

DRAINAGE KEY:

FOUL WATER DRAINAGE:

Proposed Private Foul Water Connection (SVP, AAV, BIG etc.)

Proposed Private Foul Water Access Chamber

Proposed Private Foul Water Drain/Sewer

SURFACE WATER DRAINAGE:

Proposed Private Surface Water Rain Water Pipe

Proposed Private Surface Water Channel Linear (i.e ACO)

Proposed Private Surface Water Access Chamber

Proposed Private Surface Water Rodding Eye

Proposed Private Surface Water Drain/Sewer

Proposed Private Crated Attenuation Tank (i.e PolyStorm)

EXISTING DRAINAGE:

Existing Surface Water Sewer/Drain

Existing Foul Water Sewer/Drain

Existing Culverted Watercourse

Existing Sewer/Drain to be abandoned

Existing 3m Easement

ONSITE BOREHOLE TESTING IDENTIFIED GROUNDWATER AT 0.7M BELOW GROUND LEVEL, AS PER THE SUDS MANUAL A CLEAR 1M IS REQUIRED FROM THE TOP OF GROUNDWATER TO THE UNDERSIDE OF ANY INFILTRATION FEATURE, FOR THIS REASON INFILTRATION TECHNIQUES HAVE BEEN DISCOUNTED.

PROPOSED FLOW CONTROL CHAMBER
TYPE HYDRO BRAKE
REF SHE-0146-1000-0950-1000
DESIGN FLOW 10.0l/s
DESIGN DEPTH 0.95m
INVERT LEVEL @ 26.735

FOR FULL EXISTING DRAINAGE SURVEY DETAILS, REFER TO CADMAP DWG CMU/24887

WATER RE-USE IN THE FORM OF AN UNDERGROUND ROOF WATER HARVESTING TANK WILL REDUCE THE OFFSITE SURFACE WATER VOLUME DISCHARGE



POSITION OF EXISTING CULVERT BASED UPON MSDC MAPPING. TO BE SURVEYED PRIOR TO CONSTRUCTION.

EXISTING CULVERTS TO HAVE A 3M WIDE EASEMENT EITHER SIDE OF APPARATUS

RECYCLED WATER TO REFILL INTERNAL WC CISTERNS

PROPOSED RAINWATER HARVESTING TANK TO BE A 5000L RAINTech GRP TANK

EXISTING FOUL DRAIN TO BE DIVERTED AROUND PROPOSED BUILDING

REDUNDANT EXISTING DRAINAGE TO BE ABANDONED AND EITHER GROUTED OR REMOVED.

PROPOSED SURFACE WATER FLOWS TO DISCHARGE INTO EXISTING NETWORK. CAR PARK WILL CONTINUE UNRESTRICTED BUT PROPOSED ROOF AREA WILL BE ATTENUATED.

THE CLIENT IS THE RIPARIAN OWNER OF THE ONSITE DRAINAGE NETWORK AND THEREFORE 3RD PARTY CONNECTION APPROVAL NOT REQUIRED

GEOCELLULAR TANK TO BE WRAPPED IN GEOMEMBRANE & GEOTEXTILE, AS PER MANUFACTURER'S GUIDANCE

ONSITE SILT TRAPS WILL PROVIDE WATER QUALITY BENEFITS BY INTERCEPTING 'FIRST FLUSH' POLLUTANTS

CATCH PIT / SILT TRAP REQUIRED UPSTREAM OF THE ATTENUATION TANK.

A WATERPROOF TREATMENT WILL BE APPLIED TO THE BUILDING CONSTRUCTION FOR THE FIRST 300MM ABOVE PROPOSED FFL. TEMPORARY FLOOD BOARDS/GATES ON ALL NORTHERN ACCESSES, AND ALL ELECTRICAL/GAS FITTINGS ON THE NORTHERN FACE TO BE RAISED 600MM ABOVE THE PROPOSED FFL.

MAXIMUM EXPECTED FLOOD LEVEL WITHIN CAR PARK OF 300MM TO A LEVEL OF 28.60M AOD. THE PROPOSED FFL OF 28.65M AOD PROVIDES 0.05M FREEBOARD. THE PROPOSED FFL MIMICS THE EXISTING AND TIES INTO LEVELS ON THE SITE BOUNDARY AND SITE ACCESS, AND THEREFORE CANNOT BE RAISED ANY FURTHER

FFL 28.650

INDIRECT FOUL CONNECTIONS TO BE MADE UNDER A S106 APPLICATION WITH SOUTHERN WATER.

