



GENERAL NOTES

- This drawing is to be read in conjunction with and checked against all other drawings, engineering details, specifications and any structural, geotechnical or other specialist documents provided.
- Any discrepancies within all relevant drawings are to be reported to QuadConsult Ltd immediately.
- All dimensions and levels are in metres, U.N.O.
- Do not scale from this drawing - use figured dimensions only.
- This drawing is schematic for clarity only, positions of pipe runs and manholes may vary on site due to site conditions.
- The specification referred to is the 'Specification for Highway Works' (SHW) published by HMSO, volume 1, issued 1991, amended 1993.
- The contractor is to check and verify all buildings and site dimensions and levels, including existing sewer invert levels, before works start on site. The contractor is to comply in all aspects with the current building legislation, British Standards, building regulations etc.
- Positions of existing services/statutory undertakers apparatus adjacent to or crossing proposed excavations are to be checked by the contractor prior to starting work.
- Where trees adjacent to the highway are proposed, root barriers of an approved type are required to prevent future structural damage to the highway.
- All manhole covers & frames (new & existing) must be D400, non-rock with 675mm opening.
- Where gradient is steeper than 1 in 12 gritstone or blast furnace slag aggregate material must be used.
- Weed control granules such as 'Vulnar' (or similar approved) at a rate of spread of 18g/m² will need to be provided to all sub base material.
- If the base course material is not covered immediately with the wearing course then the base course shall be sprayed with a sealing coat of bituminous spray to clause 902.
- A 25mm upstand shall apply to the bituminous concrete edging kerbs and a 125mm upstand shall be specified for the full height kerbs.
- Edgings are to be inverted and laid flush across drives that fall away from the road providing a flat run from footway to driveway thereby preventing bottoming of vehicles at apex.

DRAINAGE NOTES

- All private drainage shall be in accordance with BS 8301 and relevant sections of Approved Document H of the Building Regulations.
- The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs PRIOR to laying any pipes.
- Position of soil pipes, substacks, WC outlets, rainwater downpipes, etc., positions are to be checked against the house-type working drawings.
- Private house drainage will be heavily jointed plastic or clay pipework, 100mm Ø unless shown otherwise.
- All connections for House Drainage shall be 100mm unless noted otherwise and must extend 500mm behind the back of footway/homezone road. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
- The developer must self-test and certify that the design criteria, material standards and workmanship specifications for the proposed adoptable sewers are in accordance with those set out in 'Sewers for Adoption' 7th Edition, The Welsh Ministers Standards and the requirements of us (DCWW) as the Statutory Sewerage Undertaker.
- A Section 106 application to connect must be made to DCWW, the developer shall give 21 days' notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.
- The foul sewers must achieve a minimum flow velocity of 0.75

- Edgings to drives that fall towards the road shall be laid bullnose uppermost with both the bullnose and an associated 6mm upstand facing the drive in order to ensure surface water run-off from drives does not discharge onto the highway, where a large impermeable area, e.g. shared driveways, communal parking bays or steeply sloping drives are involved a gully or a drain collecting the water shall be provided discharging to a non-highway drainage system. Refer to relevant drawings for details.
- Edgings abutting either side of a driveway shall be dropped on the drive side to facilitate a smooth transition between such edgings.
- Backing taken to underside of pavements or blocks if used as footway/margin surfacing.

GULLY NOTES

- Gully top shall comply with BS EN 124:1994 for installation within areas subjected to pedestrian and/or vehicular traffic. Gully top shall be of appropriate class and be dependent upon the place of installation with the additional provision that all gully tops in areas where vehicles can access (verges etc.) shall be class D400 min.
- All gully tops shall be single piece, captive hinged, straight bar, non-rocking and free from defects which may impair their function for use. The slot dimensions in the gully grating shall be selected having regard to the hydraulic capacity and shall be evenly distributed over the clear water. The water way area shall not be less than 30% of the clear area as given in the manufacturers catalogue.
- All covers, gratings and frames shall bear appropriate markings to comply with clause 9: BS EN 124:1994 and be bedded on class 2 engineering brick to BS 3921 (class 1 mortar 12mm thick) 2 course min-4 course max. brickwork to be 225mm thick.
- Without exception, gully pot shall be precast concrete construction to BS 5911 part 2: 1982 table 3 with 150mm Ø 3 tapered outlet, having a galvanneal metal chain and concrete stopper.
- Gully pot to be bedded and surrounded with 150mm concrete

