

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 SVP/ISS
- Ex. RWP EXISTING RWP

- 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

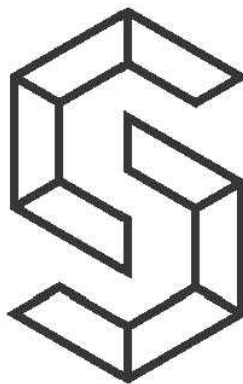
WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

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

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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			
Project Number	Drawing Number	Revision	
25-027	61	P1	



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

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

APPROXIMATE LOCATION OF PUBLIC SEWER CHAMBER 6653. 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)

