

"Land" Adjacent to the heathers Stockwell gate road PE12 6UE
Construction Management Plan



Prepared By G Elston. General Project Safety Services Ltd, on behalf of Stinders & Co Ltd

April 2021

"Land" Adjacent to the heathers Stockwell gate road PE12 6UE; Project Management Plan



Stinders & Co Ltd
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Issue Date: April 2021

Construction Management Plan – "Land" Adjacent to the heathers Stockwell gate road PE12 6UE

1. Introduction

The purpose of this Construction Management Plan ("the Plan") at this planning stage is to outline our approach to managing the execution of the proposals to build new housing on this green field site. The Plan has been formulated out of best practice for execution of the of the development proposed. The building work essentially comprises the following elements the setting out and excavation of the foundations, access road, drainage, and all associated services to the development. This document includes comment on the envisaged construction operations comprising site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to neighbouring residents including by achieving a safe working and living environment.

The Plan forms part of the planning application proposals and envisage guiding their execution. Throughout the project, we will regularly review the plan and maintain a communicative relationship with the council advising them of such changes and/or improvements to the plan as may occur. The Plan's proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

To the extent that this project execution requires third party regulatory approvals, this Plan will be reviewed to bring it into line with such requirements of the same. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

The Plan provides an overview of the key project activities. Generic statements will be amplified at the appropriate stage of the project execution together with relevant procedures and detailed method statements. This Plan will be used as the template for developing the construction phase health and safety plan, in tandem with the Construction Method Statement (also a part of this planning application). In selecting the appropriate contractors, we shall assess their project track record and management procedures to ensure capability to deliver a project safely and with minimum practicable disruption and inconvenience to local residents. Throughout the works the contractors will be required to provide relevant method statements and risk assessments for the works.

Benchmarking against relevant Key Performance Indicators will be used to monitor the contractors performance against the qualities in this plan.

2.0 Project Overview

The existing site is a green field site off Stockwell Gate, where we plan to build 2x3 bed detached homes, 4x4 bed detached homes, 3x5 bed detached homes.

In relation to site access, the development is situated off Stockwell Gate Road, a primarily rural residential area, there is no rear access to the site. All of the works will be accessed via the front entry point off Stockwell Gate. Delivery lorries and skips and contractors will all park and off load on the site so not to disrupt the neighbours.

Applying as best practice the criteria of Section 38 of the Highways Act 1980, Section 111 of the Local Government Act 1972 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982

3.0 Proposed Site Works

3.1 Preliminary Programme

It is envisaged that the duration of works described will be 60 weeks, project commencement 10th April 2021. The key elements of the development with regards to the potential impact on the surrounding area are: -

- Site set up
- Civils
- Construction phase
- Services connections

neighbours. The scaffold shall be contained within the site hoarding lines and be used for vertical movement of materials. Access and working space for the construction of the dormers, along both party wall boundaries will be agreed with both sets of neighbours as part of Party Wall matters.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure.

Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site-based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This is particularly for the groundwork excavation and structural works.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area of Stockwell Gate, Whaplode. We currently have and seek to maintaining good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during project execution.

Notices shall be posted on the site hoarding to keep neighbours advised of anticipated events, general progress of the works and any requirements for any abnormal works. Appropriate signage and information boards will be displayed on the hoarding.

4.1.2 Considerate Contractors Scheme

The site will be not be registered with the Considerate Contractors Scheme for the duration of the project.

4.2 Site Establishment

The space available within the site for the site office and welfare facilities and this will enable the execution of the project within the boundaries of the site. A new power and water supply will be connected. Access will be maintained for the duration of the works via the entrance off Stockwell Gate. Temporary Heras fencing will be erected across the front and rear of the site with secure access. The contractors will liaise with the our representative with regard to the details. A site compound will be located to the rear of the site outside of the site boundary

4.2.1 Access

Access to the site will be from the front of the site off Stockwell Gate.

There is a footpath along the opposite side of the road at the frontage of the site. During large volume concrete works (e.g., foundations) the main road will be kept clear with use of off road parking and washout on site.

