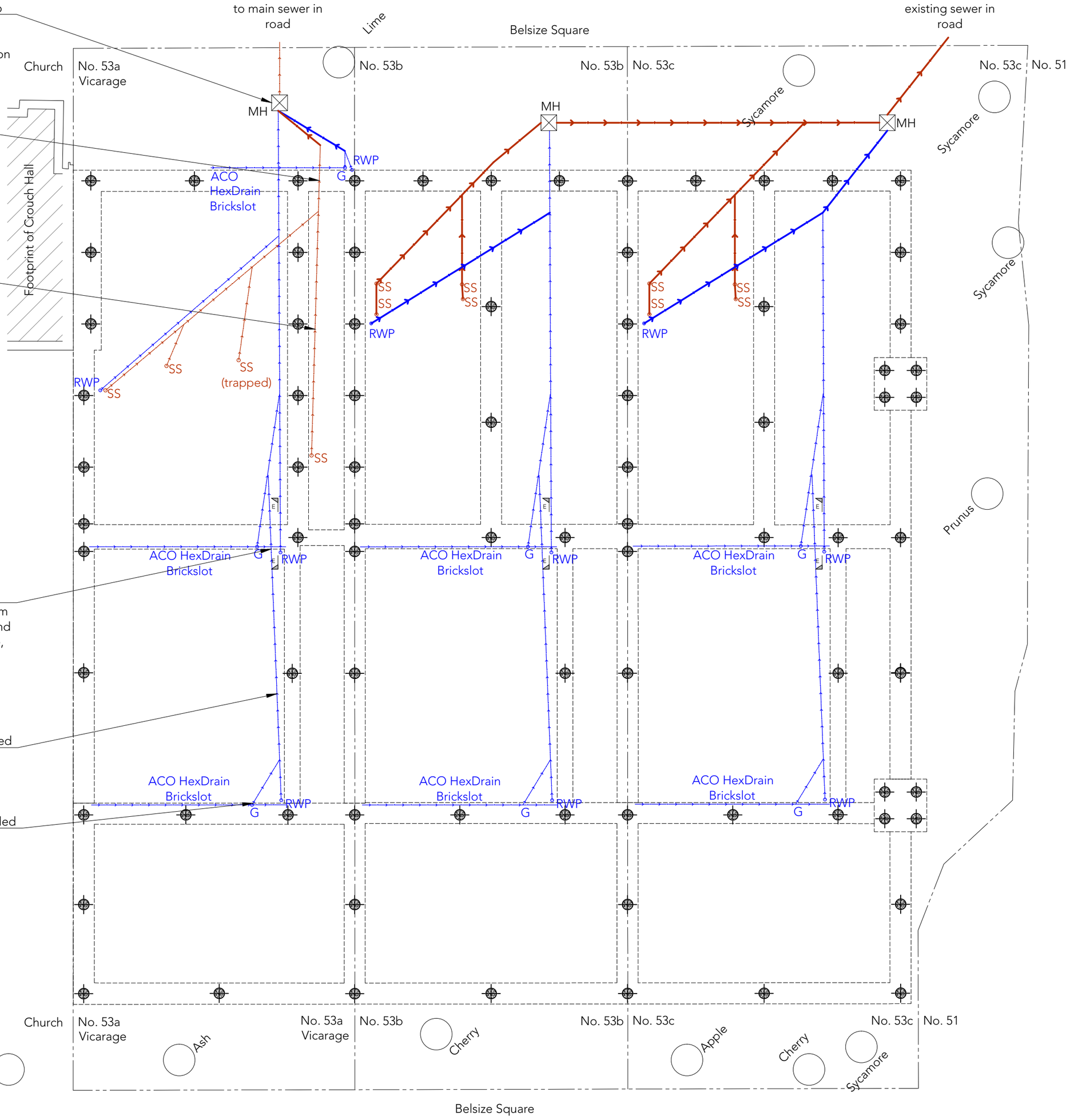
Where pipework leaves footprint of property, pipe to be cast through ground beam and rocker joint to be provided on external side,bottom of pipe to be minimum 150mm from base of ground beam, refer to typical drainage detail

Where pipework runs beneath internal slabs pipes to be encased in concrete surround, hung from the slab via H8 hangers at 500mm horizontal centres and cast onto 160mm thick Residential Clayboard, refer to typical drainage detail. Concrete surround not to extend beneath ground beams to avoid over excavation in relation to trees. First 750mm of excavations to be carried out by hand with pre-emptive root pruning

Where pipework enters internal of footrpint of property pipe to be cast into ground beam, bottom of pipe to be minimum 150mm from base of ground beam, rocker joint to be provided on external side, refer to typical drainage detail

Where drainage is external, pipework to be encased in 200mm pea shingle

ACO HexDrain Brickslot or similar approved installed to manufacturers specification



BLUE ENGINEERING

Blue Structural Engineering LLP
86-90 Paul Street, London, EC2A 4NE
T +44 (0) 207 247 3811 E info@blueengineering.co.uk
www.blueengineering.co.uk

DO NOT SCALE FROM THIS DRAWING
All dimensions to be verified on site before commencing work. All error and omissions are to be reported to the Engineer. This drawing is to be read in conjunction with all relevant Design Team drawings and specifications

Drawing History

Rev	Date	Description	Drawn	Checked
P1	14.06.19	For Comment	JLA	PT
P2	27.06.19	For Comment	JLA	PT

PRELIMINARY
NOT FOR CONSTRUCTION

Title
Drainage Plan

Project
53 Belsize Square, NW3 4HY

Client
London Diocesan Trust

Job No.
4947

Drawing No.
98

Revision
P2

Scale
1:100 at A2

A2