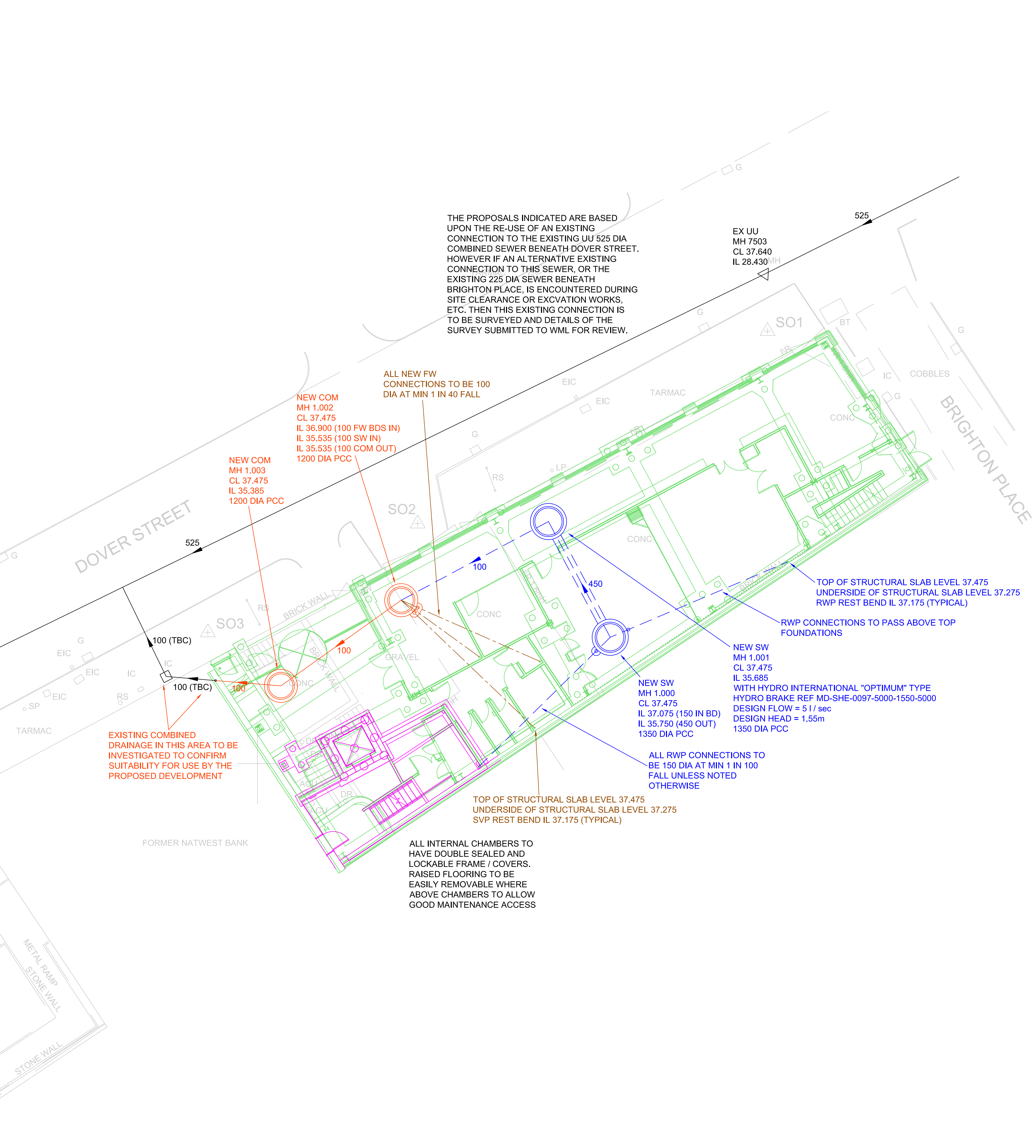




GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH AND SAFETY PLAN.

FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING INVERT LEVELS AND POSITIONS OF ALL EXISTING DRAINS, SEWERS, INSPECTION CHAMBERS AND MANHOLES SHOWN ON THIS DRAWING IMMEDIATELY ON SITE ESTABLISHMENT. ANY DISCREPANCIES MUST BE REPORTED TO WML CONSULTING IMMEDIATELY.

WHERE THE NEW SITE DRAINAGE CONNECTS IN TO EXISTING MANHOLES IN CARRIAGEWAYS AND / OR EXISTING ADOPTED SEWERS, THE CONTRACTOR IS RESPONSIBLE FOR ALL LIAISON WITH THE RELEVANT STATUTORY UNDERTAKER AND LOCAL AUTHORITY WITH REGARD TO ROAD CLOSURES, TRAFFIC MANAGEMENT, PERMITS TO WORK, SUBMISSION OF CONTRACTORS METHOD STATEMENTS AND RISK ASSESSMENTS AND OTHER DOCUMENTATION AND CORRESPONDENCE ASSOCIATED WITH THE SITE STAGE (PART 2) ELEMENT OF THE WORKS.