During the period of bulk excavation from the foundations, there may be a continuous transfer of excavation spoil to muck away lorries these will be banks-person controlled off and onto the site

4.2.2 Traffic Management

The small scale of the proposals means that no construction traffic management plan is necessary. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours.

All deliveries to site will be undertaken with appropriate regard paid to:-

- Reversing vehicles to be directed by a Competent Person
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the across the footpath frontage to the site property.
- A site attendant will be responsible for pressure washing vehicles wheels as they leave site.
- All workers on site to park off road in a field opposite the site on Stockwell Gate

4.2.3 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturdays and no working Sundays only, in accordance with planning requirements.

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the site board at the front of the site.

The contractors shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following: -

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front and rear fencing will be regularly inspected to ensure that it remains secure. The access point to the site will be controlled to only allow access for authorised personnel.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations 2015. Risk Assessments will be developed and agreed. Sub-contractors detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

As already noted, scaffolding will be required to each of the properties. Scaffolding will be used to provide workers with a safe temporary work platform. It will be planned, erected, inspected and tagged by competent persons and will be regularly inspected to ensure there are no risks to safety and will comply with the requirements of HSE regulations.

4.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed. The adjacent road and pavement will be kept clean. The perimeter fencing will be kept in a neat and tidy condition.

Offloading will generally be direct from vehicles on the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

4.3 Environmental Matters

We shall operate an environmental policy in which supports the following values, to:

- All to conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts.
- Ensure their suppliers and sub-contractors apply similar standards to their own work.

During the early stages of the project, we shall carry out the following activities will be carried out to deal with environmental management:

- Prepare a Project Environmental Plan.
- Prepare and consult with the client and statutory authorities to obtain relevant approved licenses and consents
- Prepare a Site Waste Management Plan and consultation with supply chain partners and the design team to design out or minimise waste.

4.3.1 Waste and Material Management

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste contractors and discharged via the entrance onto Stockwell Gate using skips or lorries.

Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently, and waste managed appropriately. We shall aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station.

4.3.2 Dust, Noise and Vibration

The site is not adjacent to any sensitive properties and is in a rural residential area. The minor nature of the proposals means that no special measures are necessary for the ordinary consequences of project execution. Instead, this Plan includes measures to practicably mitigate those ordinary consequences from such activities and as a matter of good practice:

Dust and pollution

- All dust making activities will use water as a dust suppressant.
- Adjacent road surfaces will be frequently swept clean.
- All loads delivered to or collected from the site will be covered where appropriate.
- All road vehicles will be requested to comply with set emission standards.
- Skips will be securely covered
- The air quality within the site shall be continually monitored
- A sediment catcher will be regularly cleared out

Noise and Vibration

- The contractors shall take reasonable steps to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, identify them in advance and give notice.
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical.
- Try to ensure all plant used on the site is effectively silenced.
- No externally audible radios or other audio equipment will be allowed on site.

Phasing

There will be no phased completion

Ecological

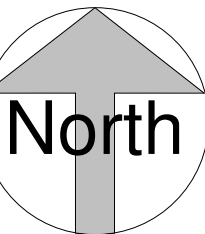
There are no ecological issues

Drainage during Construction

During Construction all areas are to be drained locally and no connections are to be made to the existing drainage run until the end of the project to prevent contamination of the existing system

APPENDIX -

- 1. Site Layout**
- 2. Electrical Connections**
- 3. Gas Connections**
- 4. Landscape and Drainage**



All co-ordinates are to face of external brickwork.
Dimintions are set either perpendicular to boundary line or to corners of building for triangulation.



