

24b OAK HALL PARK

DRAINAGE – FOR PLANNING DOC

Drainage Information for Additional Dwelling

Revision P1

For;
Josh Baxter

Site Address
24b Oak Hall Park,
Burgess Hill,
RH15 0BX

Issued
21st June 2025

Our Reference
25-027



CREATIVE
STRUCTURES

DOCUMENT ISSUE REGISTER

Job	24b OAK HALL PARK – ADDITIONAL DWELLING			
Document	DRAINAGE – FOR PLANNING DOC			
Issue	Date	Description	By	Checked
P1	20/06/2025	For DOC Approval	Philip Wainwright, <i>CEng, MStructE</i>	21/06/2025

REVISION NOTES

P1 – THIS ISSUE COVERS THE DRAINAGE ONLY AND IS AIMED AT DISCHARGING THE PLANNING CONDITION AS EARLY AS POSSIBLE TO STREAMLINE THE DESIGN PROGRAMME.

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	SOUTHERN WATER SEWER ASSET MAP

SECTION A

PROJECT DETAILS

1) Local Authority:

MID-SUSSEX DC

2) Based on architectural drawings:

BY GEORGE BAXTER

3) Parts of structure:

DRAINAGE ONLY

4) Design assumptions made in calculations:

a) *N/A*

PROJECT OVERVIEW & DESIGN PHILOSOPHY

Site Overview

The proposed works at 24b Oak Hall Park comprise the construction of an additional dwelling alongside No.24a. The existing dwelling's 24 & 24a are in the same ownership as the proposed dwelling, 24b.

The existing ground is the Weald Clay Formation, which is a mudstone bedrock with no known overlying deposits. This is as taken from British Geological Society website . Local borehole records support this.

The soils were tested in 2022 as part of the groundworks for 24a and found to possess low VCP with clay soils confirmed. A BRE365 percolation rate test was undertaken, which found negligible infiltration.

The existing dwellings (#24 & #24a) have combined drains, which route to the existing drain to the rear. This routes below the neighbouring rear garage, where it is assumed to become public. #24 is the head of the run, and thus private.

There is a stormwater sewer located within the highway outside 26/28 oak hall park, however the invert of this chamber is above the site level(s) of #24 & 24a.

The public sewer to the rear of the properties is not shown on the Southern Water sewer asset map, however these drains were confirmed on site.

Proposed drainage

Foul water

The proposed foul arrangement comprises the minor reconfiguration of the foul (combined) drain to the rear, with an extension to serve the new dwelling, 24b. This is all constructed in 100mm PPIC private gravity drains.

Surface water

The proposed roof & patio catchment areas are to be taken to a new private packaged pump chamber, which pumps approx. 28m in length & approx. 1.6m head difference to a new chamber within Oak Hall Park (public highway). The pumped rising main is to connect to the new chamber at 90° with benching, which then routes approx. 20m through a new 150mm VC drain within the highway.

The new chamber & VC drain run are to be to adoptable standards with prior approval from southern water to be sought.

Site Photos – For Context



Image 01 - Front Elevation



Image 02 – Side Elevation

SECTION B

DRAWINGS

- 25-027-61 EXISTING SITE DRAINAGE PLAN
- 25-027-62 PROPOSED SITE DRAINAGE PLAN
- 25-027-63 DRAINAGE DETAILS
- 25-027-64 DRAINAGE MAINTENANCE DETAILS



EXISTING SITE DRAINAGE PLAN
(24 & 24a)
(1:75)

THE EXISTING DRAIN IS ASSUMED TO BECOME PUBLIC ONCE IS CROSSES THE BOUNDARY FROM 24 TO 26. THIS IS AN EXISTING COMBINED SEWER THAT IS NOT SHOWN ON THE SOUTHERN WATER SEWER ASSET MAP

DRAINAGE NOTES

THE EXISTING GROUND IS THE WEALD CLAY FORMATION, WHICH IS A MUDSTONE BEDROCK WITH NO KNOWN OVERLYING DEPOSITS. THIS IS AS TAKEN FROM BRITISH GEOLOGICAL SOCIETY WEBSITE. LOCAL BOREHOLE RECORDS SUPPORT THIS.

THE SOILS WERE TESTED IN 2022 AS PART OF THE GROUNDWORKS FOR 24a AND FOUND TO POSSESS LOW VCP WITH CLAY SOILS CONFIRMED. A BRE365 PERCOLATION RATE TEST WAS UNDERTAKEN, WHICH FOUND NEGLIGIBLE INFILTRATION.

THE EXISTING DWELLINGS (#24 & #24a) HAVE COMBINED DRAINS, WHICH ROUTE TO THE EXISTING DRAIN TO THE REAR. THIS ROUTES BELOW THE NEIGHBOURING REAR GARAGE, WHERE IT IS ASSUMED TO BECOME PUBLIC. #24 IS THE HEAD OF THE RUN, AND THUS PRIVATE.

THERE IS A STORMWATER SEWER LOCATED WITHIN THE HIGHWAY OUTSIDE 26/28 OAK HALL PARK, HOWEVER THE INVERT OF THIS CHAMBER IS ABOVE THE SITE LEVEL(S) OF #24 & 24a.

THE PUBLIC SEWER TO THE REAR OF THE PROPERTIES IS NOT SHOWN ON THE SOUTHERN WATER SEWER ASSET MAP, HOWEVER THESE DRAINS WERE CONFIRMED ON SITE.

