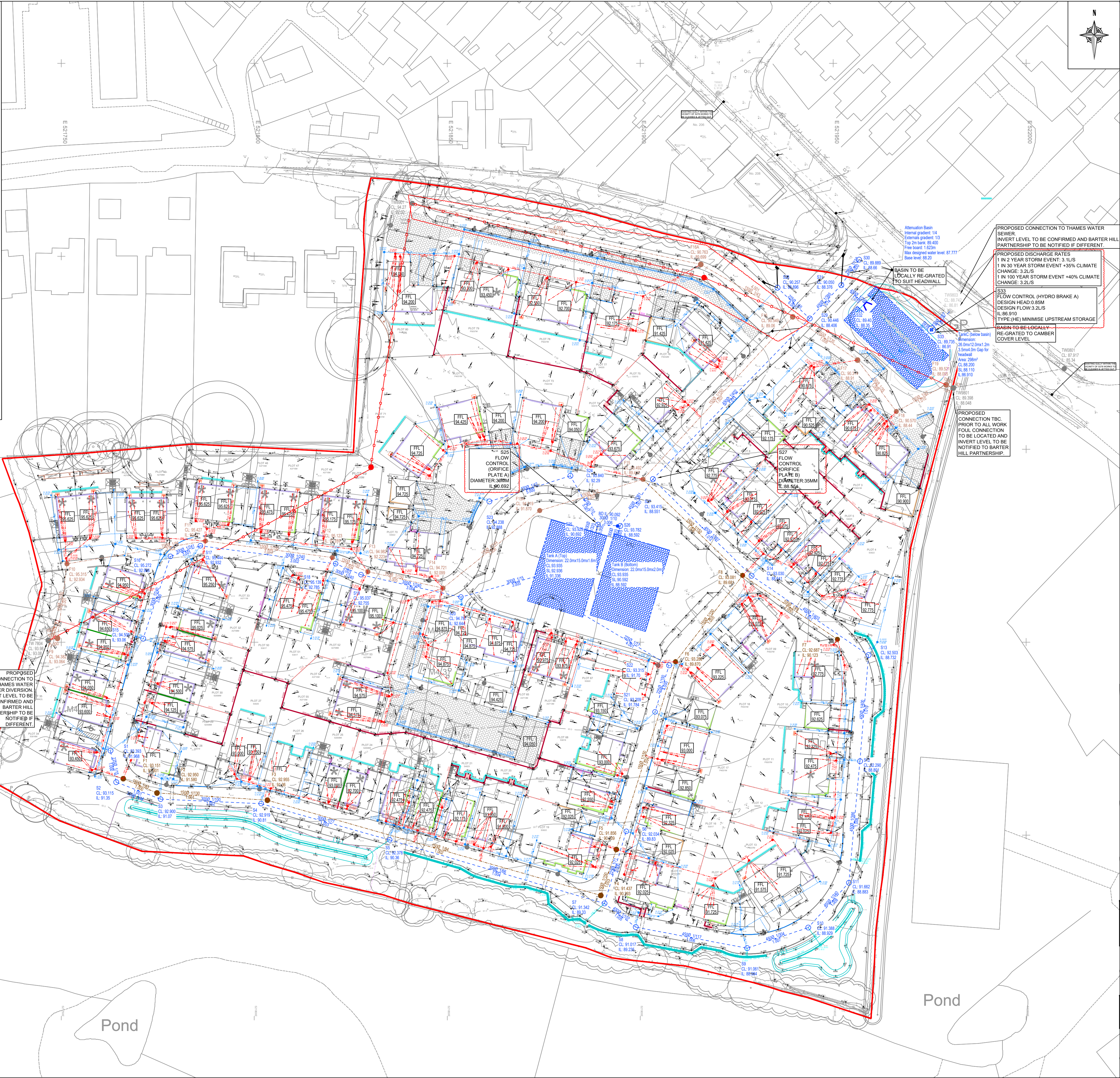
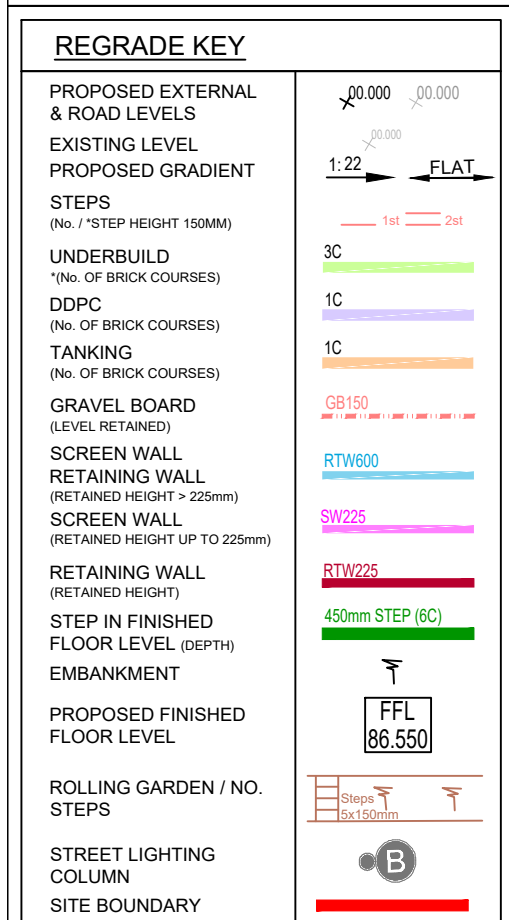