P3	14.04.21	DH	SP	Global coordinated updated to (m)
P2	12.04.21	DH	SP	Coordinates updated
P1	11.04.21	DH	SP	Updated to show site survey levels
rev	date	name	chk	note



A The Limes, 80 High Street, Ketterton, Stamford PE9 3TE T 01780729122 E simon@h-a-architectural.co.uk

A1	Original Sheet Size	• All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted • Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put in hand • All dimensions are in millimeters, all levels are in metres, unless shown otherwise • Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the Den Architectural and/or the engineer in writing for clarification • Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission
STATUS	PLANNING	

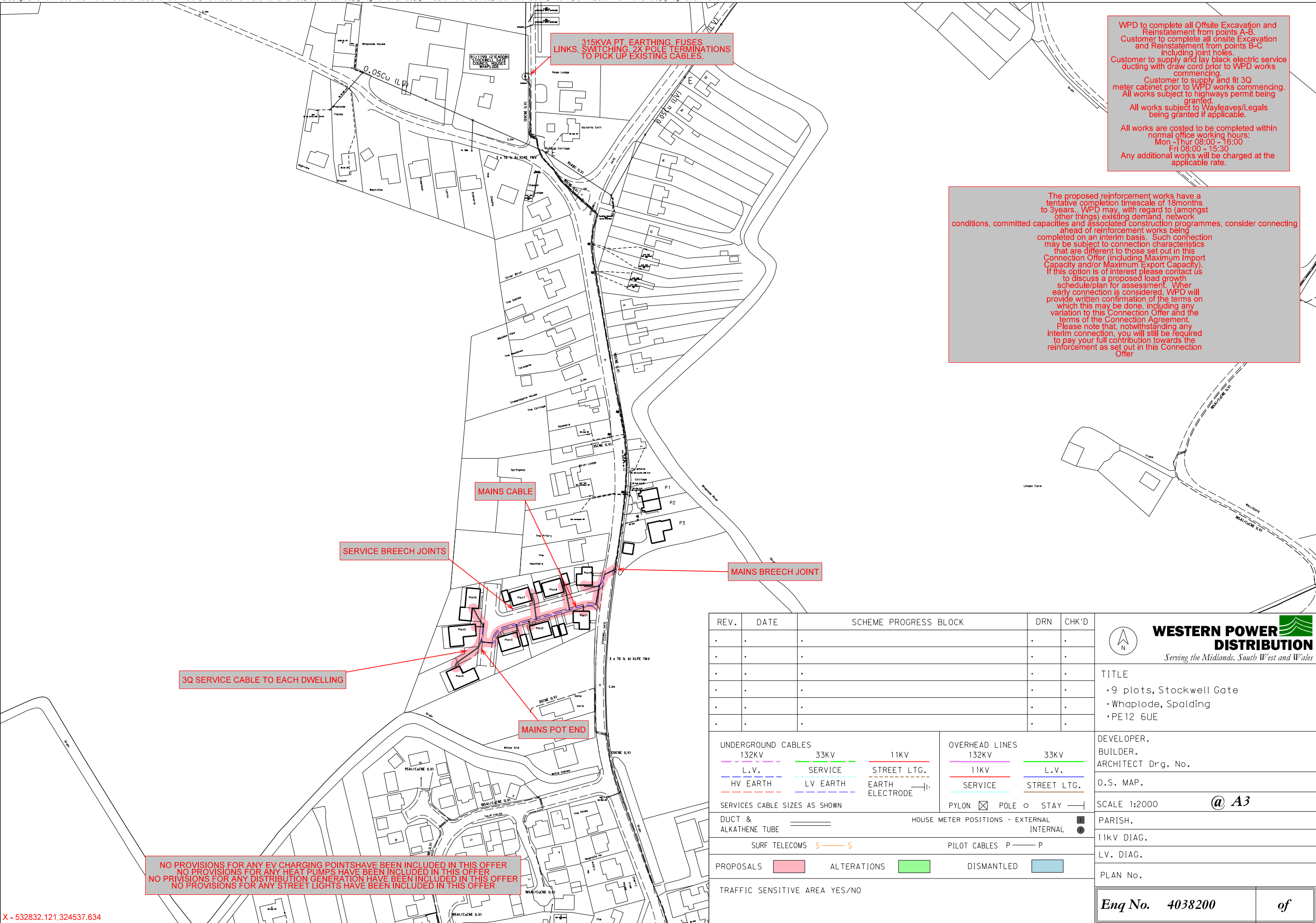
PROJECT
Project Name
Proposed Development to Land off
Stockwell Road
Whaplode
Spalding

CLIENT
Stinders Developments

DRAWING TITLE Site Setting Out Plan			
SCALE 1 : 200	DATE 01.04.2021	DRAWN SP	CHK DH
DRAWING NUMBER 4128 / 101		REVISION P3	

Information is given as a guide only
and it's accuracy cannot be guaranteed.

