

SITE NOTES/OBSERVATIONS

THE SITE IS LOCATED WITHIN THE CUCKFIELD STONE BEDS WITH THE LOWER GRINSTEAD CLAY FORMATION FORMING THE WIDER AREA.

THERE ARE NO PUBLIC SEWERS WITHIN THE AREA.

THE EXISTING DWELLING WAS SERVED BY AN EXISTING KLARGESTER, WITH THE EFFLUENT DISCHARGING TO A WET DITCH TO THE EAST OF THE ADJACENT FIELD (WITHIN THE SAME OWNERSHIP), WHICH ROUTES SOUTH & EAST BEFORE JOINING A RECOGNISED WATERCOURSE/STREAM.

THE EXISTING STORMWATER FLOWS COULD NOT BE CONFIRMED DURING VISIT OF 29th OCTOBER AS THE EXISTING DWELLING HAD BEEN DEMOLISHED.

A FORMAL SITE INVESTIGATION (GEOTECHNICAL) SURVEY WAS UNDERTAKEN BY LANDSCIENCE ON 21st NOVEMBER 2024, WITH A RETURN VISIT FOR WATER MONITORING AND THE FALLING HEAD TEST ON 27th NOVEMBER 2024. THE RESULTS WERE UNFAVOURABLE WITH THE FALLING HEAD TEST TAKING 270min TO FALL 1.16m WITHIN THE STANDPIPE.

WE ARE AWAITING THE FORMAL REPORT, HOWEVER THEY HAVE NOTED THAT ALTERNATIVE DRAINAGE IS ADVISED AS SOAKAWAYS ARE NOT FEASIBLE ON THE SITE.

THIS MATCHES THE BRE365 SOAKAGE TEST RESULTS PROVIDED FOR PLOT #2, WHICH IS THE ADJACENT SITE.

THE PROPOSED DRAINAGE IS TO COMPRISE:
FOUL WATER
A NEW KLARGESTER TO SERVE THE NEW DWELLING, WITH THE SAME OUTFALL FOR THE CLEAN EFFLUENT TO THE SAME WET DITCH AS THE EXISTING (SEE IMAGES).

STORMWATER
THE NEW STORMWATER IS TO BE ATTENUATED WITH A CONTROLLED OUTFALL TO THE SAME WET DITCH AS THE EXISTING KLARGESTER.

RAINWATER / STORM ATTENUATION DESIGN

PROPOSED CATCHMENT AREA
PROPOSED MAIN DWELLING ROOF = 253.6m²
PROPOSED GARAGE (inc STEPS) = 58.5m²
PROPOSED REAR PATIO (inc PLANT SLAB) = 421.6m²
30% OF PERMEABLE DRIVEWAY AREA ALLOWED = 97.0m² **
PROPOSED TOTAL CATCHMENT AREA = 814.3m² (0.1175ha)
TOTAL REDLINE SITE BOUNDARY AREA = 3564.4m² (0.3564ha)

**PERMEABLE DRIVEWAY AREA = 323.4m², WITH 30% ALLOWED FOR WITHIN ATTENUATION CALCULATIONS OWING TO SLOPED DRIVEWAY.

REQUIRED ATTENUATION VOLUME TO LIMIT FLOW RATES TO 1.0% IS = 37.0m³
PROPOSED SIZE IS 13m LONG x 2.5m WIDE x 1.2m DEEP. THIS PROVIDES 37.05m³ OF EFFECTIVE STORAGE WITH 95% FREE AREA CRATES.

DESIGN VARIABLES INC 45% GLOBAL WARMING FACTOR FOR A 6-HOUR STORM & a 1-IN-100 YEAR EVENT

THE POOL DRAINAGE WILL BE BY THE SPECIALIST POOL SUPPLIER. THIS WILL BE VIA A HOLDING TANK FOR ANY BACK WASH. THIS TANK HOLDS THE CHLORINATED WATER FOR THE REQUIRED LENGTH OF TIME (~10 DAYS) SUCH THAT THE CHLORINE EVAPORATES AND POTABLE WATER IS LEFT, WHICH CAN BE DISCHARGED VIA THE STORMWATER DRAINS TO THE WATERCOURSE OR BY A SMALL BUT SLOW DRAINING SOAKAWAY THIS AMOUNTS TO <1m³ EVERY 2 WEEKS, THUS VERY NOMINAL.

FOUL DRAINAGE DESIGN

THE NEW FOUL DRAINS FOR THE DWELLING IS TO ROUTE TO NEW INDEPENDENT FOUL TREATMENT PLANT / KLARGESTER. THIS WILL THEN DISCHARGE THE CLEAN EFFLUENT TO THE WATERCOURSE NETWORK TO THE SOUTH-EAST OF THE SITE, ACROSS THE ADJACENT FIELD (IN THE SAME OWNERSHIP).

