

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.

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 ADAPTABLE 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)
- PROPOSED PUBLIC DRAIN (SURFACE WATER ONLY)
- 150mm VC PIPEWORK TO ADAPTABLE STANDARDS
- PROPOSED PRIVATE FOUL DRAIN
- PROPOSED PRIVATE SURFACE WATER DRAIN
- PROPOSED PRIVATE PUMPED SURFACE WATER RISING MAIN (DESIGN BY SPECIALIST)
- EXISTING COMBINED DRAINAGE INSPECTION CHAMBER (PRIVATE)
- PROPOSED PRIVATE FOUL INSPECTION CHAMBER
- PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER / SILT TRAP
- PROPOSED PRIVATE SURFACE WATER PACKAGED PUMPING CHAMBER
- PROPOSED ADAPTABLE STANDARDS CHAMBER WITHIN THE HIGHWAY (TYPE 2a)
- EXISTING SVP
- EXISTING RWP
- NEW SVP
- 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 'H', BS EN 752:2017 AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER
- ALL ADAPTABLE 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

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

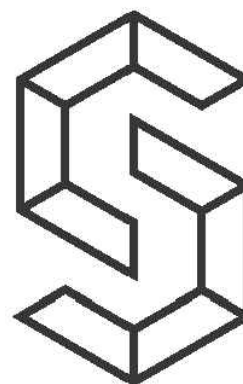
WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

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
PROPOSED SITE DRAINAGE PLAN

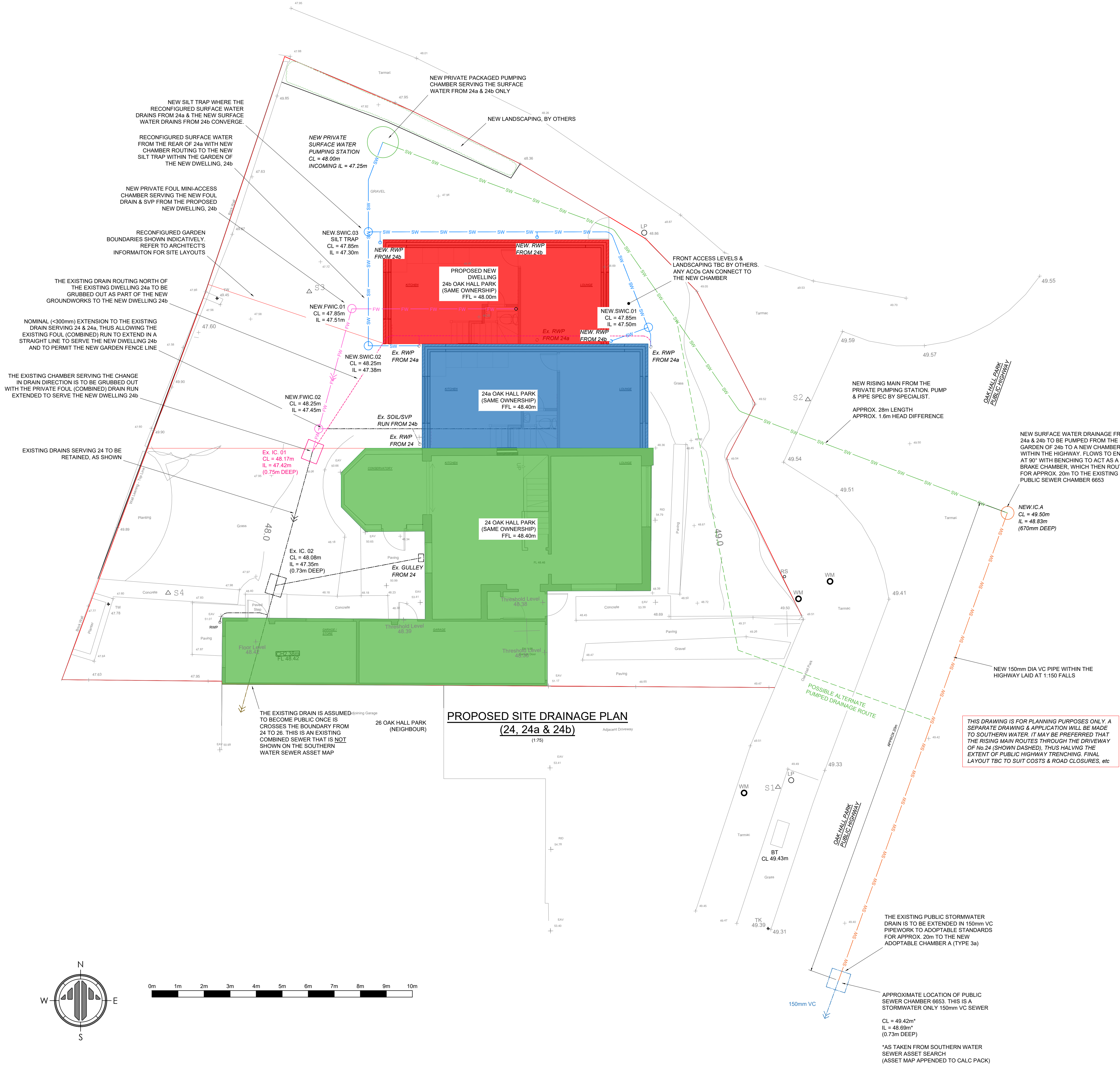
Date 20.06.2025 Checked 21.06.2025

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)

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

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