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution.
Electricity assets owned by IDNO's (Independent Network Operators)
MAY be present in this area.



WPD to complete all Offsite Excavation and Reinstatement from points A-B.
Customer to complete all onsite Excavation and Reinstatement from points B-C including joint holes.
Customer to supply and lay black electric service ducting with draw cord prior to WPD works commencing.
Customer to supply and fit 3Q meter cabinet prior to WPD works commencing.
All works subject to highways permit being granted.
All works subject to Wayleaves/Legals being granted if applicable.

All works are costed to be completed within normal office working hours:
Mon - Thur 08:00 - 16:00
Fri 08:00 - 15:30
Any additional works will be charged at the applicable rate.

The proposed reinforcement works have a tentative completion timescale of 18months to 3years. WPD may, with regard to (amongst other things) existing demand, network conditions, committed capacities and associated construction programmes, consider connecting ahead of reinforcement works being completed on an interim basis. Such connection may be subject to connection characteristics that are different to those set out in this Connection Offer (including Maximum Import Capacity and/or Maximum Export Capacity). If this option is of interest please contact us to discuss a proposed load growth schedule/plan for assessment. When early connection is considered, WPD will provide written confirmation of the terms on which this may be done, including any variation to this Connection Offer and the terms of the Connection Agreement. Please note that, notwithstanding any interim connection, you will still be required to pay your full contribution towards the reinforcement as set out in this Connection Offer

REV.	DATE	SCHEME PROGRESS BLOCK	DRN	CHK'D	WESTERN POWER DISTRIBUTION Serving the Midlands, South West and Wales TITLE • 9 plots, Stockwell Gate • Whaplode, Spalding • PE12 6UE DEVELOPER. BUILDER. ARCHITECT Drg. No. O.S. MAP. SCALE 1:2000 @ A3 PARISH. 11kV DIAG. LV. DIAG. PLAN No. Enq No. 4038200 of
•	•	•	•	•	
•	•	•	•	•	
•	•	•	•	•	
•	•	•	•	•	
•	•	•	•	•	
UNDERGROUND CABLES 132KV 33KV 11KV L.V. SERVICE STREET LTG. HV EARTH LV EARTH EARTH ELECTRODE SERVICES CABLE SIZES AS SHOWN DUCT & ALKATHENE TUBE SURF TELECOMS PROPOSALS ALTERATIONS DISMANTLED TRAFFIC SENSITIVE AREA YES/NO OVERHEAD LINES 132KV 33KV 11KV L.V. SERVICE STREET LTG. PYLON POLE STAY HOUSE METER POSITIONS - EXTERNAL INTERNAL PILOT CABLES P P					

X - 532832.121,324537.634

Infrastructure sized to accommodate an additional 20 domestic dwellings (diversified load of 227 kWh)



2 Site Location
1 : 1250



2 Europa View,
Sheffield
Business Park,
Sheffield, S9 1XH

QUOTE REF: 5108273

SITE ADDRESS:
Site Adjacent To The Heathers
Stockwell Gate
Spalding
PE12 6UE

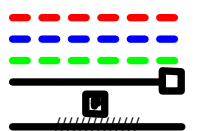
DESCRIPTION OF WORKS:
Install new infrastructure to 9 domestic dwellings.

