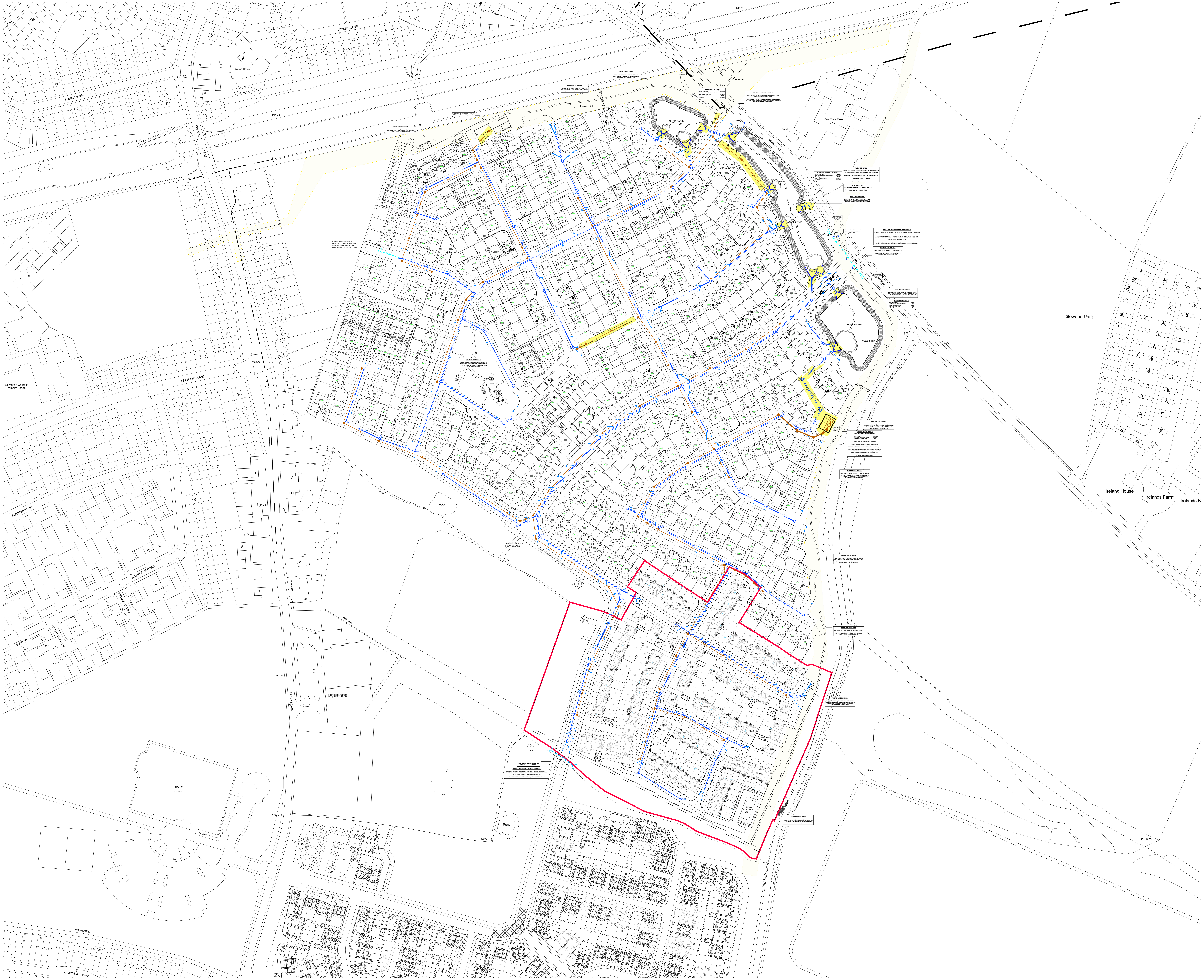

Warning to House Purchasers

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

General Notes

- This drawing is to be read in conjunction with relevant architectural and engineering drawings.
- Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.
- Levels of the existing road at the point of tie–in with proposed site road must be checked prior to commencement of works.
- Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of works.

Adoptable Roads and Sewers

- Roads, footways and parking bays which form part of the highway to be adopted under Section 38 of the Highways Act 1980 shall comply with the requirements of the Adopting Authority.
- Sewers to be adopted under Section 104 of the Water Industries Act 1991 shall comply with the Water Association "Sewers for Adoption 6th or 7th Edition" with any amendments specified by the Adopting Water Authority.
- All pipes to be used in adoptable sewerage shall be either clayware to BS EN 295 or concrete to BS EN 1916 and BS 5911:Part 1 with Class S bedding unless otherwise stated. With approval of the Adopting Authority solid wall concentric external rib reinforced uPVC pipes complying with the relevant provisions of BS EN 13476 may be used.
- Where cover to a pipe is more than 1200mm under adoptable carriageway the trench shall be filled to formation of the carriageway with well compacted DTp Type 1 material.
- Where cover to a pipe is less than 1200mm under adoptable carriagway it shall be provided with concrete protection in accordance with the specification of the adopting authority and back filled to formation of the carriageway with well compacted DTp Type 1 material. Where concrete bed and surround is specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.
- All existing drainage invert levels, diamters and locations are to be checked by the Contractor prior to the commencement of any proposed drainage work. Any difference between actual and drawn details is to be reported to the Engineer immediately.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed sewers is to be checks by the Contractor prior to starting work.

Drainage Strategy Legend

13.275	Finished Floor Level	▭	Phase Boundary
🟨	Sewer Easement		
—●—	S104 Foul Water Sewer & Manhole	—○—	S104 Surface Water Sewer & Manhole
		□—	S38 Surface Water Gully and Connection

The drainage strategy shown is consistant with the approved drainage drawing 20040–PH3/PL08 A. Approval was granted through the discharge of Condition 36 under Planning Reference 19/00521/HYB confirmed by Knowsley Council.

Revision	Description	Date	Design By
P02	Revised to suit latest planning layout rev 08	16.03.25	SPG

Project:
Lower Road, Halewood

Description:
Preliminary Drainage Strategy
Full Site

Design By:	Date:	Scale at A0:	Revision:
CD	Nov 2025	1:1000	P02

Project	Originator	Functional	Spatial	Form	Discipline	Number
HA671 -	BAH -	XX	- XX -	DR -	CE -	300002

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Do not scale from this drawing. Work to given dimensions only. Any discrepancies are to be reported to Originator.

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