DRAINAGE MEMBER KEY:

- EXISTING PRIVATE DRAIN (COMBINED)
- EXISTING PUBLIC DRAIN (COMBINED)
- EXISTING PUBLIC DRAIN (SURFACE WATER ONLY)
- FW-IC-01 EXISTING COMBINED DRAINAGE INSPECTION CHAMBER (PRIVATE)
- Ex. SVP EXISTING SVPISS
- Ex. RWP EXISTING RWP

- NOTES:-
- THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
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 - THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THELOADS 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	21.06.2025	PW

BUILDING REGULATIONS



CREATIVE
STRUCTURES

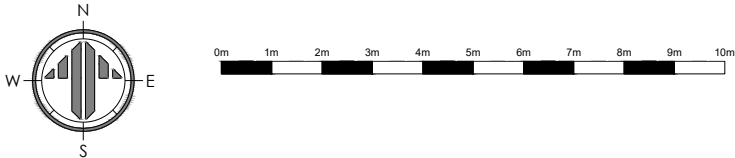
t: 01273 359 990
e: info@csidestructures.co.uk
w: www.csidestructures.co.uk

Client
JOSH BAXTER

Project
24 OAK HALL PARK,
BURGESS HILL, RH15 0BX

Title
EXISTING SITE DRAINAGE PLAN

Date	20.06.2025	Checked	21.06.2025
Drawing Sheet Size	A1		
Scale	1:75	Engineer	PW
Status	PLANNING DOC ONLY		
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APPROXIMATE LOCATION OF PUBLIC SEWER CHAMBER 8653. THIS IS A STORMWATER ONLY 150mm VC SEWER

CL = 49.42m*
IL = 48.69m*
(0.73m DEEP)

*AS TAKEN FROM SOUTHERN WATER SEWER ASSET SEARCH (ASSET MAP APPENDED TO CALC PACK)

DRAINAGE NOTES

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THERE IS A STORMWATER SEWER LOCATED WITHIN THE HIGHWAY OUTSIDE 26/28 OAK HALL PARK, HOWEVER THE INVERT OF THIS CHAMBER IS ABOVE THE SITE LEVEL(S) OF #24 & 24a.

THE PUBLIC SEWER TO THE REAR OF THE PROPERTIES IS NOT SHOWN ON THE SOUTHERN WATER SEWER ASSET MAP, HOWEVER THESE DRAINS WERE CONFIRMED ON SITE.

PROPOSED DRAINAGE

FOUL WATER
THE PROPOSED FOUL ARRANGEMENT COMPRISES THE MINOR RECONFIGURATION OF THE FOUL (COMBINED) DRAIN TO THE REAR, WITH AN EXTENSION TO SERVE THE NEW DWELLING, 24b. THIS IS ALL CONSTRUCTED IN 100mm PPIC PRIVATE GRAVITY DRAINS.

SURFACE WATER
THE PROPOSED ROOF & PATIO CATCHMENT AREAS ARE TO BE TAKEN TO A NEW PRIVATE PACKAGED PUMP CHAMBER, WHICH PUMPS APPROX. 28m IN LENGTH & APPROX. 1.6m HEAD DIFFERENCE TO A NEW CHAMBER WITHIN OAK HALL PARK (PUBLIC HIGHWAY). THE PUMPED RISING MAIN IS TO CONNECT TO THE NEW CHAMBER AT 90° WITH BENCHING, WHICH THEN ROUTES APPROX. 20m THROUGH A NEW 150mm VC DRAIN WITHIN THE HIGHWAY. THE NEW CHAMBER & VC DRAIN RUN ARE TO BE TO ADOPTABLE STANDARDS WITH PRIOR APPROVAL FROM SOUTHERN WATER TO BE SOUGHT.

CATCHMENT AREA(S):
EXISTING 24a ROOF = 34.7m²
EXISTING 24a PATIO = TBC = SAY 10m² (4m x 2.5m)
PROPOSED 24b ROOF = 34.7m²
PROPOSED 24b PATIO = TBC SAY 10m² (4m x 2.5m)
TOTAL = 69.4m² + PATIOS (TBC) = SAY 89.4m²

THE DESIGN RAINFALL IS TO BE CALCULATED USING 45% CLIMATE FACTOR & THE 1 in 100 YEAR STORM EVENT & 6 HOUR STORM DURATION.

DESIGN RAINFALL = 0.41/s (BASED ON DESIGN CRITERIA NOTED ABOVE)
THIS FIGURE IS TBC ONCE THE PATIO AREAS ARE CONFIRMED

DRAINAGE MEMBER KEY:

- EXISTING PRIVATE DRAIN (COMBINED)
- EXISTING PUBLIC DRAIN (COMBINED)
- EXISTING PUBLIC DRAIN (SURFACE WATER ONLY)
- PROPOSED PUBLIC DRAIN (SURFACE WATER ONLY)
150mm VC PIPEWORK TO ADOPTABLE STANDARDS
- PROPOSED PRIVATE FOUL DRAIN
- PROPOSED PRIVATE SURFACE WATER DRAIN
- PROPOSED PRIVATE PUMPED SURFACE WATER RISING MAIN (DESIGN BY SPECIALIST)
- Ex-IC-01 EXISTING COMBINED DRAINAGE INSPECTION CHAMBER (PRIVATE)
- NEW-FWIC-01 PROPOSED PRIVATE FOUL INSPECTION CHAMBER / SILT TRAP
- NEW-SWIC-01 PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER / SILT TRAP
- NEW-PUMP PROPOSED PRIVATE SURFACE WATER PACKAGED PUMPING CHAMBER
- NEW.I.C.A. PROPOSED ADOPTABLE STANDARDS CHAMBER WITHIN THE HIGHWAY (TYPE 2a)
- Ex. SVP EXISTING SVP/ISS
- Ex. RWP EXISTING RWP
- NEW.SVP NEW SVP/ISS
- Ex. RWP NEW RWP

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 'F', BS EN 752:2017 AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'WATER UK' SEWERAGE SECTOR GUIDANCE - APPROVED DOCUMENTS 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.

REFER TO DRAWING 25-027-63 FOR TYPICAL DRAINAGE DETAILS & TO DRAWING 25-027-64 FOR MAINTENANCE DETAILS

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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.