DESIGNED BY: Ben Hanson

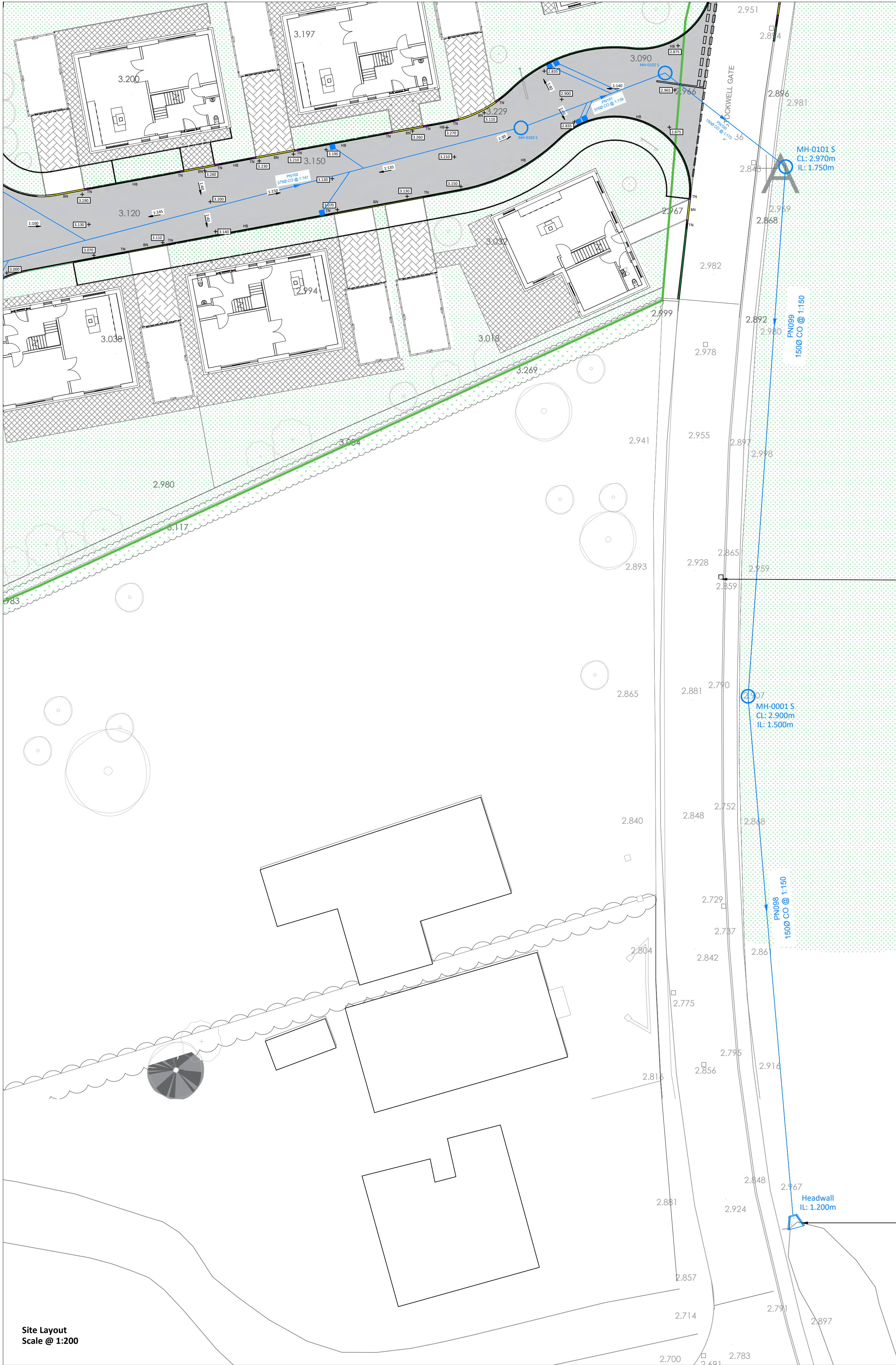
SCALE: 1:Fit @ A3 DATE: 28/04/2021

DRAWING:

DRAWING KEY:
Proposed LP Main
Proposed MP Main
Proposed IP Main
Proposed Service
Proposed Meter Position
Pipes To Be Abandoned



