

Warning to House Purchasers
Buyers are advised that this is a working drawing and the contents of the drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Features or locations shown may differ in respect of individual properties. Whilst every effort is made to ensure the drawings are up to date there may still be errors in the drawings and it is recommended that all prospective buyers should check the drawings with the developer. Purchasers are advised to check with the Developer whether any alterations have been made to this drawing. The contents of the 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 are shown in relation to the Finished Floor Level and are 100mm above adjacent Finished ground levels unless otherwise stated.
• Limits of the existing road at the point of issue with proposed are not shown to indicate prior to commencement of work.
• Any discrepancies between the details shown and actual on site conditions to be reported immediately to the engineer prior to commencement of work.

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 carriageway 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 a specified flexibility of joints is to be maintained by using compressible bitumen impregnated fibreboard at each pipe joint.

• All existing drainage invert levels, diameters 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 checked by the Contractor prior to starting work.

Drainage Strategy Legend

13.375 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 consistent 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.

P01	Existing rising main revised to show surveyed position.	30.03.25	SPG
P02	Revised to suit latest planning layout rev 08	16.03.25	SPG
Revision	Description	Date	Design By

Project: Lower Road, Halewood
Description: Preliminary Drainage Strategy
Full Site

Design By: CD Date: Nov 2025 Scale of AD: 1:1000 Revision: P03

Project: H4671 - BAH - XX Project: -XX - DR - CE - 300002

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

BARRATT
Housing