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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	21.06.2025	PW

BUILDING REGULATIONS



CREATIVE
STRUCTURES

t: 01273 359 990

e: info@csidestructures.co.uk

w: www.csidestructures.co.uk

Client

JOSH BAXTER

Project

24 OAK HALL PARK,
BURGESS HILL, RH15 0BX

Title

PROPOSED SITE DRAINAGE PLAN

Date 20.06.2025 Checked 21.06.2025

Drawing Sheet Size A1

Scale 1:75

Engineer PW

Status PLANNING DOC ONLY

Project Number

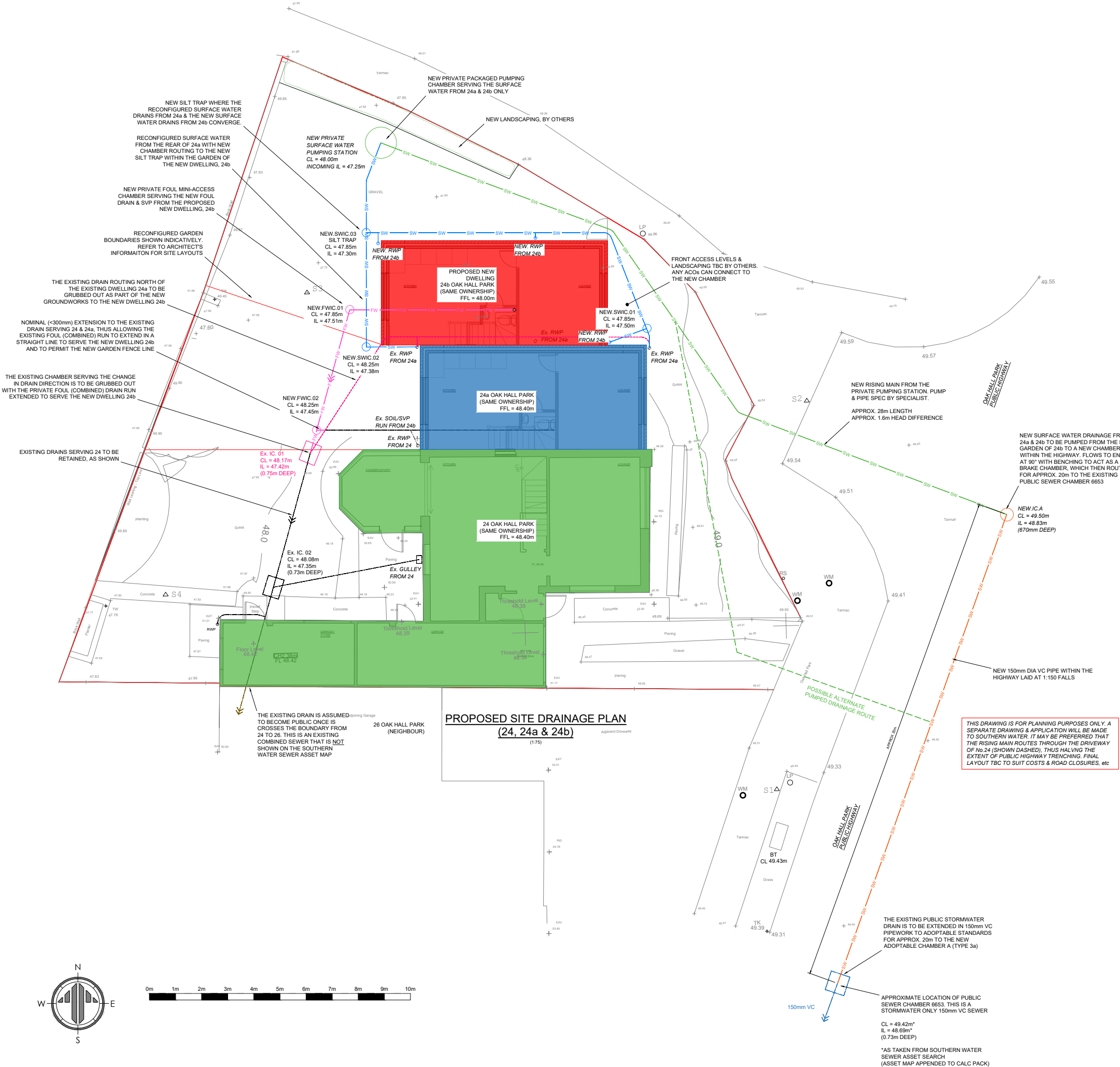
Drawing Number

Revision

25-027

62

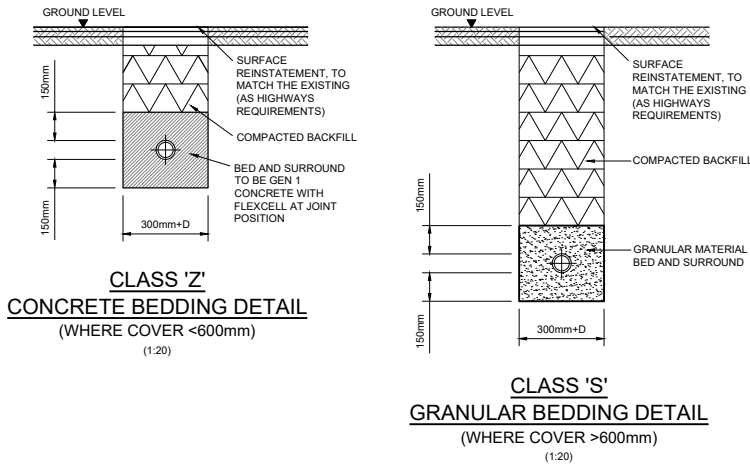
P1



PROPOSED SITE DRAINAGE PLAN
(24, 24a & 24b)
(1:75)

*AS TAKEN FROM SOUTHERN WATER
SEWER ASSET SEARCH
(ASSET MAP APPENDED TO CALC PACK)