Change Of Diameter	+	Governor	
Change Of Material		Valve	



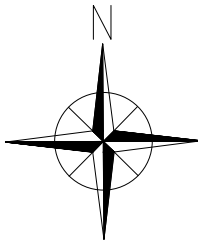
Site Layout
Scale @ 1:200

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015
THE CONTRACTORS ATTENTION IS DRAWN TO THE ABNORMAL RISKS IDENTIFIED BELOW, ANNOTATED ON THE DRAWING AND EXPLAINED IN THE ASSOCIATED DESIGN RISK REGISTERS

LEGEND

- YOU MUST NOT DO
- HAZARD OR DANGER
- YOU MUST DO
- CAUTION

ABNORMAL RISKS IDENTIFIED:



The specification in all respects shall be in accordance with the current Development Road and Sustainable Drainage Specification and Construction publicatin in force in the country at the time of construction

The minimum longitudinal fall for highways without channel blocks shall be 1 in 150, and with channel blocks 1 in 250

General deterioration of the existing highway/footway/verges created through construction of the new Section 38 Development will be reinstated to the Development Road and Sustainable Drainage Specification and Construction at the developers' own cost at the agreement of the inspecting Highway and Flood Authority Officer

No private surface water shall discharge onto the adoptable highway

No private strutral features shall overhang the adoptable highway

No private retaining walls exceeding 1.37 metres shall be within 3.66 metres of the highway boundary

Key

- HB-HALF BATTERED KERB
- BN-BULLNOSE KERB
- TN-TRANSITION KERB
- EF-EDGING OF FOOTPATH
- BB-BEANY BLOCKS
- Permeable Paving
- Tarmac
- Grass
- Site Boundary
- 2.926 Existing Levels
- Adoptable Surface Water Pipeline
- Proposed Adoptable Storm Water Manhole
- Proposed Levels

Lateral gully connections to be reinstated on to proposed pipe

Proposed SFA 6 A headwall (or similar)

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NOTES

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- All dimensions are in millimetres unless stated otherwise.
- This drawing to be read in conjunction with all other relevant drawings and specifications.
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations.

STANDARD DRAINAGE NOTES:

- Except where specifically shown otherwise all below ground pipes / connections shall be 100mm dia PVC (to BS 4660) or VC (to BS 5481) with flexible joints and laid to minimum falls of 1 in 40, except where connected to WC when falls may be 1 in 80.
- All gravity pipe runs to be tested to a standing head of 1500mm head of water above the invert at the head of the pipe run (but not exceeding 4000mm at the lower end)
- For details of bed and surround requirements refer to long-sections and standard details. In all other situations provide 150mm of 10mm single-sized rounded gravel bedding and surround.
- Except where specifically shown otherwise, pipes to be a minimum of 900mm below roads/driveways and 600mm below gardens/fields.
- Ventilating pipes to be provided at the head of each drain and to any branch longer than 6m where a single appliance is connected, or 12m where a group of appliances is connected.
- Step-irons shall not be fitted in any chambers unless specified otherwise.
- Manhole/Gully covers shall be regulated to suit finished levels and crossfalls
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations
- Drains passing beneath buildings to have minimum 100mm granular fill or flexible filling around pipe. Where the pipe crown is within 300mm of the underside of the slab, pipe shall be encased in concrete integral with the slab.
- Drains passing through walls below ground level to have minimum 50mm clearance all round and opening in walls to be masked all round with rigid sheet material to prevent ingress of fill or vermin. Openings in walls for pipes shall have concrete lintels to support wall construction above
- Unless stated otherwise, pipes to be 100mm Diameter.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015
THE CONTRACTORS ATTENTION IS DRAWN TO THE ABNORMAL RISKS IDENTIFIED BELOW, ANNOTATED ON THE DRAWING AND EXPLAINED IN THE ASSOCIATED DESIGN RISK REGISTERS

LEGEND

- YOU MUST NOT DO
- HAZARD OR DANGER
- YOU MUST DO
- CAUTION

ABNORMAL RISKS IDENTIFIED:

