PROJECT:

The Priory, St Neots

PROJECT REFERENCE:

1940

TITLE:

Drainage Management and Maintenance Schedule

DATE:

February 2025

Revision No:	Issue Status:	By:	Checked:	Issue Date:
01	First Issue	NR	ADB	04/02/25

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1 INTRODUCTION

1.1 OVERVIEW

Simple Works have been commissioned by Huntingdonshire District Council to provide a Drainage Management & Maintenance Schedule to supplement the Flood Risk Assessment (FRA) and Drainage Strategy report undertaken by Simple Works dated 02.08.24. The FRA report should be referred to for details relating to flood risk.

The proposed development is located at National Grid Reference 518082, 260358 at The Priory Centre, Priory Lane, St Neots, PE19 2BH. It is located directly adjacent to the River Great Ouse, a designated EA Main River. A site location plan can be found in Appendix A.

A satellite view showing the existing site can be seen below:



Figure 1 – Satellite View of the Existing Site (Approximate Site Boundary Marked Red)

The proposals consist of the refurbishment, part-demolition and extension of the existing community building and town council offices. It is being refurbished to update the community services it provides, including increased private hire opportunities, additional rooms for small groups and social services meeting groups, an enhance bar and Café Bistro offering, and new/improved town council offices.

2 DRAINAGE MANAGEMENT

2.1 EXISTING DRAINAGE MANAGEMENT

A CCTV survey was undertaken in November 2023. The site is served by separate foul and storm sewers around the building. Existing foul water drains to a foul sewer beneath Priory Lane, which discharges to the public Anglian Water sewer network.

Storm/surface water drains to a private storm drain around the building and within Priory Lane, which outfalls to the River Great Ouse just north of the existing Priory Centre.

2.2 PROPOSED SURFACE WATER DRAINAGE

In accordance with the Building Regulations, surface water disposal should be prioritised in accordance with the Surface Water Hierarchy:

- Discharge to infiltration systems such as soakaways
- Discharge to Watercourse or River
- Discharge to Sewer

Given the site's proximity to the River Great Ouse and the high groundwater levels that are expected to be in unity with the river levels, a soakaway is not deemed a suitable option. Further to this, the layout is highly constrained with the majority footprint of the Priory Centre remaining unchanged, and as such locating a soakaway a minimum of 5m away from any structure or retaining wall is not possible.

The existing surface water drainage that runs along the eastern and northern boundaries that ultimately discharges to the River Great Ouse is to be re-used, with no new outfall into the river required.

The existing single storey extension at the north end of the site is to be demolished. This will be replaced by a new two-storey extension. The footprint of the existing extension to be demolished is approximately 160m^2 in plan area, with the proposed extension approximately 130m^2. The new roof area will be served by traditional downpipes, which will drain to the existing surface water drain. There will be no increase in surface water run-off flows.

The project will encourage the use of water retaining features such as rainwater butts to serve any external planting.

Any new rainwater pipes around the remaining areas of the building associated with the refurbishment/improvements will replace existing downpipes where possible, or connect to existing below-ground drains serving existing downpipes to be removed.

The entire on-site system is to remain in private ownership and future maintenance of the developer in accordance with the maintenance schedule.

In summary, the proposed surface water drainage arrangements will follow the existing scenario, discharging to the River Great Ouse.

A proposed drainage plan can be found within Appendix A.

2.3 PROPOSED FOUL WATER DRAINAGE

Internal building layout modifications will result in changes to the existing foul drainage as expected for a refurbishment project of this nature. The changes to the foul drainage will mostly be required internally within the building footprint, where existing welfare facilities are being removed and new facilities provided elsewhere. New drainage runs will be required, discharging to the existing foul drainage serving the building.

The entire on-site system is to remain in private ownership and future maintenance of the developer in accordance with the maintenance schedule.

In summary, the proposed foul drainage arrangements will follow the existing scenario, discharging to the existing foul drainage network on-site.

A proposed drainage plan can be found within Appendix A.

