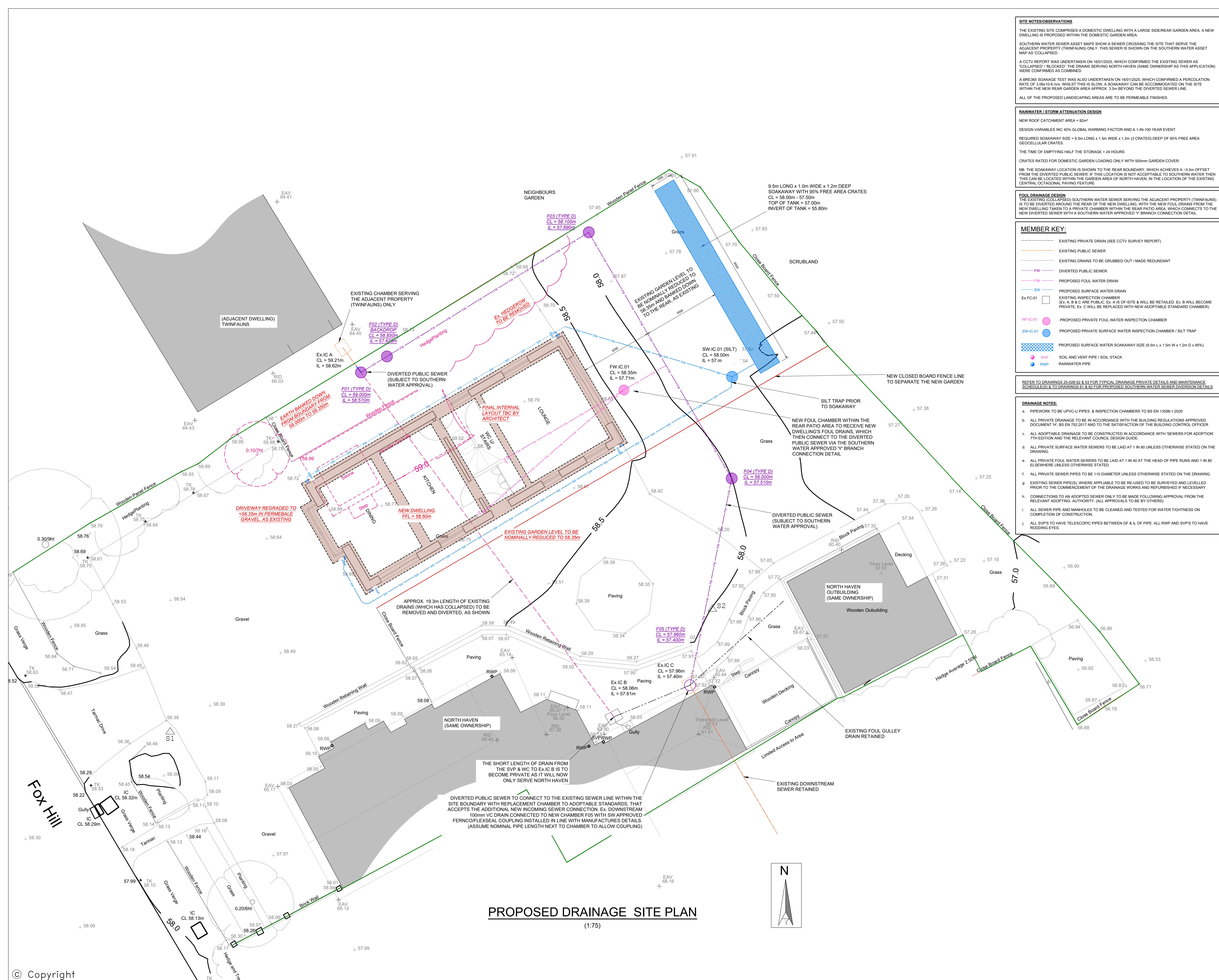




SITE NOTES/OBSERVATIONS

THE EXISTING SITE COMPRISES A DOMESTIC DWELLING WITH A LARGE SIDE/REAR GARDEN AREA. A NEW DWELLING IS PROPOSED WITHIN THE DOMESTIC GARDEN AREA.

SOUTHERN WATER SEWER ASSET MAPS SHOW A SEWER CROSSING THE SITE THAT SERVE THE ADJACENT PROPERTY (TWINFAUNS) ONLY. THIS SEWER IS SHOWN ON THE SOUTHERN WATER ASSET MAP AS 'COLLAPSED'.

A CCTV REPORT WAS UNDERTAKEN ON 16/01/2025, WHICH CONFIRMED THE EXISTING SEWER AS 'COLLAPSED' / 'BLOCKED'. THE GRANS SERVING NORTH HAVEN (SAME OWNERSHIP AS THIS APPLICATION) WERE CONFIRMED AS COMBINED.