Rev	Amendments	Rev'd by	Date
-----	------------	----------	------

Client
Stinders Development Ltd

Project
**Proposed Development
Stockwell Gate
Whaphole, Spalding**

Title
**S38 Application
Extended Pipework**

Job No
21101

Drawing No
21101-217

Rev
P1

Status
Preliminary

Scale
As Stated

Date
05-05-21

Project Engineer
TBP

Drawn By
AJP

Checked By
TBP

Approved By



Providing engineering solutions for the Built Environment
4 Angel House, Eastgate ,Whittlesey,
Peterborough, PE7 1SE
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Summary of Drainage Strategy

- Storm Water
- The site is located off Stockwell Gate, Whaplode, Spalding. The postcode for the site is PE12 6UE and the approximate center of the site at National Grid Reference is TF 33157 24728.
 - The site size is 0.46 ha. The proposed buildings (including garages) cover an area of approximately 985m²
 - A number of private drainage systems is to be provided to collect storm runoff from roofs, parking spaces and the driveway for all storms up to 1 in 100-year event plus 40% climate change, discharging to Soakaways located at the back gardens. Due to limitation of space groups of properties need to discharge to shared Soakaways. Additional attenuation to Soakaway 4 will be provided via a tanked attenuation crated in the garden of Plot 8, as shown
 - Soakaways shall be designed in accordance with Building Regulations
 - Storm water from the private driveways shall be filter by a layer of grit provided below the permeable blockwork. Underdrains to discharge to the private Soakaways systems
 - The road shall be offered for adoption to the relevant authority. Storm water from the adoptable road will be collected via trapped gullies, discharging to the existing IDB watercourse at the south-east side of the site
 - An Oil separator will be incorporated in the adoptable system providing treatment to the storm water
 - A Hydro-brake (MH-0106-S) will control discharge at a rate of 5.0 l/s for the adoptable drainage
 - Attenuation shall be provided in 375mm pipes
 - Easement strips shall be provided for the adoptable drainage (foul and storm water)

For the Private System:
Total Attenuation Volume provided in Soakaways: 92 m³
Attenuation volume used in 1:30 yrs storm event: 52%
Attenuation volume used in 1:100 yrs storm event: 70%
Attenuation volume used in 1:100 yrs storm event + 40% Climate Change: 99%

- Foul Water
- A positive Foul water system should be provided with discharging to the existing AW foul sewer located at the north boundary of the site. Foul water beneath the adopted Highway will be offered for adoption to Anglian Water

- Exceedence Flows
- Exceedence flows shall be routed as demonstrated in drawing 21101-002, without risk of flooding to any building

	Drainage Hierarchy	Y / N	Comment
1	Infiltration to the maximum extent that is practical	Y	Soakaways will be utilised for the private development. Infiltration rate stated 1.6 x 10-6 m/s
2	Discharge to surface waters	Y	Adoptable drainage shall discharge to the existing IDB Ditch
3	Discharge to Surface Water Sewer	N	No Surface Sewers located at the vicinity of the site
4	Discharge to combined sewer (last resort)	N	No Combined Sewer exists

Management & Maintenance

The private drainage systems shall be managed by the Plot Owners for this development. The maintenance activities listed below are considered to be the basic tasks necessary to keep the site drainage systems working at optimum efficiency, which is necessary to ensure that they have capacity to deal with extreme / unusual events. Other activities, such as litter removal / repairs etc. will also be required.

Area	Maintenance Activity	Frequency	Responsibility
Adoptable Road	Periodic sweeping to remove debris, leaves etc.	Every 2-4 weeks during Autumn	Highways Authority
	Cleaning of Gullies	Recommended every 2-years	Highways Authority
Highways Drainage Infrastructure	CCTV / Jetting of Sewers	Every 10-years	Highways Authority
	Repairs to sewers	As required	Highways Authority
Adoptable Foul Drainage System	Cleaning and Inspection	As required	Anglian Water
'On-plot' Hard-surfacing & Drainage	Blockwork paved areas to be swept and de-weeded	As required during Spring and Summer months	Plot Owner
	CCTV / Jetting of Sewers	Recommended every 10-years	Plot Owner
	Inspection of Manholes / Chambers	Recommended every 5-years	Plot Owner
Building Roof Drainage	Gutters to be cleared of debris	Recommend every 2-years	Plot Owner
Building Foul Drainage	Cleaning of below ground pipework	Recommend every 10-years	Plot Owner