ADOPTABLE DETAILS

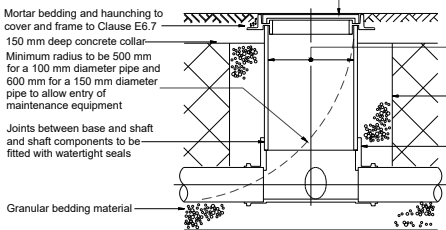


PRIVATE DETAILS

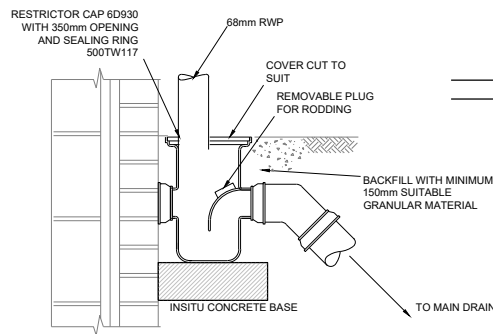
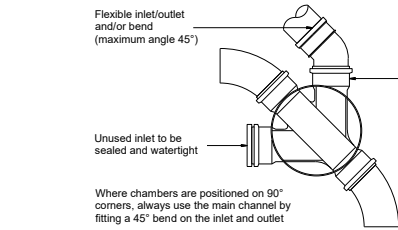
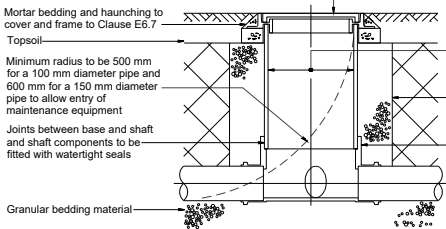
FIGURE B.21
TYPICAL INSPECTION CHAMBER DETAIL - TYPE 4 (Flexible material detail)
Maximum depth from cover level to soffit of pipe 2 m, non-entry

Plastic chambers and rings shall comply with BS EN 13598-1 and BS EN 13598-2 or have equivalent independent approval

Sited in driveways/paved areas

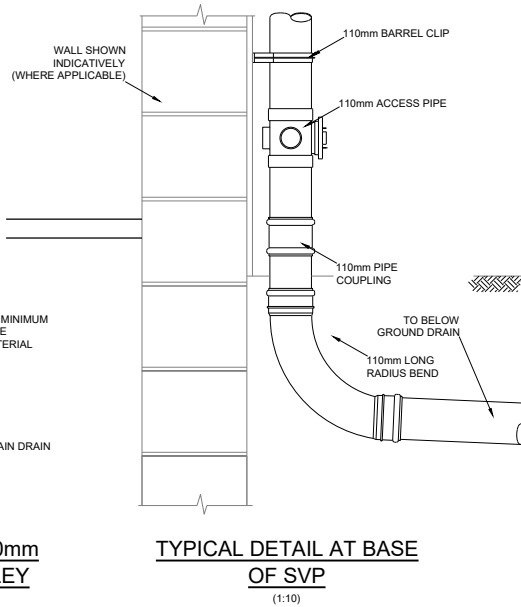
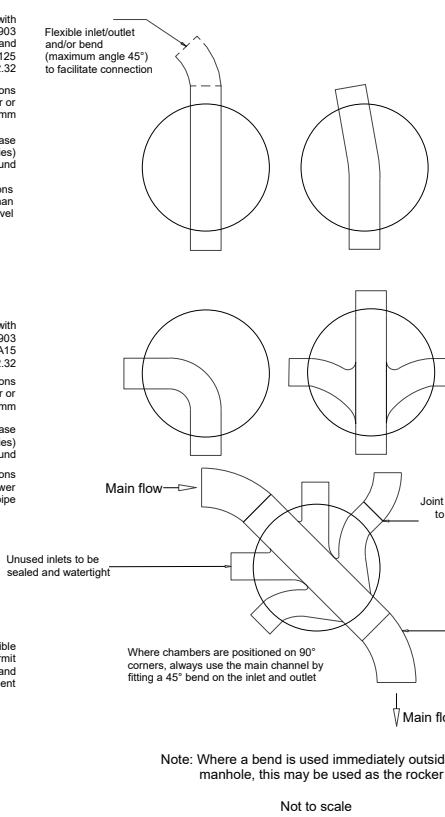


Sited in domestic gardens

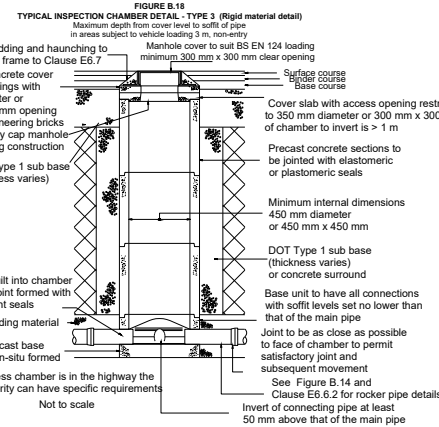


TYPICAL 68mm RWP CONNECTION TO 110mm PVCu DRAIN VIA RODABLE BOTTLE GULLEY
(1:10)

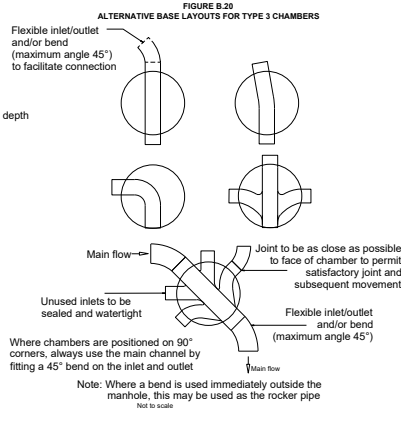
FIGURE B.20
ALTERNATIVE BASE LAYOUTS FOR TYPE 3/4 CHAMBERS



