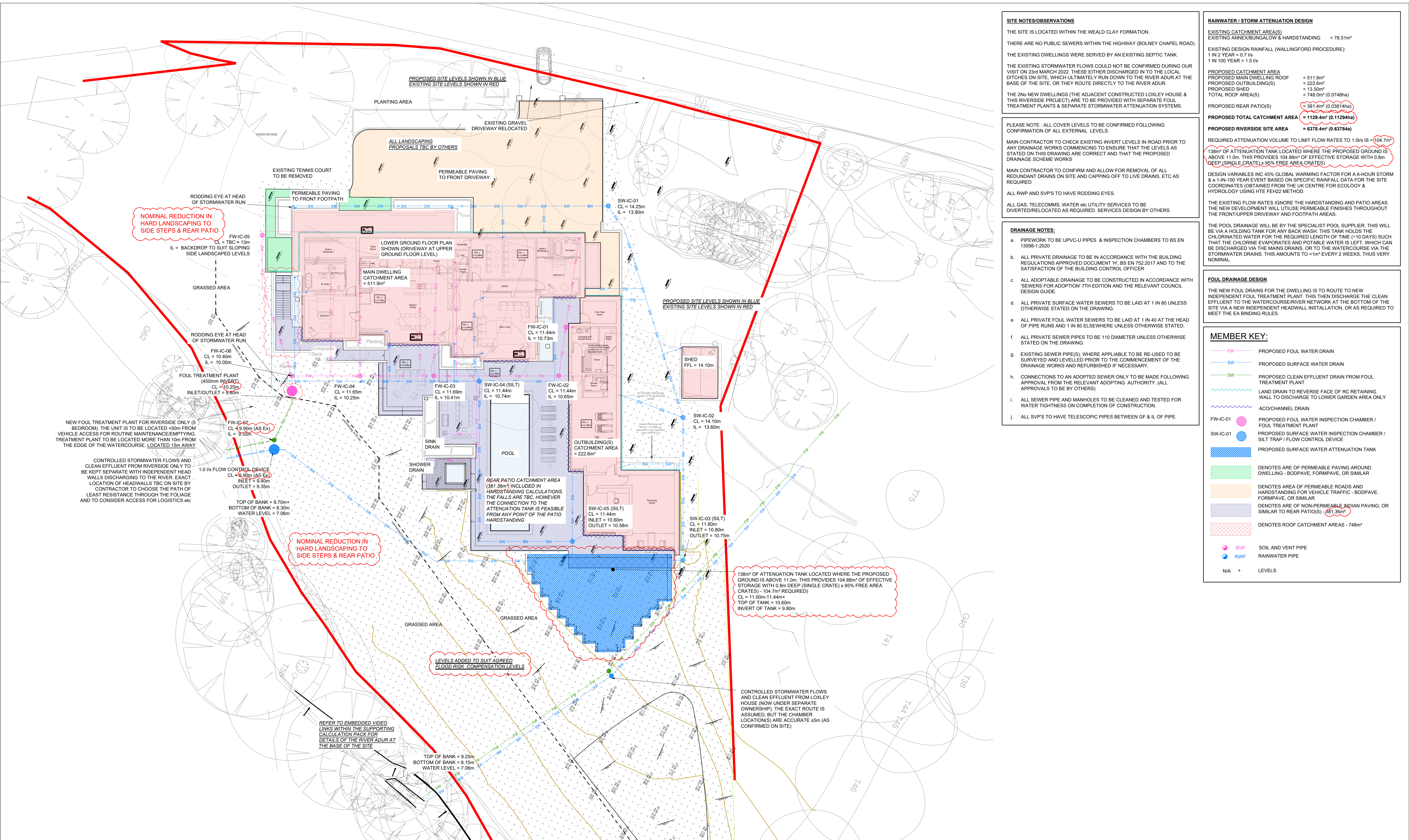




SITE NOTES/OBSERVATIONS

THE SITE IS LOCATED WITHIN THE WEALD CLAY FORMATION.

THERE ARE NO PUBLIC SEWERS WITHIN THE HIGHWAY (BOLNEY CHAPEL ROAD).