ROCKER PIPES TO BE PROVIDED AT ALL CONCRETE CASED INTERFACES.

PROVIDE ADEQUATE PROTECTION TO MAINTAIN MINIMUM COVER TO DRAINS DURING THE CONSTRUCTION PERIOD.

COVER LEVELS ON THIS DRAWING ARE APPROXIMATE AND INDICATIVE ONLY ARCHITECT TO CONFIRM COVER LEVELS TO ALL MANHOLES AND GULLIES PRIOR TO CONSTRUCTION.

THE LAYOUT OF DRAINAGE ON THIS DRAWING IS INDICATIVE ONLY ARCHITECT TO CONFIRM EXACT LOCATION OF MANHOLES AND GULLIES.

U.N.O. ALL DRAINAGE GOODS & FITTINGS TO BE:-

UPTO 225 DIA (AND INCLUDING) TO BE SUPERSLEVE VITRIFIED CLAY PIPES OR SIMILAR.

300 DIA AND ABOVE TO BE CONCRETE BY STANTON BONNA OR SIMILAR.

ALL COVERS AND RODDING ACCESS POINTS TO BE SEALED AND SCREWED TIGHT.

ALL INTERNAL MANHOLE COVERS TO BE DOUBLE SEALED, LOCKABLE AND RECESSED TO ACCEPT FLOOR FINISHES WHERE APPLICABLE.

SETTING OUT OF ALL INTERNAL GULLY / PLUMBING CONNECTIONS TO BE CO-ORDINATED BETWEEN THE SERVICE ENGINEERS AND THE ARCHITECT.

ALL INTERNAL GULLIES, PLUMBING CONNECTIONS, SOIL STACKS, SVPS AND ALL OTHER CONNECTIONS OF FOUL AND SURFACE WATER DRAINS TO BELOW GROUND TO BE FITTED WITH ACCESSIBLE RODDING POINTS ABOVE SLAB LEVEL.

ALL SURFACE WATER CONNECTIONS TO BE 100MM DIAMETER AT MINIMUM FALLS OF 1:60 UNLESS NOTED OTHERWISE.

ALL FOUL WATER CONNECTIONS TO BE 100MM DIAMETER AT MINIMUM FALLS OF 1:40 UNLESS NOTED OTHERWISE.

ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS.

ALL PIPEWORK TO BE INSTALLED WITH SOFFITS LEVEL (E.G. AT CHANGES IN PIPE SIZE) U.N.O.

ON COMPLETION OF DRAINAGE WORKS, THE NEW DRAINAGE SYSTEM IS TO BE THOROUGHLY CLEANED AND A CCTV SURVEY CARRIED OUT TO CONFIRM NO CONSTRUCTION DEBRIS OR BLOCKAGES REMAIN.

CONNECTIONS TO CARRIER DRAINS ARE TO BE 'Y' JUNCTIONS.

ALL PRIVATE DRAINAGE IS TO COMPLY WITH BS EN 752 AND BUILDING REGS. PART H.

SURFACE CHANNEL DRAINS TO BE ACO MULTIDRAIN OR SIMILAR.

MANHOLE COVERS IN VEHICULAR AREAS TO BE EN124 CLASS D400, IN NON - VEHICULAR AREAS TO BE EN124 CLASS C250.

TENDER

MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM

THE BELOW GROUND FOUL AND SURFACE WATER DRAINAGE PROPOSALS INDICATED ARE RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.

IN LINE WITH CURRENT GOOD PRACTICE:-

- GULLIES AND LINEAR DRAINAGE CHANNELS SHOULD BE INSPECTED AND / OR CLEANED OUT AT 6 MONTHLY INTERVALS.
- INSPECTION CHAMBERS, MANHOLES, CATCHPITS, ETC. SHOULD BE INSPECTED AT 6 MONTHLY INTERVALS TO ENSURE THAT THE PIPEWORK ASSOCIATED WITH THEM IS RUNNING FREELY.

ANY PROBLEMS HIGHLIGHTED BY THESE INSPECTIONS WILL NEED TO BE INVESTIGATED, POSSIBLY BY CCTV SURVEY, TO CONFIRM THE NATURE OF THE PROBLEM AND TO ALLOW IT TO BE REMEDIED IN A TIMELY MANNER.