2.4 CONSTRUCTION STAGE SURFACE WATER MANAGEMENT

Prior to the completion of the development, the developer is to ensure that the drainage infrastructure has been correctly maintained and repaired where required.

As the redevelopment utilises existing drainage pipework, any issues found on the existing network during the initial CCTV survey (such as joint displacements, blockages or collapses) should be repaired and a further, final CCTV survey undertaken and provided with the O&M Manual. This will demonstrate the drainage network is in full working order at handover stage and includes both foul and surface water drainage systems.

Prior to construction works, the contractor is to prepare a construction phase management plan, or include information within the Construction Environmental Management Plan (CEMP) if applicable, to demonstrate the following:

- Information detailing proposed mitigation measures ensuring surface water runoff can be managed during the construction phase. This should include but is not limited to temporary storage structures, discharge points, flow controls, and water quality control measures;
- Maintenance schedules and inspection frequencies for proposed mitigation measures;
- Confirmation of who will be responsible for the management and maintenance of any temporary controls;
- Commentary on phasing confirming adequate permanent drainage infrastructure will be in place to accept flows from impermeable areas to ensure no increase in flood risk during the construction period;
- Incident Action Plans outlining control measures to manage pollution incidents and ensure no detriment to water quality leaving the site;
- Location of any temporary hard surfacing and how these areas will drain and be managed

3 ENVIRONMENT AGENCY PERMIT

Given the proximity of the development to the River Great Ouse, an EA Flood Risk Activity Permit (FRAP) is required to facilitate the redevelopment works.

The permitting process ensures that all construction works are correctly planned, designed and constructed in strict accordance with approved Risk Assessments and Method Statements (RAMS). A management system is required to demonstrate how risk has been designed out, or how it will be managed during the works to ensure that the works do not adversely affect flood risk, drainage or the environment. This includes pollution control measures.

4 MAINTENANCE SCHEDULE FOR DRAINAGE GOODS AND EXTERNAL AREAS

4.1 SURFACE AND FOUL WATER DRAINAGE PIPES AND CHAMBERS

The surface and foul water systems have been designed in accordance with current UK standards and good practice to ensure a self-cleansing regime. Any blockages that occur are to be rectified by rodding or jetting as required by a suitably certified organisation.

Chambers are to be visually inspected by lifting the covers every twelve months. Any silt or debris is to be removed. Anyone undertaking this task should ensure that they take relevant safety precautions before accessing the chambers.

For surface water, catchment areas should be well maintained, free of debris and excessive vegetation kept to a minimum to prevent the ingress of debris and silting up of the system.

4.2 ROOF GUTTERS AND DOWNPIPES

To prevent entry of debris, moss growth and leaves into the below-ground drainage system, roof guttering as well as sweeping of the roof should be undertaken twice a year; at the start of spring and after the autumn leaf fall.

Rainwater downpipes should be fitted with leaf filter/guards to further prevent blockage risk within the below-ground drainage system.

4.3 DRAINAGE CHANNELS AND GULLIES

Channel sumps and gullies are to be inspected and cleaned if required every six months. Gratings are also to be checked during this operation to ensure adequate seating and fastening is maintained to prevent the forming of trip hazards and the impediment of water flow.

Channel inverts are to be inspected and jetted or rodded every twelve months. The sumps should also be cleared out following this operation to prevent blockages.

4.4 CATCHPIT MANHOLES

The sump of each catchpit manhole is to be checked and emptied of accumulated silt and debris every six months.

4.5 CHAMBER COVERS AND ADJACENT AREAS

Chamber covers, and abutting pavements are to be checked on an annual basis. Any damage or deformities are to be amended to prevent the formation of a trip hazard. If required, covers are to be replaced with similar performance products as those initially specified by the Civil Engineer, and reinstated in accordance with the construction details provided.

4.6 EXTERNAL PAVEMENTS / HARDSTANDINGS

Externally drained paved areas and hardstandings should be mechanically cleaned of debris by a truck mounted sweeper to remove silt and debris build-up on a regular basis.

