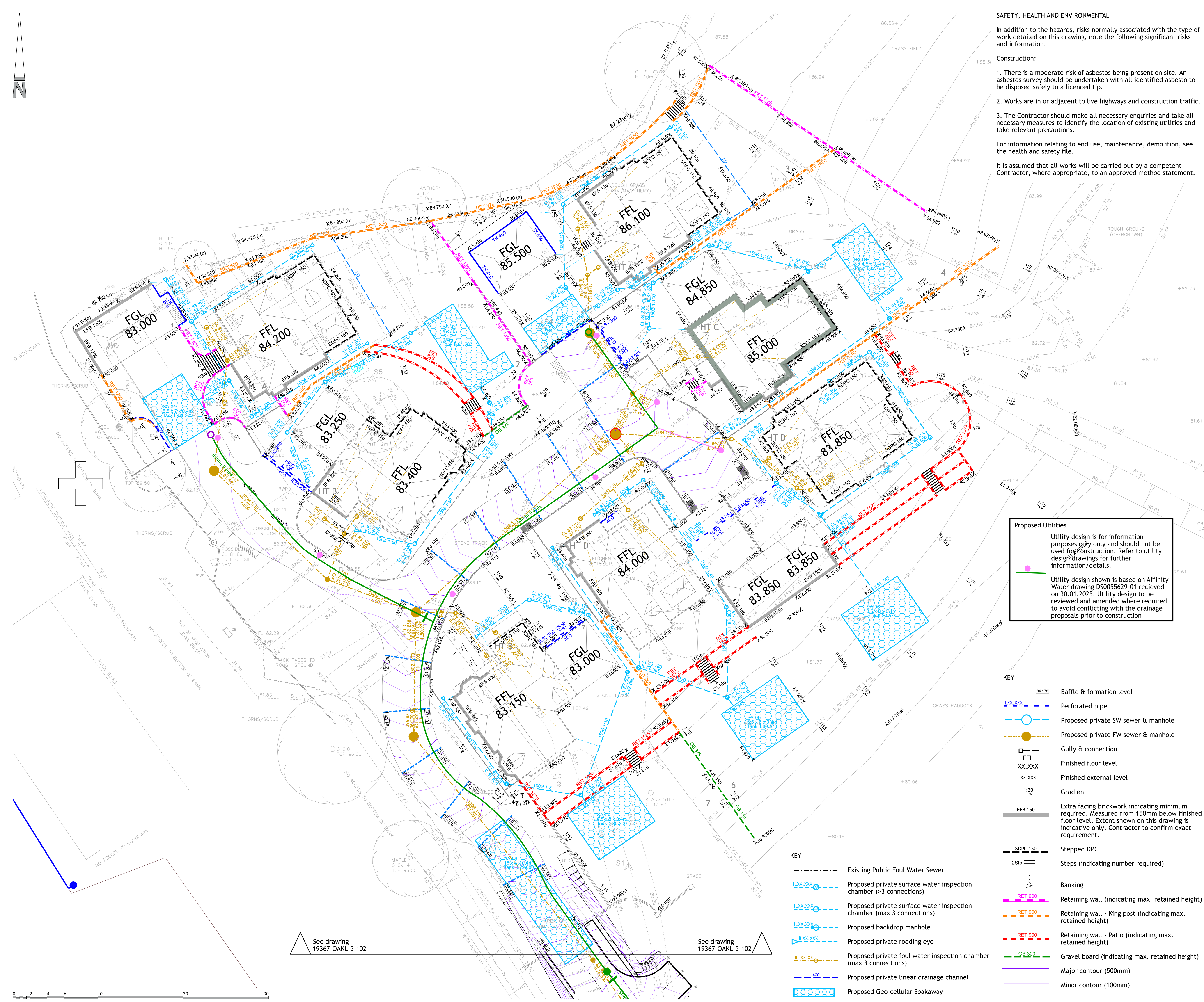




SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

1. There is a moderate risk of asbestos being present on site. An asbestos survey should be undertaken with all identified asbestos to be disposed safely to a licenced tip.
2. Works are in or adjacent to live highways and construction traffic.
3. The Contractor should make all necessary enquiries and take all necessary measures to identify the location of existing utilities and take relevant precautions.