Key

- Permeable Paving
- Paving Slabs
- Tarmac
- Grass
- Attenuation crates
- Proposed Levels
- Existing Levels
- Surface Water Polypropylene Inspection Chamber
- Foul Water Polypropylene Inspection Chamber
- Proposed Adoptable Storm Water Manhole
- Existing Adoptable Foul Water Manhole
- Existing Adoptable Manhole
- Foul Water Pipeline
- Surface Water Pipeline
- Surface Water Perforated Pipeline
- Road Gully for adoption
- Easement Strip

MH-0106-S shall include flow control limiting discharge to 5.0l/s

Precast concrete Headwall shall be provided at the outlet to the ditch SFA6 A made by Althon or similar



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- All gravity pipe runs to be tested to a standing head of 1500mm head of water above the invert at the head of the pipe run (but not exceeding 4000mm at the lower end)
- For details of bed and surround requirements refer to long-sections and standard details. In all other situations provide 150mm of 10mm single-sized rounded gravel bedding and surround.
- Except where specifically shown otherwise, pipes to be a minimum of 900mm below roads/driveways and 600mm below gardens/fields.
- Ventilating pipes to be provided at the head of each drain and to any branch longer than 6m where a single appliance is connected, or 12m where a group of appliances is connected.
- Step-irons shall not be fitted in any chambers unless specified otherwise.
- Manhole/Gully covers shall be regulated to suit finished levels and crossfalls
- All proprietary items to be installed in strict compliance with manufacturers instructions and recommendations
- Drains passing beneath buildings to have minimum 100mm granular fill or flexible bedding around pipe. Where the pipe crown is within 300mm of the underside of the slab, pipe shall be encased in concrete integral with the slab.
- Drains passing through walls below ground level to have minimum 50mm clearance all round and opening in walls to be masked all round with rigid sheet material to prevent ingress of fill or vermin. Openings in walls for pipes shall have concrete lintels to support wall construction above
- Unless stated otherwise, pipes to be 150mm Diameter.
- Unless Stated otherwise car parking spaces subbase to be 350mm type 3 granular material

STANDARD ROADS / FOOTPATH NOTES:

- Existing structures to be broken out to minimum 450mm below top of finished surface level. Existing footpath to be broken out and rubble and existing subbase to be removed off-site.
- Subgrade to be proof rolled with one pass of a smooth-wheeled roller having a mass per M-width of roll of not less than 2,100-kg or a Vibrating Roller having a mass per M-width of roll of not less than 700-kg or a Vibrating Plate Compactor having a mass per m2 of not less than 1400-kg. Any soft spots shall be removed and replaced with Type 1 compacted in layers not exceeding 150mm thickness.
- All formations are to be treated with an approved herbicide before placing sub-base material on a geotextile separation membrane (Terram 1000 or similar approved)
- All sub-base material is to be non-frost-susceptible. All concrete to be sulphate resisting

Rev	Amendments	Rev'd by	Date
Client			
Stinders Development Ltd			
Project			
Proposed Development Stockwell Gate Whaphole, Spalding			
Title			
Drainage Strategy			
Job No			
21101			
Drawing No			
21101-001			
Status			
Preliminary			
Scale			
1:200			
Date			
26-04-21			
Project Engineer			
TBP			
Drawn By			
ZEK			
Checked By			
TBP			
Approved By			

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015
THE CONTRACTORS ATTENTION IS DRAWN TO THE ABNORMAL RISKS IDENTIFIED BELOW, ANNOTATED ON THE DRAWING AND EXPLAINED IN THE ASSOCIATED DESIGN RISK REGISTERS

LEGEND

- YOU MUST NOT DO
- HAZARD OR DANGER
- YOU MUST DO
- CAUTION

ABNORMAL RISKS IDENTIFIED:



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