APPENDIX A – PROPOSED DRAINAGE DRAWINGS

DESIGN

EXISTING DRAINAGE
EXISTING DRAINS REQUIRE REMEDIATION & REPAIRS. REFER TO SOLUM DRAINAGE CCTV SURVEY REPORT.

CDM

ALL EXISTING DRAINAGE IS TO BE LOCATED AND INVERT LEVELS CONFIRMED AT PROPOSED CHAMBER POSITIONS TO ENSURE FEASIBILITY OF DESIGN.

JOINTS IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

JOINTS IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

EX MH6
CL 15.89
IL 15.37(TBC)
EXISTING CHAMBER DEPTH TO BE CHECKED.

FRACTURE/CRACK IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

JOINTS IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

EX MH3
CL 15.43
IL 14.40

EX MH4
CL 15.86
IL 14.53

EX MH2
CL 16.06
IL 15.33

EX MH5
CL 16.06
IL (TBC)

FRACTURE/CRACK IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

JOINT IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

EX 150Ø

EX 100Ø

NEW RWP TO RE-USE EXISTING CONNECTION

FRACTURE/CRACK IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

EX MH7
CL 16.08
IL 15.18

NEW RWP TO RE-USE EXISTING CONNECTION.

RWP

SVP

SS+RE

100Ø @ 1:40

150Ø @ 1:100

F1
300Ø IC
CL 16.32
IL 15.55 (TBC)

F1 CONSTRUCTED ON EXISTING RUN. INVERT LEVEL TBA AND CONFIRMED TO SIMPLE WORKS TO CONFIRM PIPE DESIGN.

POP-UP POSITION BASED ON SKETCH DRAWING PROVIDED W.000960-RED-XX-00-DR-P-2200. POP-UP TYPES TO BE CONFIRMED BY M&E.

FFL 16.320

F5
450Ø IC
CL 16.320
IL TBC (CONSTRUCTED ON EXISTING DRAIN RUN)

F4
600Ø IC
CL 16.320
IL TBC (CONSTRUCTED ON EXISTING DRAIN RUN)

EXISTING DRAINAGE CONNECTION TO BE LOCATED AND RE-USED FOR NEW WC'S AND CLEANERS CUPBOARD.

EXISTING PILE CAPS (INDICATIVE)

F2
300Ø IC
CL 16.320
IL 15.672

F3
450Ø IC
CL 16.320
IL 15.521

EXISTING PILE CAPS (INDICATIVE)

EXISTING INLETS ABANDONED/REMOVED AS SHOWN

NEW SVPS ROUTED TO NEW CHAMBER AT BAR AREA.

DESIGN

INTERNAL CHAMBER COVERS
ALL INTERNAL DRAINAGE CHAMBERS ARE TO BE FITTED WITH RECESSED DOUBLE SEALED SCREW DOWN COVERS, INFILLED TO MATCH ARCHITECTURAL FLOOR FINISHES.

GREEN CROSS HATCH REPRESENTS PREVIOUS ROOF AREA (160m²)

SOLID BLUE HATCH REPRESENTS PROPOSED ROOF AREA (132m²)

MULTIPLE CRACKS/FRACTURES IDENTIFIED WITHIN ALONG THE LENGTH OF THE PIPE. TO BE SLEEVED/REPAIRED BY SPECIALIST.

EXISTING SURFACE WATER OUTFALL RETAINED AND RE-USED.

150Ø

RE
IL 15.62

EXISTING CHAMBER ABANDONED / REMOVED AND ALL DRAINAGE DIRECTED TO NEW CHAMBER WITHIN BAR AREA TO AVOID ACCESS COVER WITHIN OPEN WORKSPACE/FOYER AREA. POSITION INDICATIVE.

EXISTING MANHOLE INVERT LEVEL AND POSITION TO BE CONFIRMED TO SIMPLE WORKS AS SOON AS POSSIBLE TO ALLOW FOR F4/F5 INVERT LEVELS TO BE DETERMINED.

RWP POSITION TO BE REVIEWED - TO BE CONNECTED TO EXISTING OUTFALL ON SITE (POSITION TO BE CONFIRMED). TO BE INVESTIGATED ON-SITE.