CARRIAGEWAY SPECIFICATION

- 35mm consolidated thickness close graded macadam wearing course to BS 4987(1988) part 1: 05 2 10mm nominal size (cl 912 SHW) Aggregate type: crushed rock, not limestone or slag, minimum p.v.c. maximum av. 12 maximum fineness index: 35 (overall) 100 per bitumen binder; content: 5.8 +/- 0.5
- 20mm consolidated thickness dense macadam base course to be bs4987(1988) part 1: 05 2 20mm nominal size (cl 906 shw), gritstone aggregate, binder content 5.7 +/- 0.6%
- 90mm consolidated thickness road base cl 903 (shw) 28mm nominal size, 100 per bitumen, to bs4987(1988) part 1: 5.2

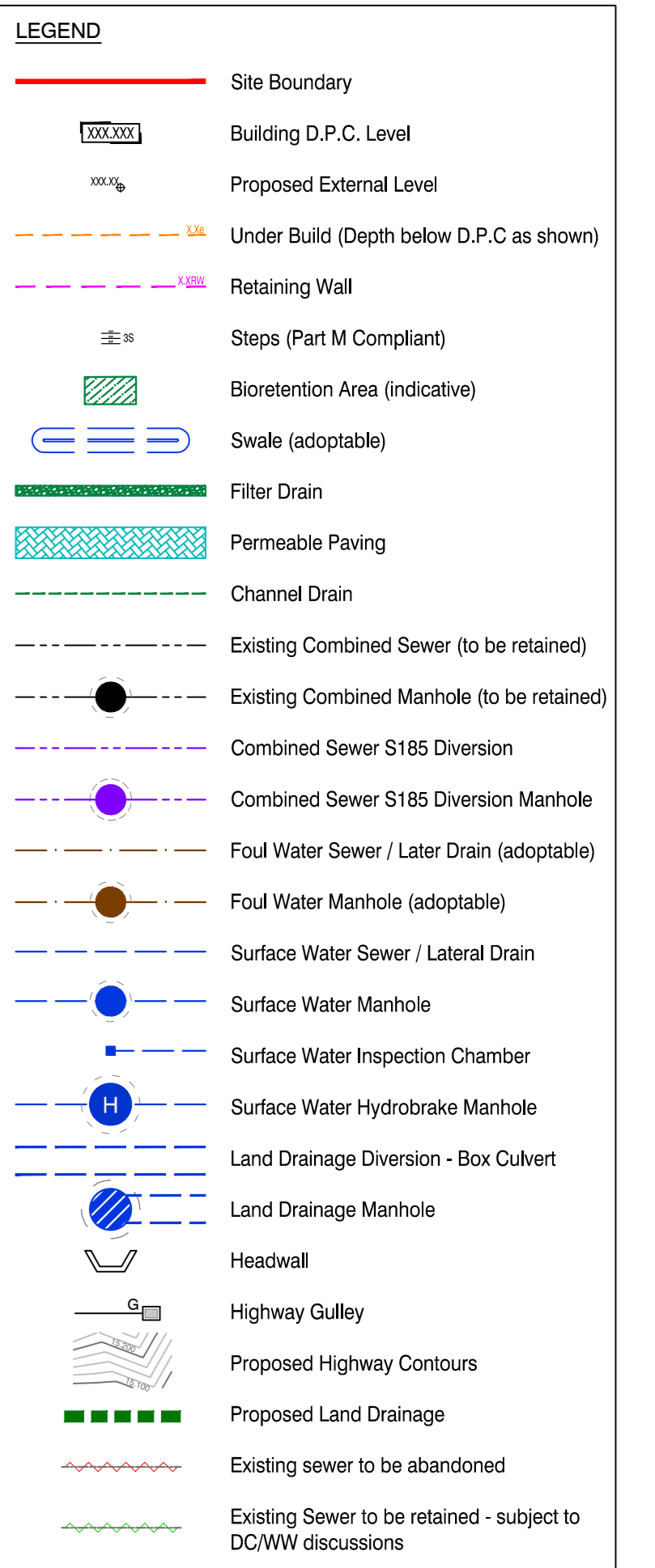
ROAD AND SEWER ADOPTIONS

- All works for adoption under a Section 38 agreement shall be carried out to the Highway Authority Specification for Road Construction in Residential Areas and to the approval of the Area Highway Authority.
- All works for adoption under a Section 104 agreement shall be carried out to the National Water Council guide 'Sewers for Adoption' 7th Edition and shall be in accordance with the Drainage Authority's additions and amendments.
- Any works laid out on site prior to confirmation of technical approval for Section 104 and Section 38 Agreements (including street lighting approval) are entirely at the developers risk. Street lighting positions to be pegged on site and agreed by the Local Authority PRIOR to erection commencing.
- A clause is to be included within the Section 38 Agreement

- requiring that, prior to adoption, the developer is to process a Traffic Regulation Order covering whatever restrictions may be determined to be necessary in relation to on-street parking restrictions within the site roads. The situation will be monitored once all new dwellings are occupied.
- A clause is to be included within the Section 38 Agreement requiring that additional speed reducing measures are to be implemented if judged necessary by the Highway Authority in the event that excessive vehicle speeds become evident prior to adoption of the works.

ACCESS FOR DISABLED PEOPLE NOTES

- Where a level approach (not exceeding 1 in 20) is not possible, disabled access should be provided by a ramp, which should have:
