

IMPORTANT NOTE: ARCHITECT TO CONFIRM POSITION





General Notes to Drainage

1. This drawing is to be read in conjunction with the drainage details and other relevant Architects and Engineers drawings and specifications.

2. Design and setting out of above ground drainage by Architect. All soil pipes are shown indicatively. OF RAINWATER PIPES, CHANNELS AND GULLIES Proposed Surface Water Drain 3. Any part of the existing drainage system retained as part of the new scheme shall be cleaned and inspected. Any defects shall be reported to the Engineer. 4. Existing drainage connectivity & condition to be confirmed by Contractor. Before starting work, check invert levels & positions of existing drains, sewers, inspection chambers & manholes against drawings. Proposed Combined Drain Report discrepancies. 5. Any drains proposed to be removed, the Contractor is to confirm the drain is no longer live prior to removal/capping. 6. 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. Existing Surface Water Drain 7. Private foul water and surface water drainage is to be constructed in accordance with the building regulations part H (2010), BS EN 12056-2:2000 (inside buildings), BS EN 752:2017 (outside buildings) and all relevant agreement IMPORTANT NOTE: DRAINAGE SCHEME IS SUBJECT TO Assumed Existing Combined Drain CONFIRMATION THAT THE EXISTING SYSTEM AT THE 8. Any Statutory Authority (eg Section 106 Water Industry Act) connection approvals or new drain adoption approvals to be undertaken by Client / Contractor. Existing Drain to be Removed 9. Relevant drains to be built to adoptable standard as per "Sewers for Adoption, 7th Edition". POSITION OF THE PROPOSED CONNECTION IS 10. Drain connections to be soffit to soffit unless noted otherwise. F#.# FUNCTIONAL AND FEASIBLY POSSIBLE. 11. Where drains run at shallow depths under basements and foundations, allow for Cast Iron pipes to BS EN 877. 12. All Foul Drains are DN100mm at 1:40 gradient UNO. **Proposed Combined Chamber** 13. All Surface Drains are DN100mm at 1:100 gradient UNO 14. Concrete surround to pipes below slab to be monolithic with slab, allow for nominal re-bar to be cast into surround and tie into slab. Double-rocker detail required at all interfaces. **IMPORTANT H&S NOTE**: BURIED SERVICES - REFER TO 15. All internal manhole covers and rodding eyes shall be of 'double-seal' type. All external foul drainage manholes shall have double seal covers and all storm drainage manholes shall have single seal cover as SURVEYS & STATS DRAWINGS FOR DETAILS. ALWAYS 16. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be medium duty B125 in footways. In concrete slab areas covers shall be recessed fabricated steel. All Proposed Soil Vent Pipe FOLLOW GOOD PRACTICE TO AVOID STRIKING BURIED recessed covers shall be in accordance with the FACTA association gradings and shall match the Architects finishes. (With Roddable Access) 17. Cover levels are to be adjusted locally to suit finished ground levels. SERVICES. 18. Access panels are to be provided to all rainwater pipes, max 600 above finished ground level. Proposed Stub Stack Connection 19. All drains to be tested before backfilling the trench and again after back filling - this may need to be witnessed by the local building control officer - contractor to confirm. Contractor to agree preferred method (With Air Admittance Valve) of testing (Water or Air test) with building control/engineer. 20. 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 Proposed Foul Trapped Gully appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations. 21. HEALTH AND SAFETY: Care should be taken to locate services prior to any excavation. Assumed Existing Soil Vent Pipe 7 BLEEDING HEART YARD Assumed Existing Stub Stack **Existing Thames Water Combined Sewer** RWP from above to connect to existing lightwell drainage point. Location and configuration TBC. Existing assumed surface water pipe to be abandoned if not in use. Contractor to confirm.

Existing Thames Water sewer within Bleeding Heart Yard RWP from above to connect to existing lightwell drainage point. A1/A3 UNIT Location and configuration TBC. Location of kitchen SS in abeyance Proposed stub stack to collect foul water from new kitchen unit at basement level only. Proposed drainage run and MH to be cast within existing F2.0 basement slab. TBC by 450 PPIC Structural Engineer. CL: 12.050 IL: to suit existing pipe level Shower outlet location in abeyance Manhole built on existing assumed pipe and fitted with a non return valve on the outlet pipe. Upstream connections to be confirmed abandoned. Foul Gully and Manhole to be cast within existing basement slab. TBC by Structural Engineer. 225 PPIC Existing DN150 CL: 12.050 Existing assumed SVP to be capped off at sewer connection IL: to suit SVP level, slab level. Accessible shower to connect to no lower than 11.450 existing pipe below slab. Subject to confirmation that the existing pipework is in good working condition Proposed SVP to collect foul water from toilets on higher levels. New SVP to reuse existing SVP below slab pipework. F1.0 outlet to connect to base of SVP. Subject to confirmation that the existing pipework is in good working condition. NOTE: ALL PROPOSED BELOW GROUND DRAINAGE TO USE COMMON TRENCH AND BE REINSTATED AS PREVIOUS. REFER TO IMPORTANT NOTE: ALL BELOW SLAB DRAINAGE TO BE STRUCTURAL ENGINEERS DETAILS. NEW COORDINATED WITH STRUCTURAL ENGINEER. DRAINAGE RUNS SHALL NOT UNDERMINE EXISTING COLUMN FOUNDATIONS. IMPORTANT NOTE: ALL COMMERCIAL GREASE TRAPS AND TELECOMS / IT DISPENSER UNITS TO BE FITTED ABOVE SLAB LEVEL AND Existing assumed SS to be capped off at slab level. Below SHALL NOT RISK BLOCKING THE BELOW GROUND ground pipe to be grouted as DRAINAGE NETWORK. far as practically possible. SS^{1.5}



IMPORTANT NOTE: THE SCHEME SHOWN HERE IN IS SUBJECT TO AN INTERNAL DRAINAGE CCTV AND LEVELS SURVEY. THE EXISTING INTERNAL DRAINAGE IS BASED ON ASSUMPTIONS.

DRAINAGE KEY

Proposed Foul Drain

1. For utilities and topography survey refer to drawing LF-1316-UGS by Lane and Franklin Limited. For external drainage CCTV survey refer to document PV041782 by Pipe View LLP

2. Do not scale the drawing

3. This drawing to be read in conjunction with all other Architects and Engineers drawings and specifications including outline structural specification

4. All dimensions are in millimetres unless noted otherwise

5. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers

		WER	R	FNG
Rev	Date	Description	Drn	App
0	21.12.17	Issued as stage 3 design	KF	GPE
1	20.07.20	Draft Stage 4 Issue	AM	GPE

31.07.20 Stage 4 Issue

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Below Ground Drainage Lower Ground Floor

	Lower Ground Floor
Drawing Status	Technical Design

Drawn by	Checked by	Sheet size	Scale	Rev status
AM	GPD	A1	1:50	S4

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