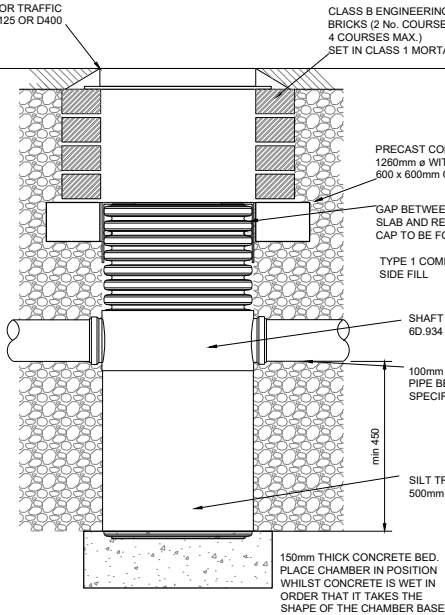
TYPICAL DETAIL AT BASE OF SVP
(1:10)



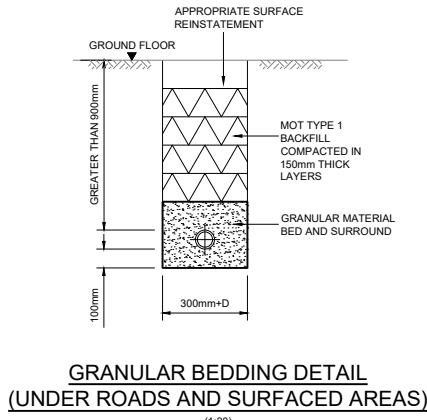
NEW STORMWATER CHAMBER WITHIN HIGHWAY. <3m DEPTH
(TAKEN FROM SFA 7th EDITION)



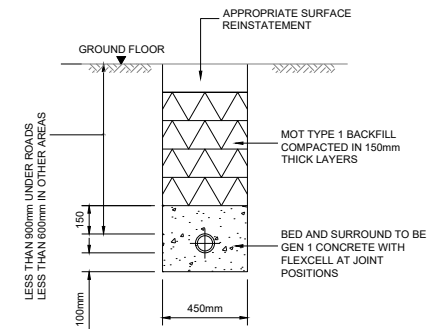
NEW STORMWATER BASE LAYOUT OPTIONS
(TAKEN FROM SFA 7th EDITION)



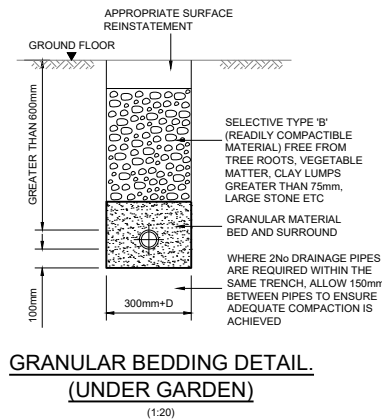
SILT TRAP
UPTO 2.50m DEEP
(1:10)



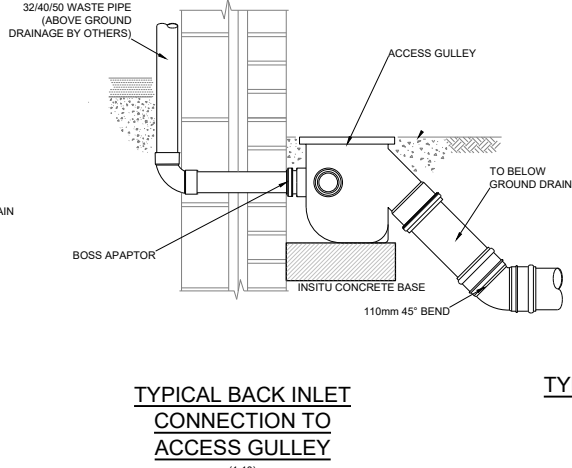
GRANULAR BEDDING DETAIL (UNDER ROADS AND SURFACED AREAS)
(1:20)



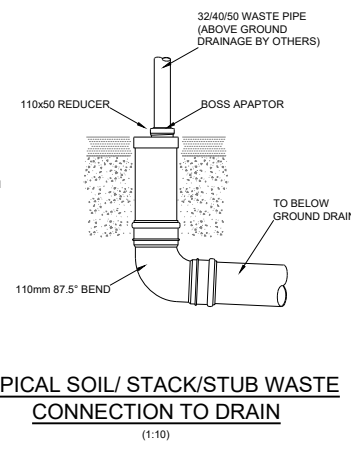
CONCRETE BEDDING DETAIL
(1:20)



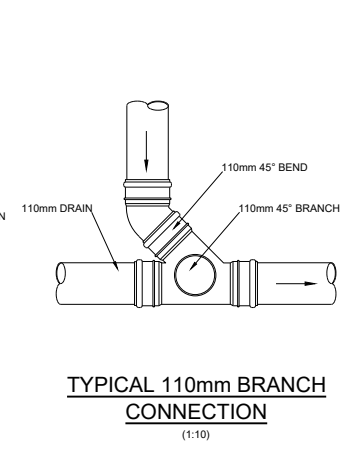
GRANULAR BEDDING DETAIL (UNDER GARDEN)
(1:20)



TYPICAL BACK INLET CONNECTION TO ACCESS GULLEY
(1:10)



TYPICAL SOIL/ STACK/STUB WASTE CONNECTION TO DRAIN
(1:10)



TYPICAL 110mm BRANCH CONNECTION
(1:10)

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Title
TYPICAL DRAINAGE DETAILS