 - 10m max length for gradients not steeper than 1 in 15.
 - 5m max length for gradients not steeper than 1 in 12.
 - 900mm min unobstructed width.
 - 1.2m min length landings top and bottom and intermediate if necessary.
- Where the plot gradient exceeds 1 in 15 from the designated car parking position to the entrance door, disabled access may be provided by external steps which should have:
 - 900mm min width.
 - 1.8m max rise of flight.
 - 900mm min length landings top and bottom and intermediate if necessary.
 - Riser height between 75mm and 150mm.
 - 280mm min going.
 - Noosing profile which does not overhang the riser to create a tripping hazard.
 - Continuous handrail on one side if having 3 or more risers, which should be easily gripped, 850 to 1000mm above the pitch line, and extend 300mm beyond the top and bottom nosings.
 - An accessible threshold into the building.



- Foul Water Drainage Design subject to Section 104 Approval from DCWW.
- Surface water drainage design subject to SAB approval from Rhondda Cynon Taff County Borough Council.
- Highway design subject to Section 38 Approval from Rhondda Cynon Taff County Borough Council.
- Foul Water drainage design assumes unrestricted discharge to the 3750 combined sewer based on DCWW capacity check undertaken in Feb 2020 (Ref: PPA0004533) which was based on the connection of 160 units.
- Connection of existing 2250 sewer from rear of Mill Street properties assumed to be within capacity due to a reduction in proposed units on site by circa 45 units.
- Drainage surveys have been undertaken to confirm the invert levels provided for existing manholes and the route of the existing 3750 combined sewer.
- Subject to detailed design.

PLANNING

Rev	Date	Description	By

Dimensions to be verified on site. The bearing shown is for the road. Use figured dimensions only. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is copyright.

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Lewis Homes
The key to quality

MILL STREET

Planning Engineering Layout
Phase 1

PLANNING

Drawn by	Checked by	Date	Scale
RWP	RWP	SPM	JUN 20

Project No	Drawing No	Revision
16189	P-110	0