DRAINAGE STRATEGY SUMMARY

EXISTING DISCHARGE RATES

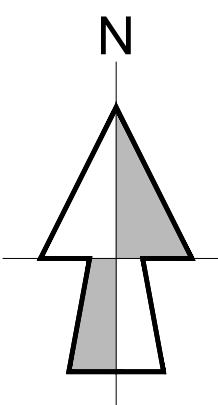
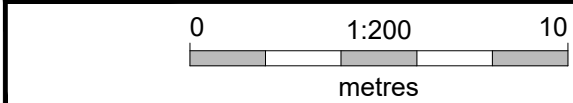
- RAINFALL = FEH22
- CLIMATE CHANGE = 0
- CV = 1
- 2 YEAR = 50.9L/S
- 30 YEAR = 126.7L/S
- 100 YEAR = 154.5L/S

PROPOSED DISCHARGE RATES

- RAINFALL = FEH22
- CLIMATE CHANGE = 45%
- CV = 1
- 2 YEAR = 40.7L/S
- 30 YEAR = 99.9L/S
- 100 YEAR = 123.4L/S

A PROPOSED BETTERMENT OF 20% HAS BEEN MADE ON THE EXISTING DISCHARGE RATES ACROSS ALL STORM EVENT FOR THE DEVELOPMENT.

OVERALL THIS REDUCES THE RISK OF FLOODING TO DOWNSTREAM PROPERTIES. THE EXISTING NETWORK HAS SUFFICIENT CAPACITY.



General Notes:

- All dimensions and details are to be checked prior to the commencement of any work or preparation of other drawings.
- This drawing should not be scaled, refer to figured dimensions only.
- Any drawing or design discrepancies identified should be reported to Civil Studio immediately.
- This drawing is to be read in conjunction with all architectural and / or other relevant drawings and details.
- The Contractor is required to verify the location and depth of all Statutory Undertakers' Apparatus prior to commencement of work and to take any precautions necessary when working in the vicinity of apparatus.
- In the event of any contradiction between this drawing and the specification, the Contractor shall seek clarification from Civil Studio before proceeding.

Private Drainage Notes:

- Reference to proprietary goods shall not exclude others of similar approved quality and which comply with relevant British standards.
- All proprietary products shall be installed in accordance with the manufacturer's instructions and current agreement certificates.
- Where the distance to a drain trench from the outside face of a foundation or external wall is less than 1 m and the drains invert level is below foundation level, trench fill shall be of concrete to a level equal to that of the under side of the foundation. Where the distance is greater than 1m, the concrete trench shall be to a level at least 150mm below the underside of the foundation.
- Concrete surround to pipes to be interrupted at flexible pipe joints over entire cross section of surround with compressible material e.g. 'flexcell' or 'fiberboard'.
- Drainage to be constructed in accordance with Building Regulations 2015 Part H Drainage & Waste Disposal & associated British Standards.
- Levels and locations of all drain and sewer crossings are to be checked on site before construction.
- All private pipe work to be 100mm dia Hepworth PlastiDrain or similar approved unless otherwise specified.
- All attenuation structures to be backfilled and surrounded in accordance with manufactures specification and Specification for highway works series 600 and 800.
- Position of manhole covers shown are indicative, to be confirmed onsite.
- Inspection chamber/gully covers within road to be D400, within parking courtyard and driveway areas to be B125, within pedestrian areas to be A15.
- Based on private domestic thermoplastic material (stiffness SN4), all pipework requires concrete protection such as Type Z surround if less than 0.6m cover in landscaped areas, or 0.9m cover in trafficked areas
- Drainage to be constructed from outfall.
- All levels are related to Ordnance Survey Datum.

A	Initial Preliminary Issue	04.04.25
REV:	DESCRIPTION:	DATE:

STATUS: PRELIMINARY



CLIENT:	CAPITAL HAIR & BEAUTY LTD		
SITE:	UNIT A, CONSORT WAY, BURGESS HILL, RH15 9TJ		
TITLE:	DRAINAGE LAYOUT PLAN		
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:200	Apr 2025	JT	JP
PROJECT NO:	DRAWING NO:	REVISION:	
24.064	03.10	A	