

General Drainage Notes:

Existing details shown on this drawing including kerblines, existing drains, chambers, sewers, pipework, stub connections where new connections, diversions or abandonment are shown, invert levels and pipe sizes shall be checked and confirmed to the engineer prior to the commencement of any works. Any discrepancies shall be reported to the engineer for action prior to any new construction.

All drainage works shall be carried out in accordance with the requirements of the local authority and in conjunction with all relevant British Standards and Codes of Practice

All drainage shall comply with the typical drainage construction details and the requirements of BS EN 752.

Access covers and frames shall comply with the loadings specified and to BS EN 124 and kitemarked or if recessed covers are specified then in accordance with FACTA association equivalent.

The proposed building outlines shown on this drawing are for information only. Refer to Architects plans for precise location setting out information and details.

All underslab drainage shall be clear of foundations unless shown otherwise with long radius bends kept to a minimum and used where unavoidable.

All private drainage pipework for foul and surface water systems have been designed on the basis of UPVC to BS EN 1401-1, unless noted otherwise.

Where new drainage is situated within 5 metres of new or existing trees the pipework shall be encased in concrete to reduce the risk of root ingress.

Concrete encasement of the pipework shall be required where the vertical clearance between two pipes crossing is less than 300mm.

All existing drainage shall be assumed to be 'live' and shall be maintained at all times during the works. Existing drainage shall be reconnected to the new drainage system unless proven to be redundant for abandonment. All existing drainage to be abandoned shall be sealed by appropriate means.

Upon completion all new drainage installation together with any existing drainage retained shall be jetted and CCTV surveyed upon completion. Contractor to ensure that the drainage system is fully operational, free of excess debris/silt and all identified faults rectified.

HEALTH & SAFETY: The works shall be carried out by specialist competent and experienced contractors. All operatives shall have received full and appropriate training with appropriate qualifications for the operations they are required to undertake. All work shall be carried out in accordance with the relevant Health & Safety Regulations.

Permeable Surfacing

Permeable surfacing to be formed over 350mm deep no fines 20mm aggregate, which is wrapped in an impermeable membrane, and houses a 150Ø perforated pipe to convey the surface water to the main drainage network.

Filter Drains

Filter drains to be formed of a 300 x 300mm trench filled with no fines 20mm aggregate, wrapped in an impermeable membrane, and is to house a perforated pipe to convey the surface water to the main drainage network.