For information relating to end use, maintenance, demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

NOTES

1. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
2. All plans and drawings are drawn true to stated scales and can be used for the purpose of planning only. Responsibility is not accepted for errors made by others in scaling from this drawing.
3. Reproduced from OS Sitemap © by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationary Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
4. Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to approval being given it is entirely at their own risk.
5. The designer, developer and contractor shall comply with all current requirements in relation to health, safety and welfare.
6. Exact location and level of all existing sewers, drains and services to be checked on site before commencing works.
7. All sewers must be laid from outfall working upstream. Precise depth of outfalls to be checked prior to proceeding with any other works.
8. No surface water shall drain from private land or un-adoptable highway onto adopted highway or vice versa.

Building Drainage Notes

9. All drainage to comply with Section H of the Building Regulations 2010 & BS.8301:1985.
10. All drains to be 100mm diameter unless otherwise shown. Drains to be flexibly jointed 'superslave' by Wavin or similar approved, with granular bed & surround where necessary. Drains under buildings to be backfilled to underside of slab with granular material. Drains passing through walls to have lintels over. All manholes to be on one side or other of boundaries. Manholes to be performed shallow access chambers, GRP inspection chambers or rectangular section P.C. concrete segments of the appropriate size for depth in accordance with BS.8301:1985 i.e. n.e. 1.0m deep to be 450x450 (internal), 1.0-2.7m deep to be 750x1200mm (internal) or as otherwise agreed. All manholes over 900mm deep to have step irons. Foundations to be taken down to invert level of drains where drains are less than 1.0m away from building.
11. The contractor is to check the relationship between as-built centreline of road & back of footpath to verify levels opposite principal mobility access to ensure compliance with Part M of the building regulations. Any discrepancy with design information to be confirmed with Woods Hardwick Ltd. and the Developer before setting finished floor levels of affected properties.

General notes:

1. All stubs and invert levels to be verified prior to connection of private surface & foul drainage.
2. Existing topo survey is based on the original ground levels and makes no allowance for ground raising.
3. All materials subject to " & " approval.
4. All flights of steps to primary level access, with more than 2 steps are to be provided with handrailing, except where the steps are 900mm or more apart.

Proposed Utilities

Utility design is for information purposes only and should not be used for construction. Refer to utility design drawings for further information/details.

Utility design shown is based on Affinity Water drawing D50055629-01 received on 30.01.2025. Utility design to be reviewed and amended where required to avoid conflicting with the drainage proposals prior to construction

J	Proposed utilities added	ShD	SD	04.02.2025
H	Updated to revised layout	ShD	SD	23.09.24
G	Soakaways revised following LLFA comments	ShD	SD	11.06.24
F	Revised retaining walls as per clients request	ShD	SD	03.04.24
E	Revised external levels to suit clients request	ShD	SD	21.03.24
D	External levels of Plots 1,3 & 4 updated at clients request	ShD	SD	14.03.24
C	Foul run 1,000 updated to 1500 at client request	CG	SD	13.02.24
B	Drainage updated	ShD	SD	07.02.24
A	Level adjustments to suit Client comments	ShD	SD	17.11.23
REV	DESCRIPTION	DRN	CHD	DATE

☒	PRELIMINARY	☐	INFORMATION	☐	TENDER
☐	CONSTRUCTION	☐	AS BUILT		

SCALE	1:200 @ A1	DATE	NOV 2023
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DRAWN	ShD	CHK	SD
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DRAWING NO.	19367-OAKL-5-101	REV	J
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TITLE	OAKLEIGH MEADOWS WELWYN
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DETAILS	PRIVATE LEVELS AND DRAINAGE SHEET 1
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING