From: Ken Argent
Sent: 23 January 2014 14:43
To: Gary Peck; 'helen.tier@environment-agency.gov.uk'
Subject: FW: 136 Upper Shoreham Road, Shoreham-by-Sea (AWDM/1483/12)
Attachments: Construction Drawing Issue Sheet 10.pdf; F16242 500a Drainage Layout P5.pdf; F16242 502 External Levels Layout P2.pdf

Gary

My comments remain as previously conveyed.

Whilst the soakaways proposed will cope with the runoff as designed I cannot suggest that Conditions 8 and 21 are satisfied, as these planning conditions clearly state infiltration i.e. soakaway percolation is not permitted and the proposals presented contravene those conditions

Ken Argent - Engineer BSc, RMaPS| Technical Services, Adur District Council and Worthing Borough Council
Location: The Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.
Internal: 1374 | External: 01903 221374 | E-mail: ken.argent@adur-worthing.gov.uk

Please think before you print this and save paper

From: Gary Peck
Sent: 21 January 2014 16:15
To: Ken Argent; Tier, Helen
Subject: FW: 136 Upper Shoreham Road, Shoreham-by-Sea (AWDM/1483/12)

Ken / Helen

Please can you advise me of any comments on the attached revised drawings.

Many thanks

Gary

Gary Peck - Planning Services Manager, Development Management | Adur and Worthing Councils
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63483 | External: 01903 221406 | E-mail: gary.peck@adur-worthing.gov.uk
Follow us on Facebook and Twitter - or search Adur and Worthing

Please think before you print this and save paper

From: Nigel Batchelor [mailto:Nigel@cohsurveyors.co.uk]
Sent: 21 January 2014 15:57
To: Gary Peck
Cc: Robert Harris
Subject: 136 Upper Shoreham Road

Gary,

Please find attached revised drainage drawings.

Regards,
Nigel.

Nigel Batchelor
CROWTHER OVERTON-HART
2B Chanctonfold
Horsham Road
Steyning
West Sussex
BN44 3AA

T :01903 816290
F :01903 814163
W : www.cohsurveyors.co.uk
E : Nigel@cohsurveyors.co.uk

DRAWING ISSUE SHEET

CLIENT : Carringwood Ltd

PROJECT : 136 Upper Shoreham Road

REFERENCE : 042-11 Engineers

CROWTHER OVERTON-HART

Telephone: 01903 816290
Facsimile : 01903 814163
e-mail: reception@cohsurveyors.co.uk

SHEET NO. 10		**ISSUE DATE**											
ISSUED BY:		**Day**		c/f	**05**	**25**	**20**						
		Month		c/f	**11**	**11**	**01**						
		Year		c/f	**13**	**13**	**14**						
DWG NO.	**STATUS**	**DRAWING TITLE & REVISIONS**											
				c/f									
		Gyoury Self Partnership											
F16242-500	C	Drainage Layout		P1			**P5**						
F16242-500a	C	Drainage Layout - Option 2		P		*	**P2**						
F16242-501	C	External Works		P1									
F16242-502	C	External Levels		P									
		Robert Wynter Ltd											
2048-1000	C	Foundation Plans Plots 1 to 4		#	**#**								
2048-1001	C	Foundation Plans Plots 2 to 9		#	**A**								
2048-1002	C	Foundation Plans Plots 10, 11		#	**#**								
2048-1003	C	Foundation Plans Plots 12to16		#	**#**								
2048-SK02	C	Plot 12–rev Foundation Sheet1			**#**								
2048-SK03	C	Plot 12-rev Foundation Sheet2			**#**								
2048	C	Calculations		#	**A**								

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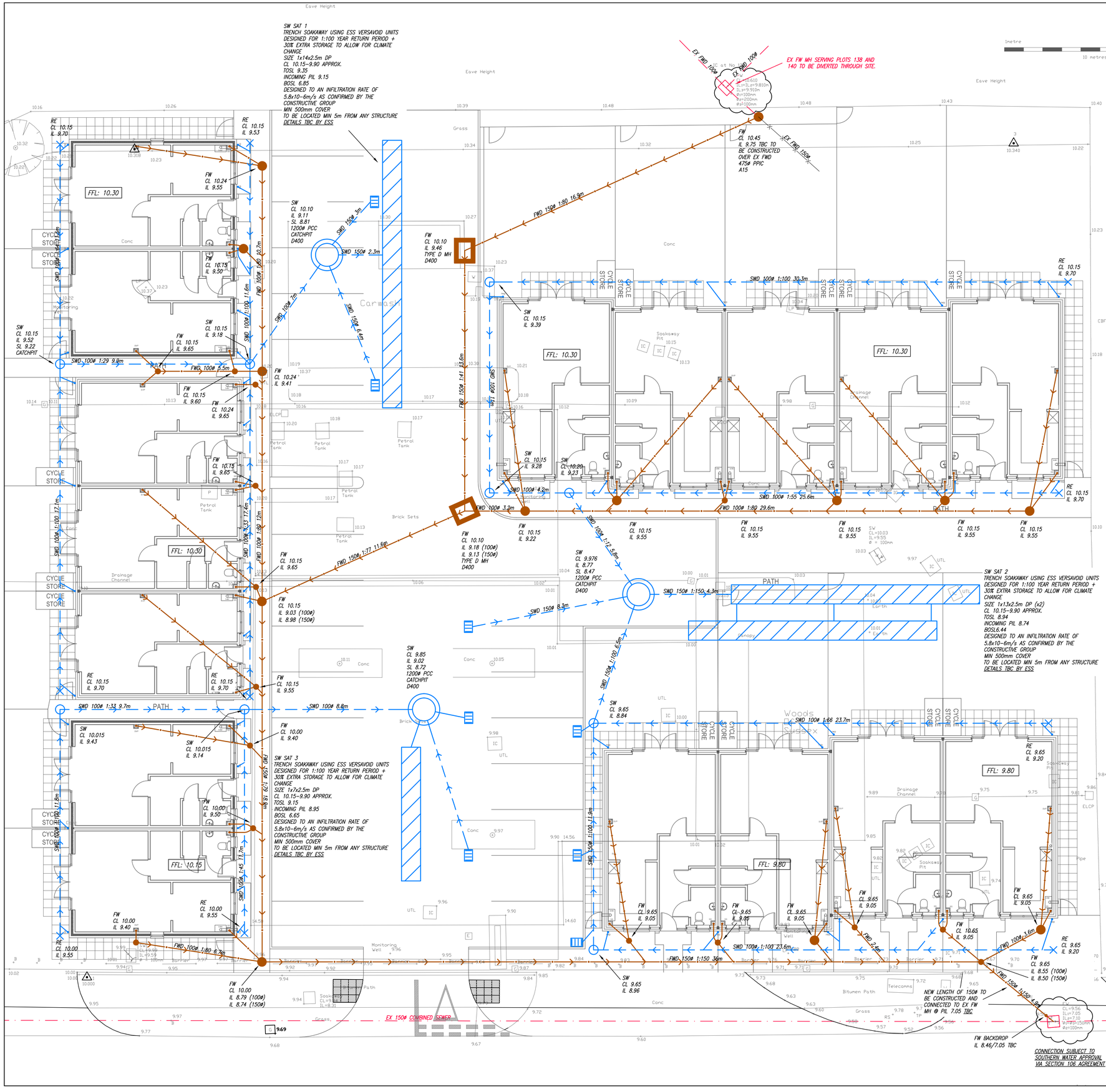
Contractor	Tasker											
Civil Engineer	Gyoury Self Partnership											
Structural Engineer	Robert Wynter Ltd											
Contractor	Taskers –Alan Corbett			**P**	**P**							
ADC –Gary Peck					**P**							
STATUS LEGEND	T = Tender, A = Approval, C = Construction, Pl = Planning, I = Information, P = PDF, F = Fax. B = As Built											



NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
2. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
3. FOR CONSTRUCTION DETAILS REFER TO THE RELEVANT GYOURY SELF PARTNERSHIP DRAWING NUMBERS LISTED ON THE DRAWING ISSUE SHEET.
4. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT, THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
5. COVER LEVELS SHOWN ARE APPROXIMATE, COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
6. ROAD GULLY PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS, ALL OTHER UN-REFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
   - FW MIN GRADIENT – 1 IN 40 (100 DIA) NO WC'S CONNECTED
   - FW MIN GRADIENT – 1 IN 80 (100 DIA) MIN 1 WC CONNECTED
   - FW MIN GRADIENT – 1 IN 150 (150 DIA) MIN 5 WC'S CONNECTED
   - SW MIN GRADIENT – 1 IN 100 (100 DIA)
   - SW MIN GRADIENT – 1 IN 150 (150 DIA)
14. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
15. IN ORDER TO MAINTAIN THE SATISFACTORY FUNCTIONING OF SURFACE WATER SEWERS, ALL ROAD AND YARD GULLIES ARE TO BE "TRAPPED".
16. ALL NON ADOPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACK FILLED WITH A TYPE 1 GRANULAR MATERIAL AS CL.803 (MOHW) APPROVED BY THE ENGINEER.
17. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE NHBC.
18. STUB STACKS FITTED WITH AIR ADMITTANCE VALVES MAYBE USED INSTEAD OF SOIL AND VENT PIPES, SUBJECT TO THE ARCHITECTS APPROVAL (EXCEPT WHERE THE DRAINAGE CONNECTION EXCEEDS 10m BEFORE CONNECTING WITH ANOTHER VENTILATED DRAIN OR INSPECTION CHAMBER OR MANHOLE). HEAD OF DRAIN VENT PIPES MUST NOT BE FITTED WITH AIR ADMITTANCE VALVES.
19. SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 'Z' CONCRETE SURROUND OR PAVING SLABS BRIDGING THE TRENCH SUBJECT TO THE NHBC INSPECTOR'S REQUIREMENTS.
20. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
21. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS ARE TO BE SCALED FROM THESE DRAWINGS.
22. IT IS THE CONTRACTORS/SUBCONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
23. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
24. ALL DOWNPIPES ARE TO BE SEALED, IE CONNECTED DIRECTLY TO THE STORMWATER DRAIN. ACCESS POINTS TO BE PROVIDED 1m ABOVE GROUND LEVEL FOR EXTERNAL RWP'S AND 1m ABOVE FFL FOR INTERNAL RWP'S.
25. GULLY AND CHANNEL DRAIN POSITIONS ARE LIABLE TO AMENDMENT WHEN THE DESIGN LEVELS HAVE BEEN DETERMINED.
26. ALL REDUNDANT DRAINAGE TO BE ABANDONED ONCE THE CONTRACTOR HAS SATISFIED HIMSELF THAT NO CONNECTIONS REMAIN LIVE. REDUNDANT DRAINAGE TO BE GRUBBED OUT.
27. ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5328:1997/SULPHATE CLASS TBA.
28. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. GENERALLY SUB SOIL DRAINS AFFECTED ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER DRAINAGE SYSTEM. PIPE DIAMETERS AND GRADIENTS ARE TO BE MAINTAINED.
29. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ADDITIONAL SPUR/MANHOLE CONNECTIONS ARE TO BE AGREED WITH THE RELEVANT ADOPTING AUTHORITY. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
30. ROAD REINSTATEMENTS ARE TO BE TO THE HIGHWAY AUTHORITY APPROVAL.
31. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.