Date 20.06.2025 Checked 21.06.2025

Drawing Sheet Size A1

Scale 1:10, 1:20 Engineer PW

Status PLANNING DOC ONLY

Project Number	Drawing Number	Revision
25-027	63	P1

MAINTENANCE NOTES
1. THE OWNER OF EACH DWELLING IS RESPONSIBLE FOR THE MAINTENANCE OF EACH DWELLING'S DRAINAGE ARRANGEMENT RESPECTIVELY.
2. NOTE THAT AN EASEMENT FOR MAINTENANCE AND ACCESS IS REQUIRED ON THE LAND BOTH 24a & 24b.
THIS IS TO BE ENTERED IN TO ALL LEGAL DOCUMENTS

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUAL, TABLE 21.3 FOR DOMESTIC FLOW CONTROL DEVICE
(THIS INFORMATION IS TO BE WRITTEN IN TO THE O&M MANUAL)

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
	INSPECT AND IDENTIFY ANY AREAS THAT ARE NOT OPERATING CORRECTLY. IF REQUIRE, TAKE REMEDIAL ACTION	MONTHLY FOR 3 MONTHS, THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
REGULAR MAINTENANCE (ATTENUATION TANKS & FLOW CONTROL DEVICE/CHAMBER)	REMOVE DEBRIS FROM THE CATCHMENT SURFACE (WHERE IT MAY CAUSE RISKS TO PERFORMANCE)	MONTHLY	CLIENT / END USER / BUILDING OWNER
	FOR SYSTEMS WHERE RAINFALL INFILTRATES IN TO THE TANK FROM ABOVE, CHECK SURFACE OF FILTER FOR BLOCKAGE BY SEDIMENT, ALGAE OR OTHER MATTER; REMOVE AND REPLACE SURFACE INFILTRATION MEDIUM AS NECESSARY	ANNUALLY	CLIENT / END USER / BUILDING OWNER
REMEDIAL ACTIONS (ALL SUDS PARTS)	REPAIR / REHABILITATE INLETS, OUTLETS, OVERFLOW AND VENTS	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
REMEDIAL ACTIONS (FLOW CONTROL DEVICE)	REMOVE BLOCKAGES TO THE FLOW CONTROL DEVICE, AS REQUIRED BY FOLLOWING THE MAINTENANCE INSTRUCTIONS RELATING TO THAT PARTICULAR DEVICE, i.e. FOR TORNADO STYLE DEVICE, OPEN DOOR USING STAINLESS STEEL ROPE PROVIDED, FOR TYPHOON STYLE DEVICE PULL OUT UP-STAND PIPE TO ACTIVATE DRAIN DOWN, AND FOR HURRICANE STYLE DEVICE, USE THE LIFTING ROD TO DRAIN DOWN AND CLEAR BLOCKAGE(S).	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
MONITORING	INSPECT / CHECK ALL INLETS, OUTLETS, VENTS AND OVERFLOWS TO ENSURE THAT THEY ARE IN GOOD CONDITION AND OPERATING AS DESIGNED	ANNUALLY	CLIENT / END USER / BUILDING OWNER
	SURVEY INSIDE OF TANK FOR SEDIMENT BUILD-UP AND REMOVE, IF NECESSARY	EVERY 5 YEARS, OR AS REQURED	CLIENT / END USER / BUILDING OWNER

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR PERVIOUS PAVEMENTS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	CLEANING BRUSH REGULARLY AND REMOVE SWEEPINGS FROM ALL HARD SURFACE	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	BRUSH AND VACUUM PERMEABLE PAVING SURFACE ONCE A YEAR TO PREVENT SILT BLOCKAGE AND ENHANCE DESIGN LIFE	ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIAL WORK	MONITOR EFFECTIVENESS OF PERMEABLE PAVEMENT, AND WHEN WATER DOES NOT INFILTRATE IMMEDIATELY ADVISE THE CLIENT OF POSSIBLE NEED FOR REINSTATEMENT OF TOP LAYERS OR SPECIALIST CLEANING.	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)
	RECENT EXPERIENCE SUGGESTS THAT WET WASHING AND SUCTION CLEANING WILL SUBSTANTIALLY REINSTATE PAVEMENT TO 90% EFFICIENCY		

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUA C753, APPENDIX B, BOX-B2 FOR INLETS, OUTLETS & INSPECTION CHAMBERS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY	PERSON RESPONSIBLE FOR UNDERTAKING OR COMMISSIONING SUITABLE PROFESSIONAL
REGULAR MAINTENANCE	INLETS, OUTLETS AND SURFACE CONTROL STRUCTURES INSPECT SURFACE STRUCTURES, REMOVING OBSTRUCTIONS AND SILT AS NECESSARY. CHECK THERE IS NO PHYSICAL DAMAGE.	MONTHLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
	STRIM VEGETATION 1m MIN. SURROUND TO STRUCTURES AND KEEP HARD APRONS FREE FROM SILT AND DEBRIS	MONTHLY	SITE OWNER (MAINTENANCE CONTRACT)
	INSPECTION CHAMBERS AND BELOW-GROUND CONTROL CHAMBERS REMOVE COVER AND INSPECT, ENSURING THAT WATER IS FOWING FREELY AND THAT THE EXIT ROUTE FOR WATER IS UNOBSTRUCTED. REMOVE DEBRIS AND SILT. UNDERTAKE INSPECTION AFTER LEAF FALL IN AUTUMN	ANNUALLY	SITE OWNER (MAINTENANCE CONTRACT)
OCCASIONAL TANKS	CHECK TOPSOIL LEVELS ARE 20mm ABOVE EDGES OF BASKETS AND CHAMBERS TO AVOID MOWER DAMAGE	ANNUALLY (OR AS REQUIRED)	SITE OWNER (MAINTENANCE CONTRACT)
REMEDIAL WORK	REPAIR PHYSICAL DAMAGE IF NECESSARY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

- 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 THELOADS 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	21.06.2025	PW

