

DRAWING TO BE READ IN CONJUNCTION WITH 52754-AWP-ZZ-XX-D-C-3700, 3701, 3702, 3703 ,52754-AWP-ZZ-FN-D-S-7000

MAINTENANCE SCHEDULE				
Item	Visual Inspection	Cleanse / De Sludge	CCTV	Comments
Foul Drainage (Pipework, Chambers, Etc)	5 Years	10 Years	10 Years	Cleansing to be carried out as necessary
Surface Water Drainage System (Pipework, chambers, Etc)	5 Years	10 Years	10 Years	Cleansing to be carried out as necessary
Gullies Channels	1 Year	1 Year	N/A	Cleansing to be carried out as necessary
Attenuation tank and catchpits	1 Year	N/A	N/A	Cleansing to be carried out as necessary

REFER TO SITE INVESTIGATION REPORT UK25.7470 - Phase I & II Geo-Environmental Assessment, The Stirling Centre, Manchester (1)

DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH Site 24 - THE STIRLING CENTRE, MANCHESTER M40 2RE - CAPACITY CHECK REPORT. IT IS NOTED THAT THE SUDS HIERARCHY HAS BEEN FOLLOWED AND NOTING THE IMPERMEABILITY AND ABSENCE OF LOCAL WATER BODY FOR DISCHARGE, CONNECTION TO A MAIN SEWER HAS BEEN DERIVED AS THE NEXT VIABLE OPTION. EXISTING SITE HAS BEEN TAKEN AS BROWNFIELD AND AS SUCH DESIGN DISCHARGE IS AS PER THE REPORTS DESIGNATION TO A MAXIMUM OF 5 L/S.

DESIGN HAS BEEN CONDUCTED FOR THE FOLLOWING RETURN PERIODS WITH APPROPRIATE CLIMATE ALLOWANCE

- 1 IN 1 YEAR + 40 % CLIMATE ALLOWANCE
- 1 IN 30 YEAR + 40% CLIMATE ALLOWANCE
- 1 IN 100 YEAR + 40% CLIMATE ALLOWANCE

DESIGN DOES NOT ALLOW FOR URBAN CREEP PERCENTAGE ALLOWANCE UNTIL FURTHER NOTICE AND CONSULTANCY IS PROVIDED. DESIGN IS TO BE TAKEN AS PRELIMINARY AND SUBJECT TO CHANGE FURTHER TO CONSULTANCY AND COMMENT FROM PLANNING AND THE LOCAL WATER AUTHORITY.