A BRE365 SOAKAGE TEST WAS ALSO UNDERTAKEN ON 16/01/2025, WHICH CONFIRMED A PERCOLATION RATE OF 3.0x10⁻⁴ m/s. WHILEST THIS IS SLOW, A SOAKAWAY CAN BE ACCOMMODATED ON THE SITE WITHIN THE NEW REAR GARDEN AREA APPROX. 3.5m BEYOND THE DIVERTED SEWER LINE.

ALL OF THE PROPOSED LANDSCAPING AREAS ARE TO BE PERMEABLE FINISHES.

RAINWATER / STORM ATTENUATION DESIGN

NEW ROOF CATCHMENT AREA = 82m²

DESIGN VARIABLES INC 45% GLOBAL WARMING FACTOR AND A 1-IN-100 YEAR EVENT.

REQUIRED SOAKAWAY SIZE = 9.5m LONG x 1.5m WIDE x 1.2m (3 CRATES) DEEP OF 95% FREE AREA GEOCELLULAR CRATES.

THE TIME OF EMPTYING HALF THE STORAGE = 24 HOURS

CRATES RATED FOR DOMESTIC GARDEN LOADING ONLY WITH 500mm GARDEN COVER.

NB: THE SOAKAWAY LOCATION IS SHOWN TO THE REAR BOUNDARY, WHICH ACHIEVES A ~3.5m OFFSET FROM THE DIVERTED PUBLIC SEWER. IF THIS LOCATION IS NOT ACCEPTABLE TO SOUTHERN WATER THEN THIS CAN BE LOCATED WITHIN THE GARDEN AREA OF NORTH HAVEN, IN THE LOCATION OF THE EXISTING CENTRAL OCTAGONAL PAVING FEATURE

FOUL DRAINAGE DESIGN

THE EXISTING (COLLAPSED) SOUTHERN WATER SEWER SERVING THE ADJACENT PROPERTY (TWINFAUNS) IS TO BE DIVERTED AROUND THE REAR OF THE NEW DWELLING. WITH THE NEW FOUL DRAINS FROM THE NEW DWELLING TAKEN TO A PRIVATE CHAMBER WITHIN THE REAR PATIO AREA, WHICH CONNECTS TO THE NEW DIVERTED SEWER WITH A SOUTHERN WATER APPROVED 'Y' BRANCH CONNECTION DETAIL.

MEMBER KEY:

----- EXISTING PRIVATE DRAIN (SEE CCTV SURVEY REPORT)

----- EXISTING PUBLIC SEWER

----- EXISTING DRAINS TO BE GRUBBED OUT / MADE REDUNDANT

FW ----- DIVERTED PUBLIC SEWER

FW ----- PROPOSED FOUL WATER DRAIN

SW ----- PROPOSED SURFACE WATER DRAIN

Ex.FC-01 [] EXISTING INSPECTION CHAMBER (Ex. A, B & C ARE PUBLIC. Ex. A IS OF-SITE & WILL BE RETAINED. Ex. B WILL BECOME PRIVATE. Ex. C WILL BE REPLACED WITH NEW ADOPTABLE STANDARD CHAMBER)

NF-IC-01 [] PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER

SW-IC-01 [] PROPOSED SURFACE WATER INSPECTION CHAMBER / SILT TRAP

[] PROPOSED PRIVATE WATER SOAKAWAY SIZE (9.5m L x 1.5m W x 1.2m D x 95%)

[] SOIL AND VENT PIPE / SOIL STACK

[] RWP

REFER TO DRAWINGS 25-028-52 & 53 FOR TYPICAL DRAINAGE PRIVATE DETAILS AND MAINTENANCE SCHEDULES & TO DRAWINGS 61 & 62 FOR PROPOSED SOUTHERN WATER SEWER DIVERSION DETAILS

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 REFINISHED 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 SVPS TO HAVE TELESCOPIC PIPES BETWEEN GF & IL OF PIPE. ALL RWP AND SVPS TO HAVE RODDING EYES.

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 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

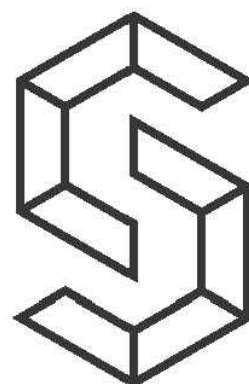
⚠ WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

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	PLANNING DOC	02.07.2025	PW

FOR PLANNING DOC



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Project

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Title

NEW DWELLING DRAINAGE
PROPOSED SITE PLAN

Date 02.07.2025 Checked 02.07.2025

Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

Status PLANNING DOC

Project Number Drawing Number Revision

25-028

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P1