NEW RWP TO RE-USE EXISTING CONNECTION.

FRACTURE/CRACK IDENTIFIED WITHIN PIPEWORK. TO BE SLEEVED/REPAIRED BY SPECIALIST.

SVP TO CONNECT TO EXISTING FOUL CONNECTION.

DESIGN

REAR RWPS
ANY EXISTING RWP POSITION ALONG REAR ELEVATION ARE TO BE CONFIRMED AND BELOW-GROUND CONNECTION RE-USED WHERE POSSIBLE. NO NEW OUTFALLS INTO THE RIVER ARE PERMITTED AND MUST BE AVOIDED.

DRAINAGE PLAN
(1:100)

LEGEND

- PROPOSED PRIVATE SURFACE WATER SEWER
- PROPOSED PRIVATE FOUL SEWER
- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL WATER SEWER
- EXISTING DRAINAGE TO BE ABANDONED
- SVP — SOIL VENT PIPE (POSITION PROVIDED BY M&E)
- SS — STUB STACK (POSITION PROVIDED BY M&E)
- G — PROPOSED INTERNAL FOUL GULLY (POSITION PROVIDED BY M&E)
- RWP — RAINWATER DOWNPIPE (POSITION PROVIDED BY ARCHITECT)
- RE — RODDING EYE

GENERAL DRAINAGE NOTES.

1. ALL PRECAST CONCRETE UNITS ARE TO BE TO BS 5911 (CLASS 3 SULPHATE RESISTANT CEMENT).
2. ALL INTERNAL CHAMBER COVERS ARE TO BE RECESSED DOUBLE SEALED SCREW DOWN COVERS COMPLYING WITH BS EN 124. INFILLED TO MATCH ARCHITECTURAL FLOOR FINISHES.
3. ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS AND BS EN 752
4. ALL MANHOLE COVER LEVELS ARE APPROXIMATE AND TO BE ADJUSTED TO SUIT THE PROPOSED LEVELS
5. THE CONTRACTOR IS TO ALLOW FOR ALL ABANDONED DRAINAGE RUNS TO BE REMOVED OR GROUTED UP AS NECESSARY
6. THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF ALL LENGTHS OF EXISTING SEWERS WHICH ARE TO BE RETAINED.
7. THE CONTRACTOR IS TO ALLOW FOR JET WASHING OF THE ENTIRE DRAINAGE SYSTEM ON COMPLETION OF WORKS.
8. THE CONTRACTOR MUST CHECK THE LEVELS AND CONDITION OF ALL EXISTING DRAINAGE OUTFALLS PRIOR TO CONSTRUCTION OF ANY DRAINAGE, UNLESS OTHERWISE AGREED, TO ENSURE THE PROPOSED DESIGN MAY BE ACHIEVED. ANY DISCREPANCIES MUST BE REPORTED TO SIMPLE WORKS IMMEDIATELY.
9. ALL RWP, SVP AND FOUL DRAINAGE POSITIONS, INCLUDING UNDERSLAB GULLIES, ARE TO BE CONFIRMED BY THE ARCHITECT/M&E ENGINEER.
10. WHERE RWP'S STUB STACKS AND SVP'S ARE CONNECTED DIRECT TO THE DRAIN, RODDING ACCESS PLATES ARE TO BE PROVIDED.
11. ALL FOUL WATER DRAINS ARE TO BE 100Ø @ 1:40 U.N.O.
12. ALL SURFACE WATER DRAINS ARE TO BE 100Ø @ 1:60 U.N.O

DESIGN NOTES.