- DRAINAGE**
- DRAINAGE SYSTEMS TO COMPLY WITH THE FOLLOWING STANDARDS:
BS EN 752:2008
BUILDING REGULATIONS APPROVED DOCUMENT PART H, 2015 EDITION
 - ALL COMPONENTS USED IN DRAINAGE SYSTEMS TO COMPLY WITH THE FOLLOWING: BS EN 476:2011
 - ALL DRAINAGE SYSTEMS AND COMPONENTS TO BE CONSTRUCTED AND TESTED TO THE FULL SATISFACTION OF BOTH BUILDING REGULATIONS AND WARRANTY PROVIDER INSPECTORS. ALL DRAINAGE TO BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH BS EN 1610:2015.
 - V.C. DENOTES VITRIFIED CLAY. VITRIFIED CLAY PIPES AND FITTINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS EN205-1:2013, 2:2013, 3:2012 AND BS 55 RESPECTIVELY AND BE KITEMARKED. ALL PIPES SHALL BE EXTRA STRENGTH TO BS 65 OR EQUIVALENT BS EN295 PIPE CRUSHING STRENGTH.
 - PVC-U DENOTES UNPLASTISSED POLYVINYL CHLORIDE. PVC-U PIPES AND FITTINGS TO COMPLY WITH THE RELEVANT PROVISIONS OF BS EN1401, BS EN13476-2 AND BS4660:1989/2000 RESPECTIVELY AND BE KITEMARKED.
 - PRECAST CONCRETE MANHOLES TO BE IN ACCORDANCE WITH BS EN 1917:2002 AND BS 5911-3:2010, 4:2002 AND TO BE KITEMARKED. PRECAST CONCRETE RINGS AND COVER SLABS TO CONCRETE PIPES TO BE JOINTED WITH CEMENT MORTAR UNLESS NOTED OTHERWISE.
 - IN-SITU AND PRECAST CONCRETE UNITS SHALL HAVE SULPHATE RESISTING PORTLAND CEMENT TO BS EN 197-1:2011.
 - POLYPROPYLENE INSPECTION CHAMBERS TO COMPLY WITH BS EN 13598-1:2010, 2:2016 AND BS 7158:2001 AND TO BE KITEMARKED.
 - MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124-1 TO 6:2015. MANHOLE COVERS AND FRAMES TO BE OF A NON-ROCKING DESIGN WITH CUSHION INSERTS AND KITEMARKED. LOAD CLASS A15 COVERS TO BE USED IN AREAS ACCESSIBLE TO VEHICLES; LOAD CLASS B125 COVERS TO BE USED IN FOOTWAYS; LOAD CLASS D400 COVERS TO BE USED IN PRIVATE ROADS. ALL COVERS TO BE BACKED 'FW' OR 'SW' AS APPROPRIATE. MANHOLE COVER SLABS AND ACCESS TO BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION TECHNICAL BULLETIN ISSUED SEPTEMBER 2001.
 - POLYPROPYLENE INSPECTION CHAMBER COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124-1 TO 6:2015. COVERS AND FRAMES TO BE OF A NON-ROCKING DESIGN WITH CUSHION INSERTS AND KITEMARKED. LOAD CLASS A15 COVERS TO BE USED IN AREAS ACCESSIBLE TO VEHICLES; LOAD CLASS B125 GRATES TO BE USED IN FOOTWAYS; LOAD CLASS D400 GRATES TO BE USED IN PRIVATE ROADS. SUMP UNIT AND SILT BUCKET UNITS TO BE USED ON ALL GULLIES.
 - ROAD GULLY GRATES AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124-1 TO 6:2015 AND BE OF A NON-ROCKING DESIGN WITH LEFT HANDED CAPTIVE HINGE ACCESS AND BE KITEMARKED. LOAD CLASS D400 GRATES TO BE USED IN PRIVATE ROADS. TYPE D400-450 GRATE AND FRAME. MINIMUM AREA OF WATERWAY TO BE 1010cm².
 - DRAINAGE CHANNELS TO BE ACO M1000 0.0 MULTIDRAIN CHANNEL (0.5 A) FITTED WITH SLOTTED DUCTILE IRON GRATING. GRATES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 124-1 TO 6:2015 AND BE KITEMARKED. LOAD CLASS A15 GRATES TO BE USED IN AREAS ACCESSIBLE TO VEHICLES; LOAD CLASS B125 GRATES TO BE USED IN FOOTWAYS; LOAD CLASS D400 GRATES TO BE USED IN PRIVATE ROADS. SUMP UNIT AND SILT BUCKET UNITS TO BE USED ON ALL GULLIES.
 - CLASS 2 BEDDING DETAIL SHALL BE PROVIDED:
WHERE COVER TO PIPE BARREL IS:
- 1.2m IN VEHICULAR TRAFFICED AREAS
- 0.9m IN AREAS INACCESSIBLE TO VEHICLES
- AT ALL ROAD GULLY, RWP, SVP AND DRAINAGE CHANNEL BRANCHES.
- AREAS OF DEEP ROOTING VEGETATION.
- PIPE RUNS NEAR BUILDINGS IN ACCORDANCE WITH TYPICAL SECTIONS ON AWP DRAWINGS.
- WHERE TWO PIPES CROSS WITH A CLEAR GAP OF <300mm, CLASS 2 SURROUND TO EXTEND A MINIMUM OF 1.0m FROM THE CENTRE OF THE CROSSING POINT & EXTENDED TO WITHIN 150mm OF THE NEAREST FLEXIBLE JOINT, WHERE REQUIRED.
 - CLASS 'Y' BEDDING DETAIL TO BE PROVIDED TO ALL PIPEWORK BENEATH BUILDING FOOTPRINT WITH ROCKER PIPES PROVIDED AS CLOSE AS POSSIBLE TO BUILDING STRUCTURE WHERE PIPE EXITS.
 - NO MECHANICAL COMPACTION OF FILL MATERIAL WITHIN 300mm OF THE CROWN OF ANY PIPE.
 - PIPE DIAMETERS SHALL BE 100MM MINIMUM, UNLESS NOTED OTHERWISE. MINIMUM FALLS SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
1000 FW PIPE: 1:40;
1000 SW PIPE: 1:80;
1500 SW PIPE: 1:125;
2250 SW PIPE: 1:200;
3000+ SW PIPE: 1:PIPED.
 - ACCESS CHAMBERS, CONNECTIONS AND PIPEWORK ARE SHOWN APPROXIMATELY. FINAL POSITIONS & LEVELS TO BE ADJUSTED TO SUIT INTERNAL AND EXTERNAL FINISHES.
 - THRESHOLD DRAINAGE CHANNELS TO BE PROVIDED TO ALL DOOR OPENINGS AND SHALL BE CONNECTED INTO THE SITE SURFACE WATER NETWORK.
 - ALL INTERNAL MANHOLES & MANHOLES NEAR WINDOWS & DOORS TO RECEIVE GAS TIGHT DOUBLE SEALED LOCKABLE COVERS.
 - ALL RAINWATER PIPES AND SOIL AND VENT PIPES TO INCLUDE LOW LEVEL RODDING POINTS. EXTERNAL GULLIES TO BE FITTED WITH SILT BUCKETS.