THE EXISTING DWELLINGS WERE SERVED BY AN EXISTING SEPTIC TANK.

THE EXISTING STORMWATER FLOWS COULD NOT BE CONFIRMED DURING OUR VISIT ON 23rd MARCH 2022. THESE EITHER DISCHARGED IN TO THE LOCAL DITCHES ON SITE, WHICH ULTIMATELY RUN DOWN TO THE RIVER ADUR AT THE BASE OF THE SITE, OR THEY ROUTE DIRECTLY TO THE RIVER ADUR.

THE 2ND NEW DWELLINGS (THE ADJACENT CONSTRUCTED LOXLEY HOUSE & THIS RIVERSIDE PROJECT) ARE TO BE PROVIDED WITH SEPARATE FOUL TREATMENT PLANTS & SEPARATE STORMWATER ATTENUATION SYSTEMS.

PLEASE NOTE - ALL COVER LEVELS TO BE CONFIRMED FOLLOWING CONFIRMATION OF ALL EXTERNAL LEVELS.

MAIN CONTRACTOR TO CHECK EXISTING INVERT LEVELS IN ROAD PRIOR TO ANY DRAINAGE WORKS COMMENCING TO ENSURE THAT THE LEVELS AS STATED ON THIS DRAWING ARE CORRECT AND THAT THE PROPOSED DRAINAGE SCHEME WORKS

MAIN CONTRACTOR TO CONFIRM AND ALLOW FOR REMOVAL OF ALL REDUNDANT DRAINS ON SITE AND CAPPING OFF TO LIVE DRAINS, ETC AS REQUIRED

ALL RWP AND SVP'S TO HAVE RODDING EYES.

ALL GAS, TELECOMMS, WATER etc UTILITY SERVICES TO BE DIVERTED/RELOCATED AS REQUIRED. SERVICES DESIGN BY OTHERS.

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 ADOPTABLE 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.

RAINWATER / STORM ATTENUATION DESIGN

EXISTING CATCHMENT AREA(S)
EXISTING ANNEX/BUNGALOW & HARDSTANDING = 78.51m²

EXISTING DESIGN RAINFALL (WALLINGFORD PROCEDURE):
1 IN 2 YEAR = 0.7 l/s
1 IN 100 YEAR = 1.5 l/s

PROPOSED CATCHMENT AREA
PROPOSED MAIN DWELLING ROOF = 511.9m²
PROPOSED OUTBUILDING(S) = 222.6m²
PROPOSED SHED = 13.50m²
TOTAL ROOF AREA(S) = 748.0m² (0.0748ha)

PROPOSED REAR PATIO(S) = 381.4m² (0.03814ha)

PROPOSED TOTAL CATCHMENT AREA = 1129.4m² (0.11294ha)
PROPOSED RIVERSIDE SITE AREA = 6378.4m² (0.63784a)

REQUIRED ATTENUATION VOLUME TO LIMIT FLOW RATES TO 1.0 l/s IS = 104.7m³

138m² OF ATTENUATION TANK LOCATED WHERE THE PROPOSED GROUND IS ABOVE 11.0m. THIS PROVIDES 104.88m² OF EFFECTIVE STORAGE WITH 0.8m DEEP (SINGLE CRATE) x 95% FREE AREA CRATES)

DESIGN VARIABLES INC 45% GLOBAL WARMING FACTOR FOR A 6-HOUR STORM & a 1-IN-100 YEAR EVENT BASED ON SPECIFIC RAINFALL DATA FOR THE SITE COORDINATES (OBTAINED FROM THE UK CENTRE FOR ECOLOGY & HYDROLOGY USING HTE FB2 METHOD)

THE EXISTING FLOW RATES IGNORE THE HARDSTANDING AND PATIO AREAS. THE NEW DEVELOPMENT WILL UTILISE PERMEABLE FINISHES THROUGHOUT THE FRONT/UPPER DRIVEWAY AND FOOTPATH AREAS.

