LAND TO NORTH WEST OF CLYST HAYES, BROOK LANE, FAYEGATE, HORSHAM, RH12 4SB

AS PROPOSED DRAINAGE PLAN



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AS PROPOSED DRAINAGE PLAN

0m 2.5 5 7.5 10 12.5 20

1:150 Scale Bar

DRAINAGE KEY

- SVP POSITION
- SVP DROP FROM ABOVE
- DRAIN RUN (FOUL)
- DRAIN RUN (SURFACE WATER)
- RAINWATER PIPE
- GULLY DRAIN
- MANHOLE / INSPECTION CHAMBER
- SOAK AWAY OR ATTENUATION TANK
- PERMEABLE PAVING
- COMPACTED HOGGIN/ GRAVEL

FOUL SEWAGE AND SURFACE WATER

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site. (ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series. (iii) Any discrepancy on this drawing is to be reported immediately to the Practice for clarification. (iv) The contractor is responsible for all temporary works and for the stability of the works in progress.

(1) Pipework to be UPVC-U pipes to BS 4660 : 2000 and Inspection Chambers to BS 7158 : 2001. (ii) All adoptable drainage to be constructed in accordance with 'Sewers for Adoption' 7th Edition and the relevant Council Design Guide. (iii) All private surface water sewers to be laid at 1 in 80 unless otherwise stated on the drawing. (iv) All private foul water sewers to be laid at 1 in 40 at the head of pipe runs and 1 in 80 elsewhere unless otherwise stated. (v) All private foul sewer pipes to be 100mm diameter unless otherwise stated on the drawing. (vi) Allow for rodding access above ground where rainwater downpipes do not have a direct connection to an inspection chamber. (vii) Existing sewer pipe to be re-used to be surveyed and levelled prior to commencement of the drainage works and refurbished if necessary. (viii) Connections to an adopted sewer only to be made following approval from the relevant adopting Authority. (ix) All drains, sewer pipes and manholes to be cleaned and tested for water tightness on completion of construction.

(2) All foul and storm water drains which are not to be adopted as public sewers under a section 104 Agreement must be constructed in accordance with the Building Regulations, BS EN 752 and where appropriate the relevant agreement certificates. (ii) Manholes, gullies, gully connections, sewers and other sewerage Manholes, gullies, gully connections, sewers and other sewerage structures intended to convey surface water are to be constructed in accordance with the Water Authorities Association Specification 'Sewers for Adoption' 7th Edition and relevant Council Design Guide. (iii) All concrete used in drainage works to comply with BRE Digest 363 for Class 2 sulphate conditions.

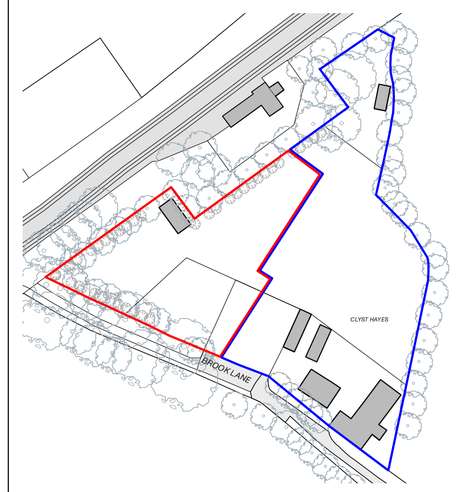
(3) Plastic pipes shall be of unplasticised polyvinyl chloride (UPVC) complying with the requirements of BS EN 1401-1:2009. (ii) Concrete pipes shall be spun by a centrifugal process or be vertically pressed. They shall possess self inverting sockets and shall comply with the requirements of and be tested in accordance with BS 5911:2002.

(4) Manhole covers to be class D400 in highways, class B125 in footways and verges, class C250 in external maintenance vehicle access areas and verges, and class A15 in non-trafficked areas. (ii) Manhole covers and frames to be bedded and surrounded in 1:3 mortar.

LANDÍVAR

ARCHITECTS

Brook Lane	
1785 - 3.009	
CLIENT	MR JOHN BRAIDWOOD
RIBA STAGE	STAGE 3 – PLANNING
DRAWING	PROPOSED DRAINAGE PLAN
DATE	DEC 2025
SCALE	1:150 @ A1



AS EXISTING OS PLAN

DATE	COMMENT	BY
REV		

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/ contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

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