

APPENDIX F – DRAINAGE STRATEGY



Notes:

- HTE drawings are to be read in conjunction with:
 - NBS specification.
 - Relevant documents, Specifications, Architectural and Services drawings, including approved building work drawings.
 - Building Information Model (BIM).
- All dimensions are in mm except levels which are in metres and relate to (ordnance datum).
- Do not scale from this drawing. Work to figured dimensions only.
- The contractor should notify CA of any discrepancies between the structural drawings and specifications or other drawings before work commences.
- All setting out of new structure to be established from Architects grid. The setting out of the grid to be established by the contractor in coordination with the Architect.
- The contractor is responsible for the stability of the building and adjoining structures during construction and shall design, install, adapt and maintain all necessary propping and temporary works. A method statement for the temporary works must be submitted to the contractor administrator for comment before work begins.

General Drainage Specification

- All private drains shall be constructed and commissioned in accordance with the relevant sections of the Building Regulations Approved Documents and relevant British Standards.
- All pipework to be 1000 minimum unless noted otherwise.
- Private surface water drains shall be laid at a minimum gradient of 1 in 80 or to the gradients and invert levels shown.
- Private foul water drains shall be laid at a minimum gradient of 1 in 80 or to the gradients and invert levels shown.
- Surface water and foul pipework connections to first access point shall be laid at a minimum gradient of 1 in 40 or to the levels shown.
- All connections to be made soffit to soffit unless noted otherwise.
- Pipe bedding to be Class 'B' bedding for rigid pipes and Class 'T' bedding for flexible pipes (100 mm granular bed and surround).
- Where cover to soffit of pipe is less than 600 mm in private areas, the following shall apply:
 - Verified clay pipes - provide a 100 mm min. thick concrete bed and surround (instead of class 'B' & 'T' bedding) and a 13 mm thick compressible filler at each joint.
 - uPVC pipes - provide a concrete bedding (in addition to class 'B' or 'T' bedding) in accordance with appendix A15, Building Regulations part T1.
- All concrete indicated in the construction of drainage infrastructure (pipe bedding, bridging, manholes etc) shall be standardised prescribed concrete ST2 and is to conform to BS EN 206-1 and BS 8500-2. The maximum aggregate size shall be 20mm.
- Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation, minus 500mm.
- Excavations for manholes, pipe runs etc located within a 45 degree load distribution spay from any adjoining existing foundations, are to be adequately supported for the duration of the works and pipe runs protected as note 8 above.
- Where excavations for pipe runs are parallel and in close proximity to each other and/or other service trenches, The Contractor shall ensure that adequate safety measures, including temporary shoring, are provided in line with current health & safety legislation and good practice. Particular attention is to be paid to adjacent trenches of differing invert levels.
- All existing drainage found on site during the works shall be investigated, its operational status confirmed and the following applied:
 - Inoperative drainage shall be cut back and pipe runs filled with concrete groud.
 - 'Live' drainage shall be advised to the engineer.

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P02	For Planning	23.07.26	NH
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FOR PLANNING

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Drawing Title
DRAINAGE STRATEGY

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