1. THIS DRAWING IS BASED ON ARCHITECTS DARINGS REF. 295_GA_111 PROPOSED SITE PLAN, 295_GA_120 PROPOSED PLAN G+0.
2. EXITING DRAINAGE IS BASED ON CCTV SURVEY DRAWING REF. SS-11285-THE-PRIORY-CCTV-R0.DWG FILE AND SOLUM SURVEY Ltd REPORT REF. 11285 THE PRIORY REPORT.
3. ALL SVP, POP-UP POSITION ARE BASED ON M&E DRAWING REF. W.000960-RED-XX-00-DR-P-2200.
4. ALL INTERNAL DRAINAGE CHAMBERS ARE ARE TO BE FITTED WITH RECESSED DOUBLE SEALED SCREW DOWN COVERS, INFILLED TO MATCH ARCHITECTURAL FLOOR FINISHES.
5. EXISTING DRAINS REQUIRE REMEDIATION & REPAIRS. REFER TO SOLUM DRAINAGE CCTV SURVEY REPORT.
6. THE PROPOSED DRAINAGE DESIGN IS SUBJECT TO AMENDMENT ON COMPLETION OF FLOOD RISK ASSESSMENT AND ANY FINDINGS THEREIN.

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NOTES:

1. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES AND ENGINEERS DRAWINGS TOGETHER WITH THE RELEVANT SPECIFICATION AND GENERAL NOTES
3. ANY NON STRUCTURAL ITEMS SUCH AS WATERPROOFING, CLADDING, FINISHES, FIRE STOPPING ARE TO BE THE ARCHITECTS SPECIFICATIONS.
4. ALL PROPRIETARY PRODUCTS ARE TO BE USED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND REQUIREMENTS.
5. THE STRUCTURE IS DESIGNED AND DETAILED FOR THE PERMANANT CONDITION ONLY THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURE IN ITS TEMPORARY CONDITION, ANY TEMPORARY WORKS REQUIRED DURING CONSTRUCTION AND ANY TEMPORARY LOADS ONTO THE EXISTING AND NEW STRUCTURE WHICH SHALL BE LESS THAN THOSE FOR WHICH IT HAS BEEN CONFIRMED OR DESIGNED RESPECTIVELY
6. ALL WORKS UNDERTAKEN BY CONTRACTOR TO BE COMPLIANT WITH RELEVANT AND CURRENT BUILDING CODES, REGULATIONS AND GOOD PRACTICES.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
P3	02.08.24	UPDATED TO SUIT FLOOD RISK ASSESSMENT	NR
P2	30.07.24	STAGE 4 ISSUE	ADB
P1	21.02.24	FORMAL DRAWING ISSUE	NR

PROJECT NAME: THE PRIORY, ST NEOTS

CLIENT NAME: HUNTINGDON DISTRICT COUNCIL

PROJECT No.: 1940

SCALE @ A1: 1:100

DRAWN / CHECKED: ADB NR

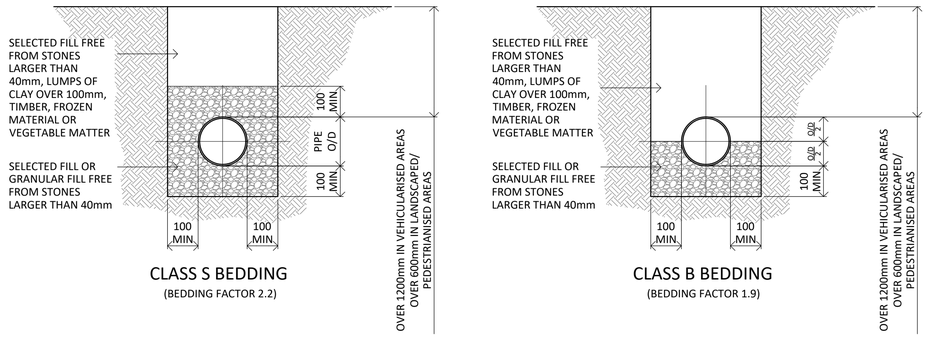
STATUS: STAGE 4

TITLE: PROPOSED DRAINAGE PLAN

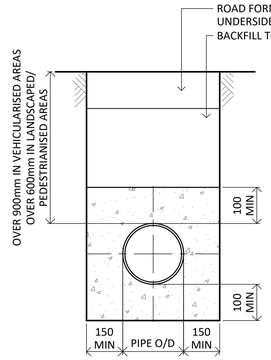
Project:	Org:	Zone:	Level:	Type:	Disc:	Sheet:	Rev:	DATE:
1940	SMW	XX	XX	DR	D	0001	P3	02.08.24