TREE POSITIONS TO BE RECORDED ON SITE & ADVISED TO ENGINEER PRIOR TO WORK COMMENCEMENT

ARBORICULTURE SPECIALISTS ADVICE TO BE SOUGHT FOR EXCAVATIONS IN CLOSE PROXIMITY OF TREES

DRAINAGE KEY

- SW DRAIN 1000 PIPE MIN. U.N.O
- PROPOSED FOUL PPIC / MANHOLE
- PROPOSED SURFACE WATER PPIC / MANHOLE
- RWP SW RAINWATER PIPE
- YARD GULLY C/W SILT TRAP
- RODDING EYE
- LINEAR DRAIN C/W SUMP (CDS) - ACO MD200 C/W HEELGUARD GRATING OR SIMILAR APPROVED TO ARCHITECTS DETAILS & SPECIFICATION
- THRESHOLD DRAIN C/W SUMP (CDS) - ACO C/W HEELGUARD GRATING OR SIMILAR APPROVED TO ARCHITECTS DETAILS & SPECIFICATION
- BACKDROP SW
- BACKDROP FW
- FW DRAIN 1000 PIPE MIN. U.N.O
- FW POP-UP - BRANCH PIPEWORK
- FW GULLY - BRANCH PIPEWORK
- EXISTING SOIL VENT PIPE & FW DRAIN RUN
- EXISTING RAIN WATER PIPE & SW DRAIN RUN
- DENOTES EXTENT OF PROPOSED SW CELLULAR ATTENUATION STRUCTURE
- DENOTES EXISTING FW DRAINAGE TO BE REMOVED & MADE GOOD

DRAINAGE LAYOUT

SCALE 1:100

ALL EXISTING SERVICES BELOW BUILDING & WITHIN 3.0m OFFSET FROM BUILDING FOOTPRINTS ASSUMED TO BE DIVERTED

JOB NO: 52754 - DRAWINGS BY OTHERS REFERENCE TABLE			
This Drawing to be Read in Conjunction with the Drawings Listed Below			
Drawings by others	Date Downloaded		
UK25.XXXX_Stirling Centre_Combined Topo and Utilities Survey	05/08/25		
40693_Stirling_Manc_Site_Drawings_P01	14/10/25		