SUBJECT TO APPROVAL FROM:
ENVIRONMENT AGENCY
SOUTHERN WATER
BUILDING CONTROL

N

INDICATIVE ONLY

DRAINAGE LEGEND

- EXISTING FOUL/SURFACE WATER SEWER/DRAIN TO BE RETAINED
- EXISTING FOUL/SURFACE WATER SEWER/DRAIN TO BE ABANDONED. CONTRACTOR TO CONFIRM THAT NO LIVE CONNECTIONS REMAIN
- SURFACE WATER SEWER/DRAIN
- RE — RODDING EYE
- RWP — RAINWATER PIPE
- RG — ROAD GULLY
- 320mm POLYPIPE SHALLOW ACCESS CHAMBER 320x600(MAX) SW UPVC INSPECTION CHAMBER MAX NO. OF PIPES 5 (100ø) MAX COVER GRADE A15
- 460ø PPIC POLYPIPE INSPECTION CHAMBER 460x1200(MAX) SW UPVC INSPECTION CHAMBER MAX NO. OF PIPES 5 (100/150ø) MAX COVER GRADE B125
- 460ø POLYPIPE NON MAN ENTRY DEEP INSPECTION CHAMBER 475x3000(MAX) SW UPVC INSPECTION CHAMBER MAX NO. OF PIPES 5 (100/150ø) MAX COVER GRADE B125
- TRENCH SOAKAWAY USING GEOCELLULAR STORAGE WRAPPED IN PERMEABLE GEOTEXTILE
- FOUL WATER SEWER/DRAIN
- SOIL STACK (TYPE TBC BY ARHICTECT/M&E ENGINEER)
- 320mm POLYPIPE SHALLOW ACCESS CHAMBER 320x600(MAX) SW UPVC INSPECTION CHAMBER MAX NO. OF PIPES 5 (100ø) MAX COVER GRADE A15
- 460ø PPIC POLYPIPE INSPECTION CHAMBER 475x1200(MAX) SW UPVC INSPECTION CHAMBER MAX NO. OF PIPES 5 (100/150ø) MAX COVER GRADE B125
- FW MANHOLE TYPE D INTERNAL DIMENSIONS 900x675mm DEPTH FROM COVER TO SOFFIT OF PIPE LESS THAN 1m
- TG — TRAPPED GULLY
- FFL: 00.00 TBC — FINISHED FLOOR LEVEL
- SWD 100ø 4.5m 1:100 CONC TYPE Z BED — PIPE DETAIL: ø, LENGTH, GRADIENT, MATERIAL & BEDDING TYPE
- SW MH 1.0 CL 00.00 IL 00.00 SIL 00.00 TYPE C MH CATCHPIT D400 — MANHOLE DETAIL: COVER LEVEL, INVERT LEVEL, SUMP INVERT LEVEL, MH TYPE, COVER GRADE

PREFIXES TO DRAWING NUMBERS SHALL SIGNIFY THE FOLLOWING :-

P = PRELIMINARY	SHALL NOT BE USED FOR CONTRACT OR CONSTRUCTION PURPOSES.
T = TENDER	SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
C = CONSTRUCTION	THESE ARE THE ONLY DRAWINGS THAT SHALL BE USED FOR CONSTRUCTION PURPOSES.
R = RECORD	RECORD OF ACTUAL COMPLETED WORK.

REV	DATE	DESCRIPTION	BY	CHK	APP
P5	21.01.14	MINOR REVISIONS TO SUIT ARCHITECT COMMENTS	C.S.	GSP	-
P4	19.01.14	MINOR REVISIONS TO SUIT ARCHITECT COMMENTS	C.S.	GSP	-
P3	08.01.14	MINOR REVISIONS TO SUIT ARCHITECT COMMENTS	C.S.	GSP	-
P2	19.12.13	SOAKAWAYS RE-DESIGNED, THIRD PARTY FW DIVERSION LEVELS FINALISED	C.S.	GSP	-
P1	14.10.13	REVISED TO SHOW THIRD PARTY DRAINAGE	C.S.	GSP	-
P–	08.05.13	PRELIMINARY ISSUE FOR COMMENT	C.S.	GSP	-

Gyoury Self
CONSULTING ENGINEERS
STRUCTURAL - CIVIL - ENVIRONMENTAL
10 THE GARDENS, BROADCUT, FAREHAM,
HAMPSHIRE PO16 8SS
TELEPHONE 01329 822309 - FACSIMILE 01329 232258
E-MAIL: mail@gspfareham.co.uk
WEBSITE: www.gyouryself.com
Also at Hove and St Albans