NOTES:

1. BEDDING BENEATH AND OVER THE PIPE TO BE LIGHTLY COMPACTED.
2. BEDDING TO THE SIDES TO BE WELL COMPACTED.
3. CARE IS TO BE TAKEN AS TO NOT DISPLACE THE PIPE FROM ITS INTENDED POSITION.
4. GEOTEXTILES MAY BE USED WHERE DIRECTED OR APPROVED BY THE ENGINEER IN CERTAIN SOILS EG RUNNING SAND IN VERY WET CONDITIONS.
5. IN VERY WET CONDITIONS, WHERE DIRECTED OR APPROVED BY THE ENGINEER A TEMPORARY LAND DRAIN MAY BE LAID WITHIN THE GRANULAR BED.
6. CLASS S BEDDING IS TO BE USED WITH ALL FLEXIBLE PIPES.
7. FIRST 300mm ABOVE CROWN OF PIPE IS TO BE LIGHTLY TAMPED BY HAND



GRANULAR PIPE BEDDING DETAILS



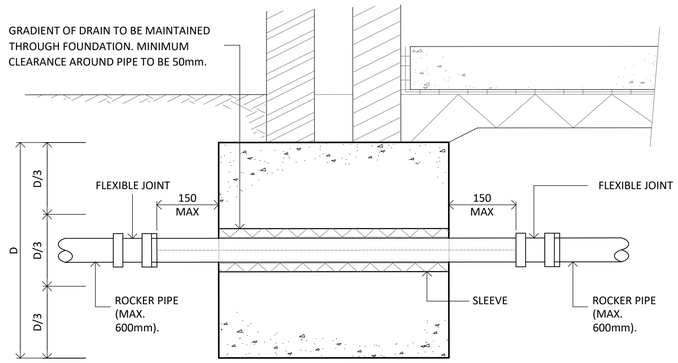
NOTES:

1. FLEXIBLE JOINTS SHALL BE PROVIDED IN CONCRETE, BY INSERTING COMPRESSIBLE BOARD AT INTERVALS NOT EXCEEDING 5m. PRECUT TO DIAMETER, HEIGHT AND WIDTH EQUAL TO THE CONCRETE CROSS SECTION.
2. WHERE PIPES WITH FLEXIBLE JOINTS ARE USED, THE CONCRETE PROTECTION IS TO BE INTERRUPTED OVER ITS FULL CROSS-SECTION BY A SHAPED FORMER OF BITUMEN IMPREGNATED COMPRESSIBLE FILLER. THESE INTERRUPTIONS SHALL COINCIDE WITH PIPE JOINTS AND MUST NOT EXCEED 5m.
3. CONCRETE TO BE CLASS 2 SULPHATE RESISTING CONCRETE (GRADE GEN3)
4. CARE IS TO BE TAKEN AS TO NOT DISPLACE THE PIPE FROM ITS INTENDED POSITION.
5. GEOTEXTILES MAY BE USED WHERE DIRECTED OR APPROVED BY THE ENGINEER IN CERTAIN SOILS EG RUNNING SAND IN VERY WET CONDITIONS.
6. WHERE FLEXIBLE PIPES ARE USED, CARE MUST BE TAKEN TO PREVENT THE PIPES FROM FLOATING.

CONCRETE PIPE BEDDING DETAILS

DESIGN NOTES

1. DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.



NOTES:

1. DRAIN SLEEVE / DUCT TO BE LOCATED WHOLLY WITHIN THE MIDDLE THIRD OF THE FOUNDATION DEPTH (D). THE ENGINEER IS TO BE ADVISED IF THIS IS NOT POSSIBLE.
2. IN NORMAL SOIL CONDITIONS THE SLEEVE/DUCT IS TO GIVE A 50mm CLEARANCE ALL ROUND THE OUTSIDE OF THE DRAIN PIPE (THIS MAY BE ACHIEVED BY LIGHTLY PACKING THE SPACE WITH COMPRESSIBLE FILLER MATERIAL)
3. MAXIMUM SLEEVE SIZE TO BE 300mm.