IT IS ANTICIPATED THAT THE MONITORING AND ROUTINE MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM WILL BE CARRIED OUT BY THE OCCUPIERS WITH ADDITIONAL HELP PROVIDED BY EXTERNAL SPECIALIST DRAINAGE PROFESSIONALS BROUGHT IN AS REQUIRED.

SURFACE WATER DRAINAGE STRATEGY

THE PROPOSED DEVELOPMENT IS TO BE DRAINED VIA SEPARATE FOUL AND SURFACE WATER DRAINAGE SYSTEMS.

THE SURFACE WATER DRAINAGE PROPOSALS HAVE BEEN DESIGNED IN ACCORDANCE WITH BS EN 752-4 AND THE BUILDING REGULATIONS APPROVED DOCUMENT H (2010), WHICH INDICATES THE FOLLOWING HIERARCHY FOR THE DISPOSAL OF SURFACE WATER DRAINAGE FROM DEVELOPMENT SITES:-

- DISCHARGE VIA INFILTRATION;
- DISCHARGE TO WATERCOURSE;
- DISCHARGE TO SEWER.

THESE OPTIONS ARE DISCUSSED IN FURTHER DETAIL BELOW.

SURFACE WATER DISCHARGE VIA INFILTRATION

FROM A REVIEW OF THE ORDNANCE SURVEY MAPPING AND THE UNITED UTILITIES (UU) SEWER RECORDS COVERING THE AREA OF THE SITE, IT CAN BE SEEN THAT THERE ARE NO EXISTING WATERCOURSES NEARBY, HENCE IT WILL NOT BE POSSIBLE TO DISCHARGE THE SURFACE WATER RUNOFF TO A WATERCOURSE.

SURFACE WATER DISCHARGE VIA WATERCOURSE

AS THE SURFACE WATER RUNOFF FROM THE DEVELOPMENT CANNOT BE DISCHARGED VIA INFILTRATION OR TO A NEARBY WATERCOURSE, IT WILL BE NECESSARY TO DISCHARGE IT TO THE PUBLIC DRAINAGE SYSTEM.

SURFACE DISCHARGE VIA THE PUBLIC SEWERAGE SYSTEM

AS THE SURFACE WATER RUNOFF FROM THE DEVELOPMENT CANNOT BE DISCHARGED VIA INFILTRATION OR TO A NEARBY WATERCOURSE, IT WILL BE NECESSARY TO DISCHARGE IT TO THE PUBLIC DRAINAGE SYSTEM.

A PRE-DEVELOPMENT ENQUIRY HAS BEEN SUBMITTED TO UU, THEIR RESPONSE INDICATED THAT AN ALLOWABLE DISCHARGE RATE OF 5 l / sec COULD BE UTILISED WITH THE DISCHARGE BEING DIRECTED TOWARDS THE EXISTING 525mm DIA COMBINED SEWER BENEATH DOVER STREET.

IN LINE WITH MODERN DESIGN STANDARDS FOR SURFACE WATER DRAINAGE SYSTEMS, THE PROPOSALS HAVE BEEN FORMULATED TO ENSURE THERE WILL BE:-

- NO SURCHARGING OF SEWERS FOR THE CRITICAL 1 IN 1 YEAR STORM EVENT.
- NO SURFACE FLOODING FOR THE CRITICAL 1 IN 30 YEAR EVENT.
- NO SURFACE FLOODING THAT MAY AFFECT BUILDINGS ON OR OFF SITE FOR THE CRITICAL 1 IN 100 YEAR EVENT INCLUDING A 40% CLIMATE CHANGE ALLOWANCE.

T02	AMENDED TO RE-USE EXISTING CONNECTION.	05.03.21	KPT	NB
T01	TENDER ISSUE.	13.05.20	KPT	NB
Rev.	Amendment	Date	By	Chkd
Project				
THE REDEVELOPMENT OF 323 OXFORD ROAD FOR THE CHRISTABEL PANKHURST INSTITUTE				
Client				
THE UNIVERSITY OF MANCHESTER				
Title				
DRAINAGE LAYOUT				
WML Job No.	Drawn	Checked	Date	Scale
8530	KPT	NB	MAY 2020	1:100 AT A1
WMLCONSULTING Civil, Structural & Geotechnical Engineers No.8 Oak Green Earl Road Stanley Green Business Park Cheshire SK9 6QL Tel 0161 482 0600 Fax 0161 486 9210 e-mail info@wmlconsulting.com www.wmlconsulting.com				
Drawing No.				
Project	Originator	Volume	Level	Type
8530 - WML -	00 -	XX -	DR -	C -
1001	T02			