BUILDING REGULATIONS



CREATIVE
STRUCTURES

t: 01273 359 990
e: info@csidestructures.co.uk
w: www.csidestructures.co.uk

Client
JOSH BAXTER

Project
24 OAK HALL PARK,
BURGESS HILL, RH15 0BX

Title
MAINTENANCE DETAILS

Date 20.06.2025	Checked 21.06.2025
Drawing Sheet Size A1	
Scale N/A	Engineer PW
Status PLANNING DOC ONLY	
Project Number 25-027	Drawing Number 64
	Revision P1

SECTION C

CALCULATIONS

ROOF CATCHMENT AREA(S);

EXISTING 24a ROOF = 34.7m²

EXISTING 24a PATIO = TBC = SAY 10m² (4m x 2.5m)

PROPOSED 24b ROOF = 34.7m²

PROPOSED 24b PATIO = TBC SAY 10m² (4m x 2.5m)

TOTAL = 69.4m² + PATIOS (TBC) = SAY 89.4m²

THE DESIGN RAINFALL IS TO BE CALCULATED USING 45% CLIMATE FACTOR & THE 1 in 100 YEAR STORM EVENT & 6 HOUR STORM DURATION.

DESIGN RAINFALL = 0.4l/s (BASED ON DESIGN CRITERIA NOTED ABOVE) THIS FIGURE IS TBC ONCE THE PATIO AREAS ARE CONFIRMED

The following page confirms the design rainfall calculation.

Project				Job no.	
24a & 24b OAK HALL PARK				25-027	
Calcs for				Start page no./Revision	
DESIGN RAINFALL				1	
Calcs by	Calcs date				
PW	20/06/2025				

DESIGN RAINFALL

In accordance with the Wallingford Procedure

Tedds calculation version 2.0.02

Design rainfall intensity

Location of catchment area	Brighton
Storm duration	D = 6 hr
Return period	Period = 100 yr
Ratio 60 min to 2 day rainfall of 5 yr return period	r = 0.350
5-year return period rainfall of 60 minutes duration	M5_60min = 20.0 mm
Increase of rainfall intensity due to global warming	p _{climate} = 45 %
Factor Z1 (Wallingford procedure)	Z1 = 1.69
Rainfall for 6hr storm with 5 year return period	M5_6hr _r = Z1 × M5_60min × (1 + p _{climate}) = 49.0 mm
Factor Z2 (Wallingford procedure)	Z2 = 1.82
Rainfall for 6hr storm with 100 year return period	M100_6hr = Z2 × M5_6hr _r = 89.1 mm
Design rainfall intensity	I _{max} = M100_6hr / D = 14.8 mm/hr

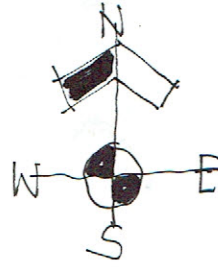
Maximum surface water runoff

Catchment area	A _{catch} = 89 m ²
Percentage of area that is impermeable	p = 100 %
Maximum surface water runoff	Q _{max} = A _{catch} × p × I _{max} = 0.4 l/s

SECTION D

APPENDICES

- Architect's Block Plan
- Southern Water Sewer Asset Map



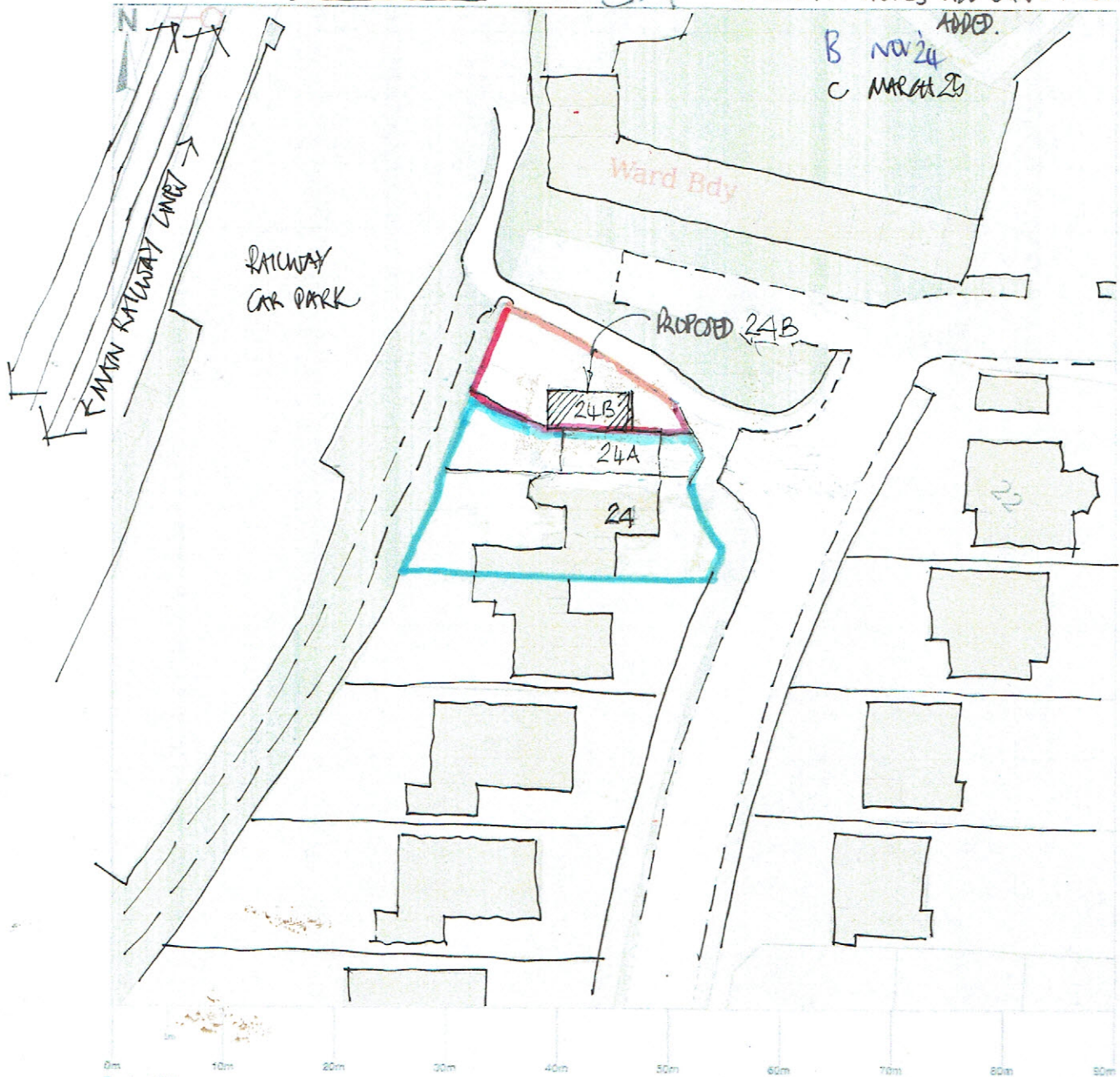
24B Oak Hall Park, Burgess Hill, RH15 0BX