DRAINS THROUGH STRIP FOUNDATIONS

NOTES:

1. IMPORTED GRANULAR MATERIALS TO INCLUDE AGGREGATES TO BS 12620:2002, AIR-COOLED BLAST FURNACE SLAG TO BS EN 12620:2002 & SINTERED PULVERIZED FUEL ASH TO BS EN 13055-1:2002.
2. ANGULAR MATERIALS SHOULD BE CHOSEN TO ENSURE SUFFICIENT SUPPORT IS PROVIDED TO HEAVIER PIPES.
3. CLASS S BEDDING SHALL BE USED WITH ALL FLEXIBLE PIPES

PIPE DIAMETER	CLASS OF BEDDING	IMPORTED GRANULAR MATERIAL (NOTE 1)
100MM	S B	10MM NOMINAL SIZE
OVER 100MM TO 150MM	S B	10MM OR 14MM NOM. SINGLE SIZE OR 14MM TO 5MM GRADED.
OVER 150MM TO 500MM	S B	10, 14 OR 20MM NOM. SINGLE SIZE OR 14MM TO 5MM GRADED OR 20MM TO 5MM GRADED
OVER 500MM (NOTE 2)	S B	10, 14 OR 20MM NOM. SINGLE SIZE OR 14MM TO 5MM GRADED OR 20MM TO 5MM GRADED OR 40MM TO 5MM GRADED

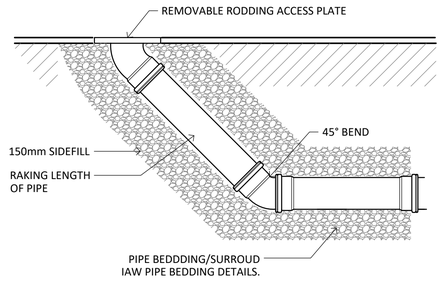
GRANULAR BEDDING AND SIDE FILL MATERIAL FOR RIGID AND FLEXIBLE PIPES

NOTES:

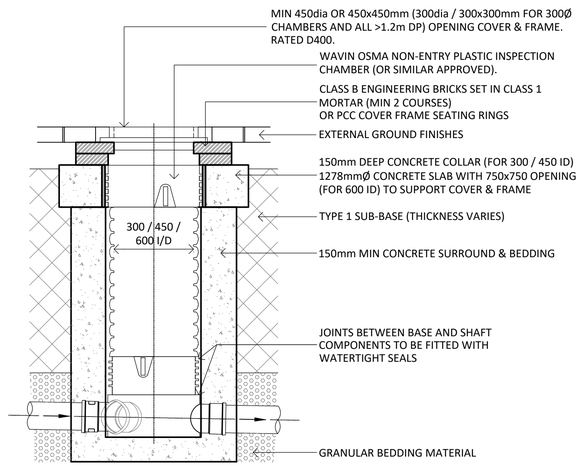
1. DIMENSION Y1 SHALL BE USED UNLESS Y2 IS SPECIFIED OR DIRECTED BY THE ENGINEER.
2. DIMENSION Y2 SHALL BE USED IN PLACE OF Y1 WHERE THE EXCAVATION IS IN ROCK OR IN MIXED SOILS CONTAINING ROCK BEDS, BOULDERS, LARGE FLINTS OR OTHER IRREGULAR HARD SPOTS.
3. DIMENSION Y2 SHALL BE INCREASED BY 40mm FOR EACH ADDITIONAL 1.0m OF COVER IN EXCESS OF 5.0m.
4. DIMENSION L IS THE WIDTH OF THE COMPRESSIBLE FILLER REQUIRED AT JOINTS IN CONCRETE PROTECTION TO PIPES (CLASS A)