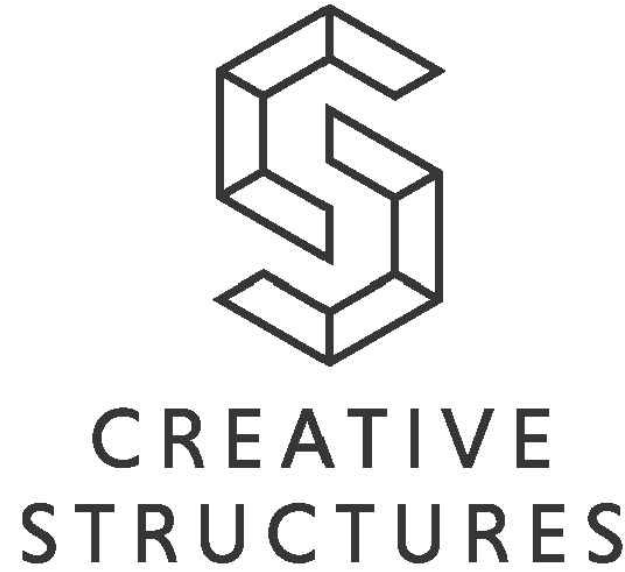
THE POOL DRAINAGE WILL BE BY THE SPECIALIST POOL SUPPLIER. THIS WILL BE VIA A HOLDING TANK FOR ANY BACK WASH. THIS TANK HOLDS THE CHLORINATED WATER FOR THE REQUIRED LENGTH OF TIME (~10 DAYS) SUCH THAT THE CHLORINE EVAPORATES AND POTABLE WATER IS LEFT, WHICH CAN BE DISCHARGED VIA THE MAINS DRAINS, OR TO THE WATERCOURSE VIA THE STORMWATER DRAINS. 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. THIS THEN DISCHARGE THE CLEAN EFFLUENT TO THE WATERCOURSE/RIVER INSTALLATION AT THE BOTTOM OF THE SITE VIA A NEW INDEPENDENT HEADWALL NETWORK, OR AS REQUIRED TO MEET THE EA BINDING RULES.

MEMBER KEY:

- FW PROPOSED FOUL WATER DRAIN
- SW PROPOSED SURFACE WATER DRAIN
- SW PROPOSED CLEAN EFFLUENT DRAIN FROM FOUL TREATMENT PLANT
- LAND DRAIN TO REVERSE FACE OF RC RETAINING WALL TO DISCHARGE TO LOWER GARDEN AREA ONLY
- ACO/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 ARE OF PERMEABLE PAVING AROUND DWELLING - BODPAVE, FORMPAVE, OR SIMILAR
- DENOTES AREA OF PERMEABLE ROADS AND HARDSTANDING FOR VEHICLE TRAFFIC - BODPAVE, FORMPAVE, OR SIMILAR
- DENOTES ARE OF NON-PERMEABLE INDIAN PAVING, OR SIMILAR TO REAR PATIO(S) - 381.36m²
- DENOTES ROOF CATCHMENT AREAS - 748m²
- SVP SOIL AND VENT PIPE
- RWP RAINWATER PIPE
- N/A + LEVELS



Client
SOUTHERN ROCK PROPERTY

Project
RIVERSIDE
TWINEHAM, RH17 5NN

Title
SITE DRAINAGE PLAN

FOR PLANNING DOC

Date 09.07.2024 Checked 09.07.2024

Sheet 23-040

Scale AS SHOWN AT A1 Engineer PW

Status FOR PLANNING DOC

Project Number	Drawing Number	Revision
23-040	51	P9

REV	DESCRIPTION	DATE	BY
P7	OUTBUILDINGS ADDED & LANDSCAPING LEVELS UPDATED (ATTENUATION REQ INCREASES FROM 102.2m³ TO 109m³). TANK LOCATION RELOCATED TO HIGHER GROUND LEVEL(S)	13.12.2024	PW
P8	LEVELS RAISED 600mm, FOUL TREATMENT LOCATION NOTE ADDED & LAND DRAIN TERMINATION UPDATED TO LOWER GARDEN AREA(S)	28.03.2025	PW
P9	LANDSCAPING & LEVELS UPDATED TO AGREED FLOOD COMPENSATION SCHEME	15.07.2025	PW

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 99.

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