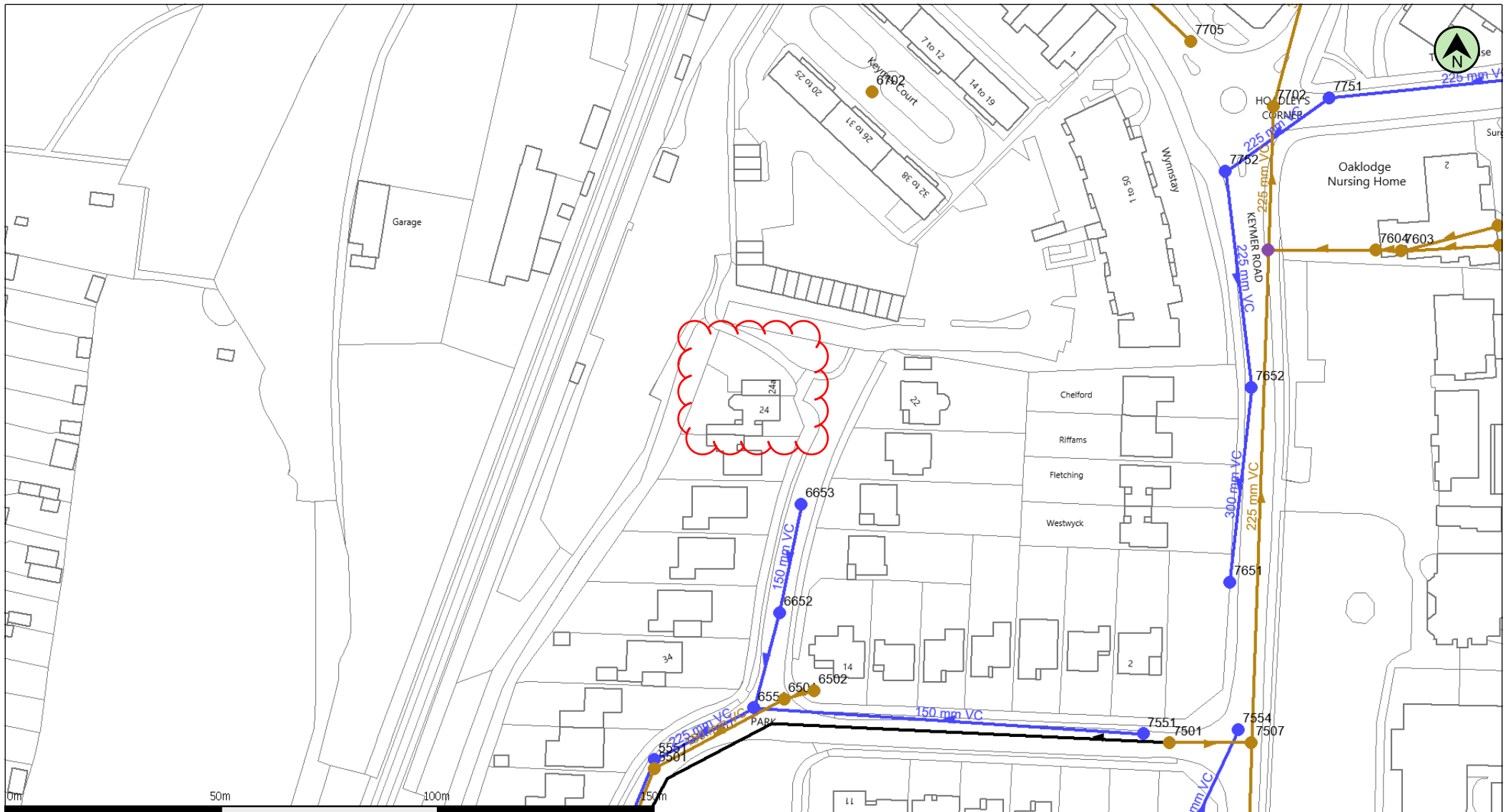
BLOCK PLAN

1:500 @ A4

REVISION 'A' NOV'23 SIDE EXTN & PARKING
ADDED.

B NOV'24
C MARCH'25



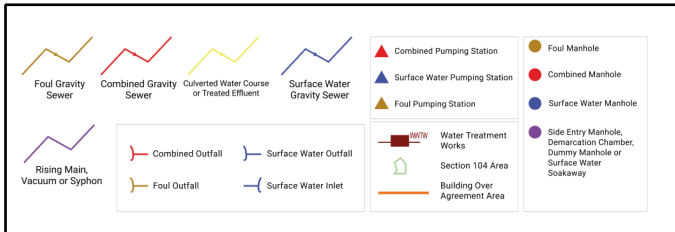


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 Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



info@csidestructures.co.uk

24 Oak Hall Park