PIPE DIAMETER	Y MINIMUM		MAXIMUM TRENCH WIDTH	L
	Y1 MIN.	Y2 MIN.		
100	100	200	700	18
150	100	200	750	18
200	100	200	800	18
225	100	200	825	18
250	100	200	850	18
300	100	200	925	18
350	100	200	1000	18
375	100	200	1090	18
400	150	200	1025	18
450	150	200	1175	36

DIMENSIONS FOR PIPE BEDDING

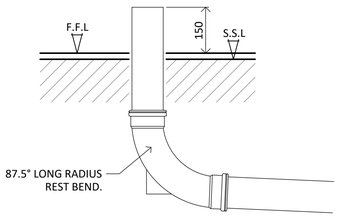


TYPICAL RODDING EYE DETAIL

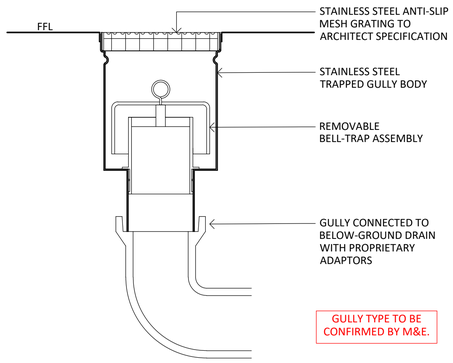


TYPICAL PLASTIC INSPECTION CHAMBER

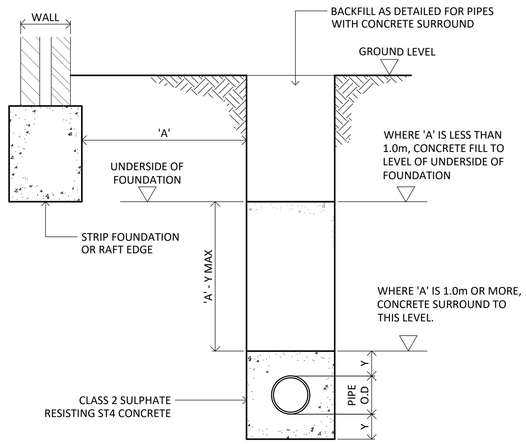
DEPTH TO SOFFIT = MAXIMUM DEPTH TO INVERT 3.0m (NON-ENTRY)
D400 LOADING (MAX 40t VEHICLE LOADING)



TYPICAL DRAINAGE POP UP DETAIL



INTERNAL FOUL GULLY



PIPE RUNS NEAR BUILDINGS

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NOTES:

1. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
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3. ANY NON STRUCTURAL ITEMS SUCH AS WATERPROOFING, CLADDING, FINISHES, FIRE STOPPING ARE TO BE THE ARCHITECTS SPECIFICATIONS.
4. ALL PROPRIETARY PRODUCTS ARE TO BE USED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND REQUIREMENTS.
5. THE STRUCTURE IS DESIGNED AND DETAILED FOR THE PERMANANT CONDITION ONLY THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURE IN ITS TEMPORARY CONDITION, ANY TEMPORARY WORKS REQUIRED DURING CONSTRUCTION AND ANY TEMPORARY LOADS ONTO THE EXISTING AND NEW STRUCTURE WHICH SHALL BE LESS THAN THOSE FOR WHICH IT HAS BEEN CONFIRMED OR DESIGNED RESPECTIVELY
6. ALL WORKS UNDERTAKEN BY CONTRACTOR TO BE COMPLIANT WITH RELEVANT AND CURRENT BUILDING CODES, REGULATIONS AND GOOD PRACTICES.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
P1	30.07.24	STAGE 4 ISSUE	NR

PROJECT NAME: THE PRIORY, ST NEOTS
DRAWN / CHECKED: ADB NR
STATUS: STAGE 4
CLIENT NAME: HUNTINGDON DISTRICT COUNCIL
TITLE: OUTLINE DRAINAGE PLAN
PROJECT No.: 1940
SCALE @ A1: 1:10,20

Project:	Org:	Zone:	Level:	Type:	Disc:	Sheet:	Rev:	DATE:
1940-	SMW-	XX-	XX-	DR-	D-	0002-	P1	30.07.24