HEALTH & SAFETY RISKS

IN ADDITION TO THE STANDARD HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING RESIDUAL HEALTH AND SAFETY RISKS

CONSTRUCTION RISKS

- | | |
|-------|--|
| CR 01 | CARE IS TO BE TAKEN SO AS NOT TO UNDERMINE EXISTING FOUNDATIONS AND ANY UTILITIES DURING ANY EXCAVATIONS |
| CR 02 | EXISTING SERVICES IN AREA OF WORK - CONTRACTOR TO PROTECT DURING WORKS & LIVE SERVICES DISCONNECTED |
| CR 03 | MADE GROUND IN AREA OF WORK CLASSIFIED AS HAZARDOUS - CONTRACTOR TO PROVIDE PROTECTION DURING WORKS - REFER TO GROUND INVESTIGATION REPORT |
| CR 04 | OVERHEAD CABLES IN AREA OF WORK - CONTRACTOR TO PROTECT DURING WORKS & LIVE SERVICES DISCONNECTED |
- IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING IN ACCORDANCE WITH THE REQUIREMENTS DEFINED IN THE CDM REGULATIONS.

NOTES:

- THESE NOTES ARE INTENDED TO AUGMENT DRAWINGS AND SPECIFICATIONS. WHERE CONFLICT OF REQUIREMENTS EXIST THE ORDER OF PRECEDENCE SHALL BE AS SHOWN IN THE SPECIFICATION. OTHERWISE THE STRICTEST PROVISION SHALL GOVERN.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS.
- DRAWINGS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE NOTIFIED TO THE ENGINEER AND FURTHER INSTRUCTIONS OBTAINED BEFORE WORK IS COMMENCED.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THAT THE BUILDING AND ITS COMPONENTS ARE SAFE DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY, SUCH MATERIAL REMAINING THE THE PROPERTY OF THE CONTRACTOR ON COMPLETION, AND FOR ENSURING THAT THE WORKS AND ANY ADJACENT PROPERTIES ARE SAFE IN THE TEMPORARY CONDITION.

ALL COVER LEVELS & INVERT LEVELS TBC - SUBJECT TO RECEIPT OF EXTERNAL WORKS LAYOUT

BUILDING SETTING OUT TO ARCHITECTS DETAILS

FWP POSITIONS ASSUMED ONLY - AWAITING COORDINATED ARCHITECTURAL LAYOUT

ATTENUATION TANK SUBJECT TO MANUFACTURERS DESIGN & DETAIL

GAS PROTECTION REQUIREMENTS TBC - SUBJECT TO FURTHER INVESTIGATION & SPECIALIST CONSULTATION

MADE GROUND IN AREA OF WORK HAS BEEN CLASSIFIED AS HAZARDOUS DUE TO ELEVATED CONCENTRATIONS OF TPH & THE IDENTIFICATION OF ASBESTOS - CONTRACTOR TO MAKE ARRANGEMENT WITH SPECIALIST WASTE HAULIER FOR REMOVAL OF THE WASTE GROUND & PROVIDE PROTECTION DURING WORKS

P03	ARCHITECTS LAYOUT UPDATED, DRAINAGE AMENDED TO SUIT	17.10.25	KPD	JL	
P02	UPDATED TO 40% CLIMATE ALLOWANCE	22.09.25	MP	JL	
P01	FIRST ISSUE	17.09.25	KPD	JL	--
Rev	Description	Date	By	Chk	App



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Client:

PREMIER MODULAR LIMITED

Drawing:

DRAINAGE LAYOUT

Role: CIVIL ENGINEER

Drawing Status: FOR INFORMATION

Suitability Code: S2

Job. no. 52754

Scale@ A1: AS NOTED

Rev. P03

Project Originator Zone Level Type Role Number
52754 - AWP - ZZ - XX - D - C - 3000