CLIENT: CROWTHER OVERTON–HART

ARCHITECT: CROWTHER OVERTON–HART

JOB TITLE: WOODS OF SUSSEX
136 UPPER SHOREHAM ROAD
SHOREHAM–BY–SEA

DRAWING TITLE: BELOW GROUND DRAINAGE LAYOUT OPTION 2

DRAWN	ENGINEER	CHECKED	APPROVED
C.G.S.	C. SLADE.	GSP	-

DATE	SCALE @ A1
FEBRUARY 2013	1:100

JOB No.	STATUS	DRAWING No.	REV.
F16242	P	500a	P5

PRELIMINARY

Smetres

10 metres Overall

Imetre Smetres

10 metres Overall

NOTES:

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2. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.

3. ADOPTED:
HB2 KERB UPSTAND TO BE 125mm (TBC). EF EDGINGS TO BE USED AT THE BACK OF ADOPTED FOOTWAYS/VERGES, DOUBLE ROW OF GRANITE SETTS TO INDICATE THE EXTENT OF ADOPTED HIGHWAY. EBN EDGINGS ARE TO USED WHERE FOOTWAYS ARE ADJACENT TO LANDSCAPED AREAS.

4. GENERALLY CROSS FALLS TO ADOPTED HIGHWAY AND FOOTWAY TO BE 1 IN 40.

5. PRIVATE:
COMMUNAL PARKING AREAS TO HAVE HB2 KERBS WITH 100mm UPSTANDS. EBN EDGINGS TO BE USED ADJACENT TO LANDSCAPED AREAS AND EF EDGINGS ADJACENT TO HARD SURFACED AREAS.

6. ROAD CONSTRUCTION SUB BASE DEPTH HAS BEEN ASSUMED AND IS SUBJECT TO INSITU CBR TESTING

7. SOFT SPOTS IN THE FORMATION ARE TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

8 ALL EXISTING MANHOLE COVERS, GULLYS, ETC., TO BE RAISED TO SUIT NEW LEVELS.

9. RE-GRADING AND HIGHWAY EMBANKMENTS ARE TO HAVE A MAXIMUM SLOPE GRADIENT OF 1:3. SLOPE GRADIENTS IN GARDENS TO BE RESTRICTED TO 1 IN 12.

10. ALL PROPOSED SIGNING AND LINING, AND ANY EXISTING TO BE REINSTATED, IS TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002 AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.

11. NO BLOCKS/SLABS WITH A UNIT WEIGHT IN EXCESS OF 20Kg TO BE USED.

12. KERBS IN EXCESS OF 20Kg TO BE MACHINE LAID

EXTERNAL LEVELS LEGEND

1:XX	GRADIENT
+00.000	PROPOSED LEVEL
FFL: 0000 TBC	PROPOSED FFL

N

INDICATIVE ONLY

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C = CONSTRUCTION	THESE ARE THE ONLY DRAWINGS THAT SHALL BE USED FOR CONSTRUCTION PURPOSES.
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REV	DATE	DESCRIPTION	BY	CHK	APP
P2	21.01.14	REVISED TO SUIT COMMENTS	C.S.	CGS	-
P1	19.01.14	REVISED TO SUIT DRAINAGE LAYOUT	C.S.	CGS	-
P-	30.04.13	PRELIMINARY ISSUE FOR COMMENT	C.S.	CGS	-

Gyoury Self
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JOB TITLE: WOODS OF SUSSEX
136 UPPER SHOREHAM ROAD
SHOREHAM-BY-SEA

DRAWING TITLE: EXTERNAL LEVELS

DRAWN	ENGINEER	CHECKED	APPROVED
C.G.S.	C. SLADE.	CGS	-

DATE: FEBRUARY 2013 | SCALE @ A1: 1:100

JOB No.	STATUS	DRAWING No.	REV.
F16242	P	502	P2

PRELIMINARY

Imetre