MEMBER KEY:

- FW PROPOSED FOUL WATER DRAIN
- SW PROPOSED SURFACE WATER DRAIN
- SW PROPOSED CLEAN EFFLUENT DRAIN FROM FOUL TREATMENT PLANT
- ACO SLOT/CHANNEL DRAIN
- FW-IC-01 PROPOSED FOUL WATER INSPECTION CHAMBER / FOUL TREATMENT PLANT
- SW-IC-01 PROPOSED SURFACE WATER INSPECTION CHAMBER / SILT TRAP / FLOW CONTROL DEVICE
- PROPOSED SURFACE WATER ATTENUATION TANK
- DENOTES AREA OF PERMEABLE NATURAL STONE CHIPPINGS TO GARDEN AREA
- DENOTES AREA OF PERMEABLE FOR VEHICLE TRAFFIC RESIN BOUND GRAVEL
- DENOTES AREA OF NON-PERMEABLE STONE PAVING TO REAR PATIOS & FRONT ENTRANCE/STEPS
- DENOTES ROOF CATCHMENT AREAS (DWELLING & GARAGE)
- SVP SOIL AND VENT PIPE
- RWP RAINWATER PIPE
- +98.61 PROPOSED NEW LEVELS (TAKEN FROM LANDSCAPING PLAN)
- +98.61 EXISTING CHANGED LEVELS WITHIN THE LANDSCAPING (TAKEN FROM LANDSCAPING PLAN)
- +98.02 EXISTING RETAINED LEVELS WITHIN THE LANDSCAPING (TAKEN FROM LANDSCAPING PLAN)

DRAINAGE NOTES:

- PIPEWORK TO BE UPVC-U PIPES & INSPECTION CHAMBERS TO BS EN 13598-1:2020
- ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H, BS EN 752:2017 AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- ALL ADAPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION AND THE RELEVANT COUNCIL DESIGN GUIDE
- ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 80 UNLESS OTHERWISE STATED ON THE DRAWING
- ALL PRIVATE FOUL WATER SEWERS TO BE LAID AT 1 IN 40 AT THE HEAD OF PIPE RUNS AND 1 IN 80 ELSEWHERE UNLESS OTHERWISE STATED
- ALL PRIVATE SEWER PIPES TO BE 110 DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING
- EXISTING SEWER PIPE(S), WHERE APPLICABLE TO BE RE-USED TO BE SURVEYED AND LEVELLED PRIOR TO THE COMMENCEMENT OF THE DRAINAGE WORKS AND REFURBISHED IF NECESSARY
- CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY. (ALL APPROVALS TO BE BY OTHERS)
- ALL SEWER PIPE AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION
- ALL SVP'S TO HAVE TELESCOPIC PIPES BETWEEN GF & IL OF PIPE. ALL RWP AND SVP'S TO HAVE RODDING EYES.

NOTES:-

- THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND SPECIALISTS DRAWINGS..
- ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO ENGINEER FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO ENGINEER IMMEDIATELY BEFORE THE AFFECTED WORK COMMENCES.
- ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THE LOADS FOR WHICH IT HAS BEEN DESIGNED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
- THESE DRAWINGS CONSTITUTE A FULL DESIGN FOR BUILDING CONTROL APPROVAL. THEY ARE NOT CONSTRUCTION STAGE DRAWINGS UNTIL BUILDING CONTROL HAVE APPROVED THE DESIGN(S).
- FOR THE FULL COMPREHENSIVE GENERAL NOTES SEE GENERAL NOTES DRAWING 100.

WARNING IDENTIFICATION

PARTICULAR ATTENTION TO BE PAID WHERE THE HAZARD SYMBOL IS PLACED ON A DRAWING. THIS SYMBOL HIGHLIGHTS A PARTICULAR CONCERN IN RELATION TO THE DESIGN, SITE WORKING OR WHERE THE CONTRACTORS ATTENTION IS REQUIRED.

MEASURES TO MITIGATE RISK SHOULD BE CONSIDERED AT ALL STAGES OF DESIGN DEVELOPMENT AND CONSTRUCTION.