Drainage Specifications

Foul water pipes to be Polypipe to BS EN 1401-1 or similar

Surface water pipes to be Polypipe Ridgidrain or similar

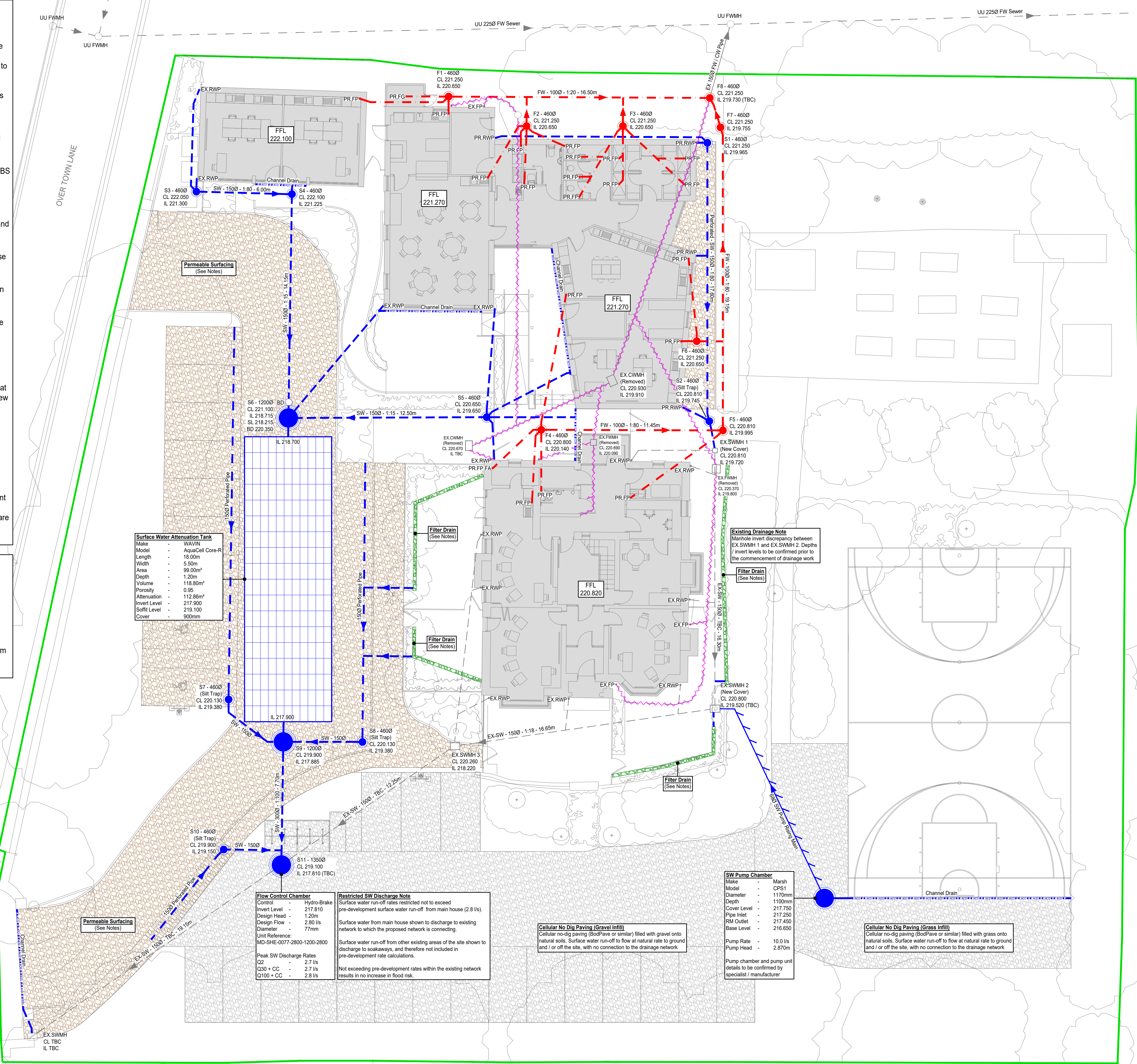
Flow control Chamber by Hydro-International or similar

Manholes by FP McCann or similar

Inspection chambers to be Polypipe or similar

Silt trap chambers yo be Polypipe or similar

Channel drain to be ACO M100D 10.0 or similar



Site Specific Drainage Notes:

Any existing drainage within the development site to remain live and to be diverted if required.

All existing sewer / drainage location, size, depths, and discharge destination to which the proposed networks are connecting to be confirmed prior to the commencement of any drainage work. Design subject to change once confirmed.

Proposed rainwater and foul down pipe locations to be confirmed prior to the commencement of any drainage works. Design subject to change.

External levels and subsequent cover levels of proposed drainage network to be confirmed by Architect prior to commencement of any drainage works.

Covers of existing manholes that are to remain are to be replaced to suit proposed site levels.

Foul water discharge subject to United Utilities approval (via 106 agreement). No drainage work to commence until agreement and approval notice is given.

Surface water discharge subject to local authority approval. No drainage work to commence until agreement and approval notice is given.

All foul water pipes to be 100Ø, and all surface water pipes to be 150Ø unless shown otherwise.

Drainage Key:

- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Proposed Perforated Pipe
- Existing Surface Water Drainage (Remain)
- Existing Foul Water Drainage (Remain)
- Existing Combined Water Drainage (Remain)
- Proposed Channel Drain
- Proposed Rainwater Pipe
- Existing Rainwater Pipe
- Proposed Foul Down Pipe
- Proposed Foul Gully
- Existing Foul Down Pipe
- Permeable Surfacing (See Notes)
- No-Dig Permeable Surfacing
- Filter Drains (See Notes)
- Development Boundary

P1	23.04.26	PRELIMINARY ISSUE	MS	DR
REV	DATE	DESCRIPTION	BY	CHECKED

PRELIMINARY

raymentstructures

EDEN LONDON UK LTD

CLIENT

RAINSHORE HOUSE
NORDEN, ROCHDALE

PROJECT

BELOW GROUND DRAINAGE LAYOUT

TITLE	1:100@A1	DRAWN	MDS	CHECKED	DR	DATE	APR '26
SCALE							

4090-RAYME-ZZ-00-DR-C-1000 S0 P1
DRAWING NO. SUTABILITY REVISION