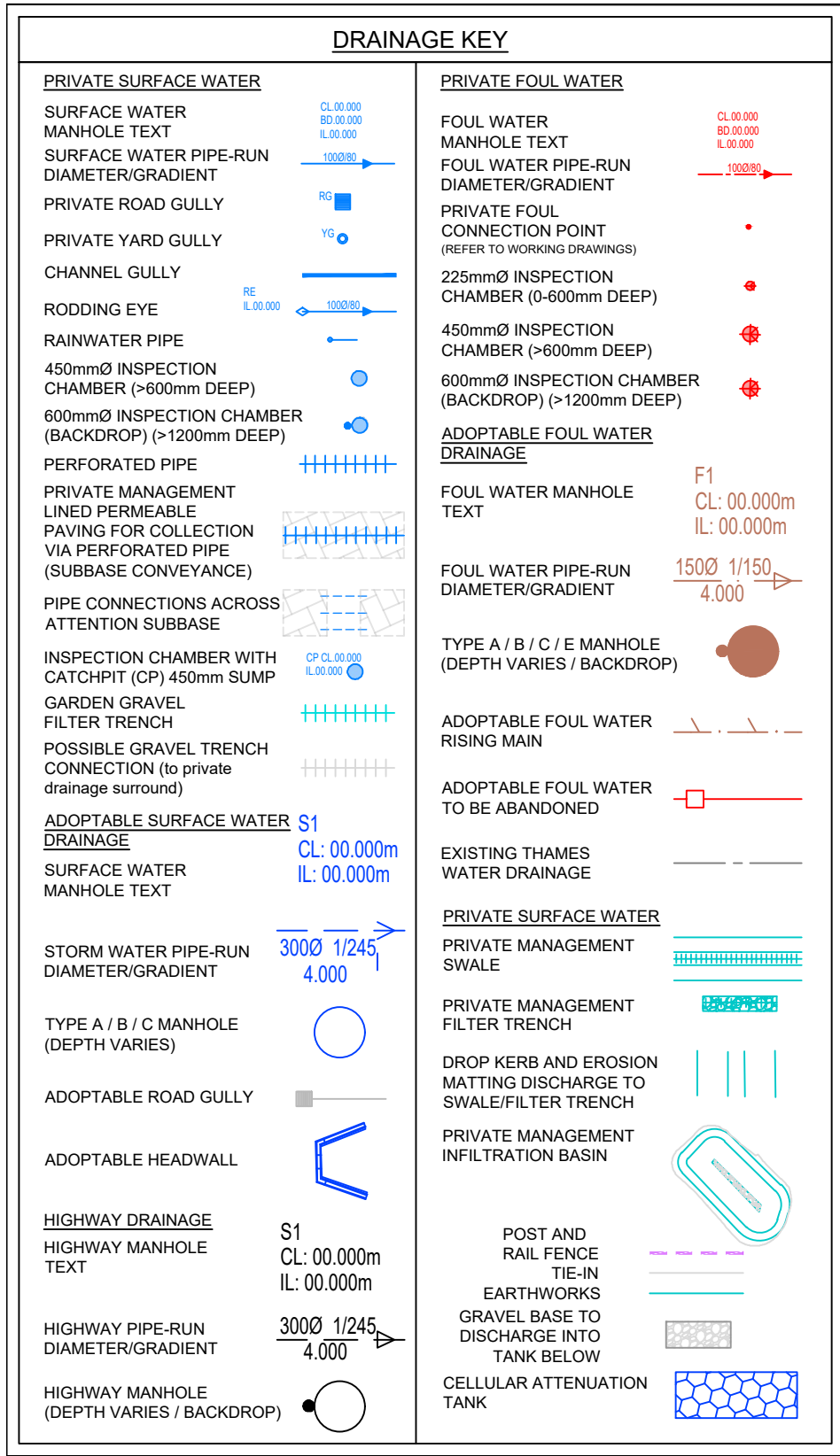