COORDINATION HIGHLIGHT

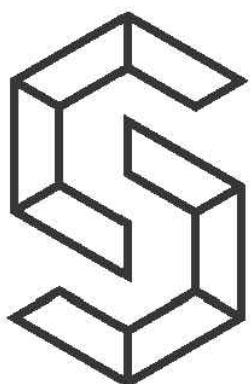
WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

STABILITY REQUIREMENT HIGHLIGHT

WHERE THE GREEN HIGHLIGHT SYMBOL IS PLACED ON A DRAWING THIS REFERS TO THIS ELEMENT OF THE DESIGN BEING CRITICAL TO THE STABILITY STRATEGY

REV	DESCRIPTION	DATE	BY
P1	FOR PLANNING DOC ONLY	17.12.2024	PW

FOR PLANNING DOC



CREATIVE
STRUCTURES

t: 01273 359 990

e: info@csidestructures.co.uk

w: www.csidestructures.co.uk

Client

MR & MRS OHLSON

Project

PLOT 1, TOWNHOUSE FARM
CHURCH LN, ARDINGLY, RH17 6UR

Title

PROPOSED DRAINAGE LAYOUT

Date 15.12.2024 Checked 17.12.2024

Drawing Sheet Size A1

Scale 1:150 Engineer PW

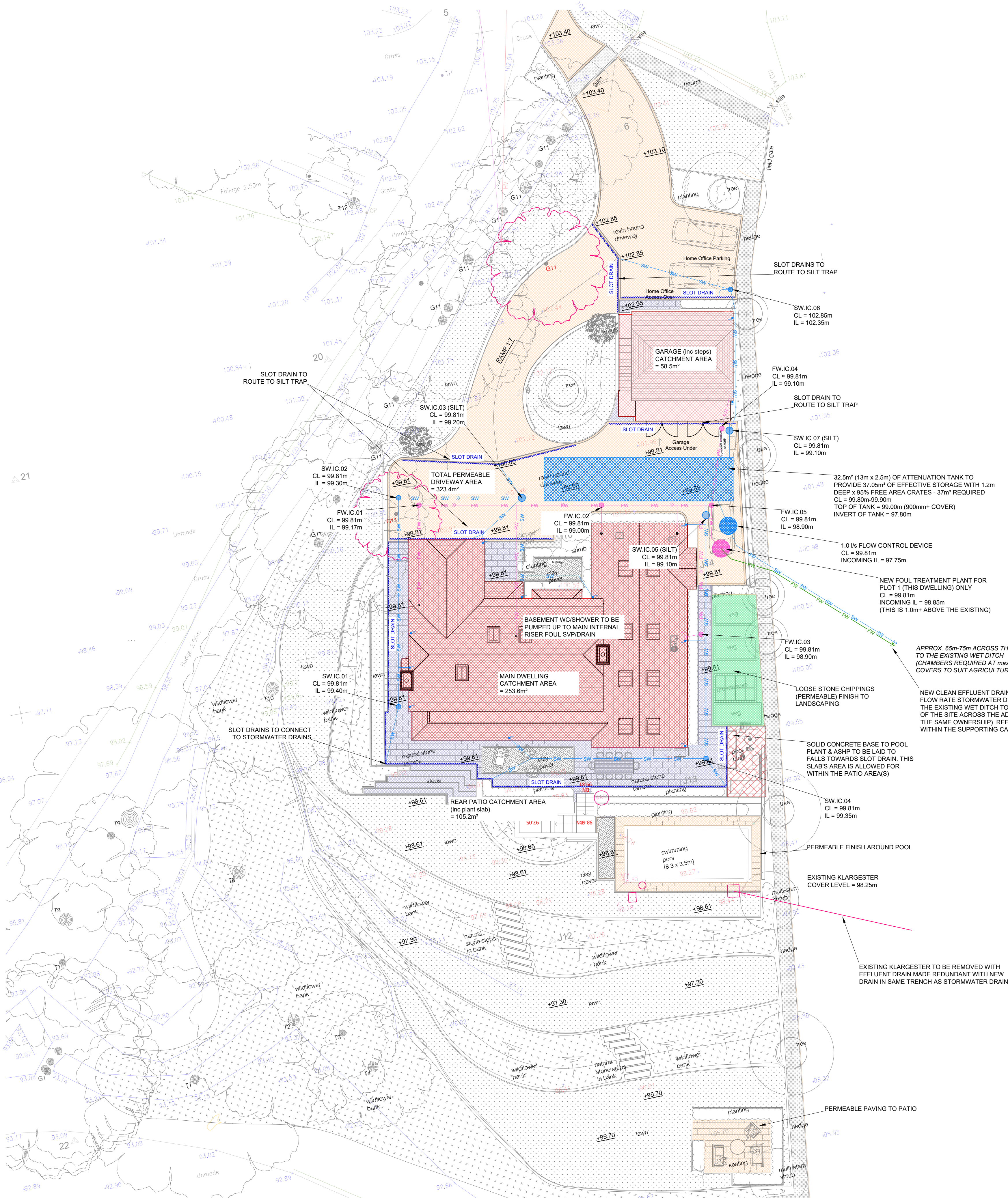
Status FOR PLANNING DOC ONLY

Project Number Drawing Number Revision

24-009

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P1



PROPOSED DRAINAGE SITE PLAN

(1:150)