



- Legend:
- Red line: Finished floor level DPC level, refer to architects details
 - Orange line: Finished floor level DPC level, refer to architects details
 - Orange line: Brickwork refer to External Levels Drawing
 - Orange line: Raised damp proof course / water proofing refer to External Levels Drawing
 - Orange line: Gravel board refer to External Levels Drawing
 - Orange line: Retaining Wall refer to External Levels Drawing
 - Orange line: Existing public foul sewer
 - Orange line: New adoptable foul sewer to be constructed in accordance with SSG Appendix C, DCG
 - Orange line: New adoptable foul manhole (size and construction may vary), to be built in accordance with SSG Appendix C, DCG
 - Orange line: New private foul drain
 - Orange line: New private foul inspection chamber 225mm dia. polypropylene or vitrified clay up to 600mm deep. Max pipe diameter 150mm
 - Orange line: New private foul inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe dia. 150mm
 - Blue line: New adoptable surface water sewer to be constructed in accordance with SSG Appendix C, DCG
 - Blue line: New adoptable surface water manhole (size and construction may vary), to be built in accordance with SSG Appendix C, DCG
 - Blue line: New private surface water inspection chamber 225mm dia. polypropylene or vitrified clay up to 600mm deep
 - Blue line: New private surface water inspection chamber 450mm dia. polypropylene up to 3000mm deep. Max pipe diameter 150mm
 - Blue line: New private surface water inspection chamber either 1200mm dia. precast concrete, or 1200 x 750mm precast concrete, or 1200 x 750mm class B engineering brickwork over 1500mm deep
 - Blue line: Perforated pipe
 - Blue line: Private road gully
 - Blue line: New private yard gully
 - Blue line: New private channel drain
 - Blue line: Proposed land drain
 - Blue line: New private rodding eye
 - Yellow line: Public sewer maintenance margin

Note
This invert level is from assets maps. It must be confirmed prior to commencement of any drainage works. Any discrepancy to be reported to JNP Group

Refer to S278 Design by Conisbee,
Drawing ref
220741-CON-XX-00-DR-C-3100

Online Surface Water Attenuation Basin
To be maintained by private management company

- Dry basin slopes = 1:3 max
- Permanent wet basin slope = 1:10 max
- Design storm = 1:100yr + 40% Climate Change
- Bed level at outlet = 102.250m
- Top water level = 103.500m
- Freeboard = 300mm
- Max. storage volume = 659m³
- To account for the 1:100yr + 40% Climate Change

Refer to drg.no. C86840-JNP-XX-XX-DR-C-2016 for details

Drawing References

- Site Layout by Manor House Architecture, Drawing ref 24403-1000
- Topographical Survey by Survey Solutions, Drawing ref 45403PLS-01 - 04
- Tree protection plan by SJA Trees, Drawing ref SJA TPP 23332-041
- S278 Design by Conisbee, Drawing ref 220741-CON-XX-00-DR-C-3100
- Site Investigation by Gemco. Report ref 2147 R02: Issue 3

Refer to Private Drainage Notes on Sheet 4

THE DETAILS ON THIS DRAWING ARE INDICATIVE ONLY. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DESIGN AND DETAILS. REFER TO MANUFACTURERS DESIGN PACK AND INSTALLATION DETAILS

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
- Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
- Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
- Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
- This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Health & Safety Note
The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk

Rev	Date	Description	Drawn/Checked/Approved
P06	28/01/2025	Site layout updates, perpendicular path removed from all plots apart from plot 6 & 8. Gully positions updated as per rev cloud.	CP/R/S/HR/S
P05	09/01/2025	Updates to plot 1 positions and road junction updates to suit update, as per rev clouds.	CP/R/S/HR/S
P04	10/12/2024	Updates to drainage layout as per change in FFLs and levels, see clouded, and gravitas headwalls added to basin as per rev cloud.	JQ/CP/R/S/HR
P03	16/10/2024	Updates to plot drainage to keep drainage runs within plots curtilage, updates to surface water outfall to suit S278 levels. Water proofing and exposed brick greyed out.	AI/CP/R/S/HR
P02	14/08/2024	Basin headwall position updated, update to FW16 IL, FW1, 2, 10 & 19 and SW1 & 2 have been removed.	CP/R/S/HR/S
P01	19/07/2024	Draft issue for tender	CP/R/S/HR/S

S4 - Suitable for Stage Approval

Client Logo:

Bellway

JNP GROUP
CONSULTING ENGINEERS

Amersham • Brighouse • Bristol • Glasgow
Hartlepool • Sheffield • Warwick

www.jnpgroup.co.uk

Client: Bellway Homes Ltd (North London)

Job: Hares Leap, Henham, Essex

Title: Private Drainage Layout Sheet 1 of 4

Classification: FL 60_20
Scale @ A1: 1:200

Project: Originator: Volume/System: Level/Location: Type: Discipline: Number: Reason: C86840-JNP-92-XX-DR-C-2011 P06

Document/Revision Number: JNP Group Internal Project Number: 107124