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Notes

- TENDER ISSUE DRAWING:** This drawing should be read as a TENDER ISSUE and should NOT be used for construction under any circumstances.
- The design has been carried out in accordance with all current working drawings provided by Croudace Homes. Please refer to Croudace Homes house type working drawings to confirm locations of all drainage outlets. Any discrepancies should be reported to the engineer immediately, prior to commencement of any works on site.
- Drawing subject to Section 278 approval.
- This drawing is based upon external information: Architectural layout - 7265 Site Plan - Revised Planning Changes - 29.09.2023 Topographical survey - Topographical Survey DWG - H51160_01-04C - 01.11.2023

- All adoptable drainage to be installed/constructed to 'Sewerage Sector Guidance Code for Adopted Standards and in accordance with Thames Water's guidance.
- Connections to the existing sewers shall be subject to the approval of Thames Water and shall be carried out by a contractor approved by Thames Water. The contractor shall comply with the requirements of Thames Water with regards to submitting method statements, risk assessments etc for obtaining a 'permit to work' on the existing sewer.
- Where drainage is to be adopted, manhole covers are to be permanently and visibly badged with the TW logo and the lettering 'SW' for surface water and 'FW' for foul water.
- Where possible orientation of manhole access covers to be orthogonal with adjacent kerb line.
- Manhole covers to be set flush with binder course on new road construction and raised to final levels when surface course is laid at later date.
- Sulphate resisting cement and concrete products to be used for foul sewerage.
- All pipes entering or leaving manholes shall be laid with their soffits level, unless shown or agreed otherwise.
- Gully connections to be 150mm Dia at a gradient no flatter than 1 in 150 unless stated otherwise.
- The private foul and storm water drainage shall be subject to inspections by the local building control officer. The contractor shall liaise with the building inspector with regard to making inspections at the appropriate stages of the work.
- All private foul and storm water sewers shall be 100/110mm dia clayware or PVC unless stated otherwise. Storm sewers shall be laid at a gradient no flatter than 1 in 100, and foul sewers to a gradient no flatter than 1 in 80 unless stated otherwise on the drawings.

PROTECTION TO ADOPTABLE SEWERS:-

- Type S bedding to be used in non-trafficked areas where the cover to the crown of the sewer is greater than or equal to 900mm.
- Type S bedding to be used in trafficked areas where the cover to the crown of the sewer is greater than or equal to 1200mm.
- Concrete Slab Protection to be provided in trafficked areas where the cover to the crown of the sewer is less than 1200mm.

PROTECTION TO PRIVATE SEWERS:-

- Type S bedding to be used in non-trafficked areas.
- Type S bedding to be used in trafficked areas where the cover to the crown of the sewer is greater than or equal to 900mm.
- Type Z bedding to be used in trafficked areas where the cover to the crown of the sewer is less than 900mm.
- Inspection chambers in shared private drive to have D400 Covers.

Rev.	Description	By	Chk.	Date
T4	Amended to suit LLFA comments, revised layout, client comments.	AR	AB	24/07/24
T3	Flow control/S185 route amended	AR	AB	04/03/24
T2	Plot drainage and level value engineered	AR	AB	09/02/24
T1	TENDER ISSUE	JCR	AB	19/01/24

Client

barterhill Barter Hill Partnership Limited
Greenway Business Centre
Greenway
Harlow Business Park
Essex CM19 5QE
t: 01279 430888
e: mail@barterhill.co.uk

15 Meridian Way
Meridian Business Park
Norwich NR7 0TA
t: 01603 300360
e: mail@barterhill.co.uk

Client

croudacehomes

Project

Coward's Lane,
Codicote

Drawing Title

Engineering Layout
Overview

Designed by	Drawn by	Checked by
AR	JCR	AB

Scale @ A1	Contact Office	Date
1:500	Norwich	January 2024

Status	Revision	Job Ref
TENDER ISSUE	T4	9674

Drawing No

093-BHP-XX-XX-D-C-030-06

Cad file

P:9674/Civils/BHP Drawings/093-BHP-XX-XX-D-C-030