

NORTH HAVEN DRAINAGE – FOR PLANNING DOC

Drainage Information for Additional Dwelling

Revision P1

For;
Josh Baxter

Site Address
North Haven,
Fox Hill,
Haywards Heath,
RH17 4QY

Issued
2nd July 2025

Our Reference
25-028



CREATIVE
STRUCTURES

DOCUMENT ISSUE REGISTER

Job	NORTH HAVEN – ADDITIONAL DWELLING			
Document	DRAINAGE – FOR PLANNING DOC			
Issue	Date	Description	By	Checked
P1	02/07/2025	For DOC Approval	Philip Wainwright, <i>CEng, MStructE</i>	02/07/2025

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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	BRE 365 PERCOLATION TEST LOG SHEET
	CCTV REPORT

SECTION A

PROJECT DETAILS

1) Local Authority:

MID-SUSSEX DISTRICT COUNCIL

2) Based on architectural drawings:

BY GEORGE BAXTER

3) Parts of structure:

DRAINAGE ONLY

4) Design assumptions made in calculations:

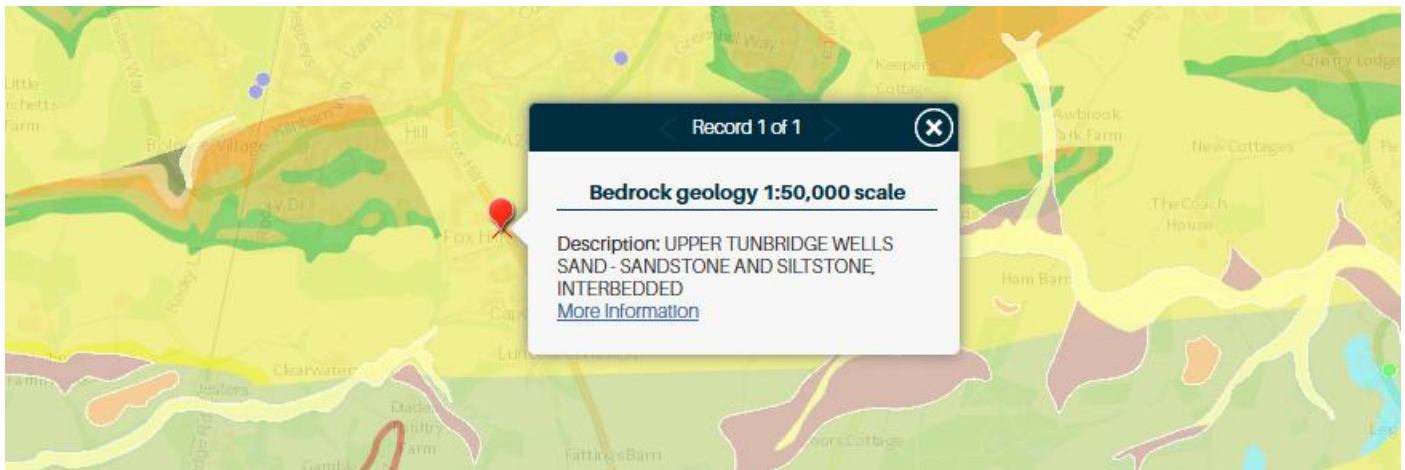
a) *N/A*

PROJECT OVERVIEW & DESIGN PHILOSOPHY

Introduction

The existing site comprises a domestic dwelling with a large side/rear garden area. A new dwelling is proposed within the domestic garden area.

The site is located within the Upper Tunbridge Wells Sand Formation, which is an interbedded Sandstone & Siltstone bedrock. The below figure is taken from the British Geological Survey web service. A local borehole record from St Francis Hospital supports this.



Southern water sewer asset maps show a sewer crossing the site that serve the adjacent property (Twinfawns) only. This sewer is shown on the southern water asset map as 'collapsed'. The Southern Water Sewer Asset map is appended within section D.

A CCTV report was undertaken on 16/01/2025, which confirmed the existing sewer as 'collapsed' / 'blocked'. The drains serving North Haven (same ownership as this application) were confirmed as combined.

The new foul drainage is to connect by gravity to the diverted public sewer run.

A BRE365 soakage test was also undertaken on 16/01/2025, which confirmed a percolation rate of 3.06×10^{-6} m/s. Whilst 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. The test results are appended within section D.

The new stormwater is to route to a new soakaway within the new rear garden area.

All of the proposed landscaping areas are to be permeable finishes.

A separate Southern Water Sewer Diversion application has been made. No works are to progress until Southern Water approvals are obtained. The drawings are provided within section B, for information only. A response from Southern Water is expected the week commencing 7th July 2025. The Southern Water response/approval will be provided in due course.

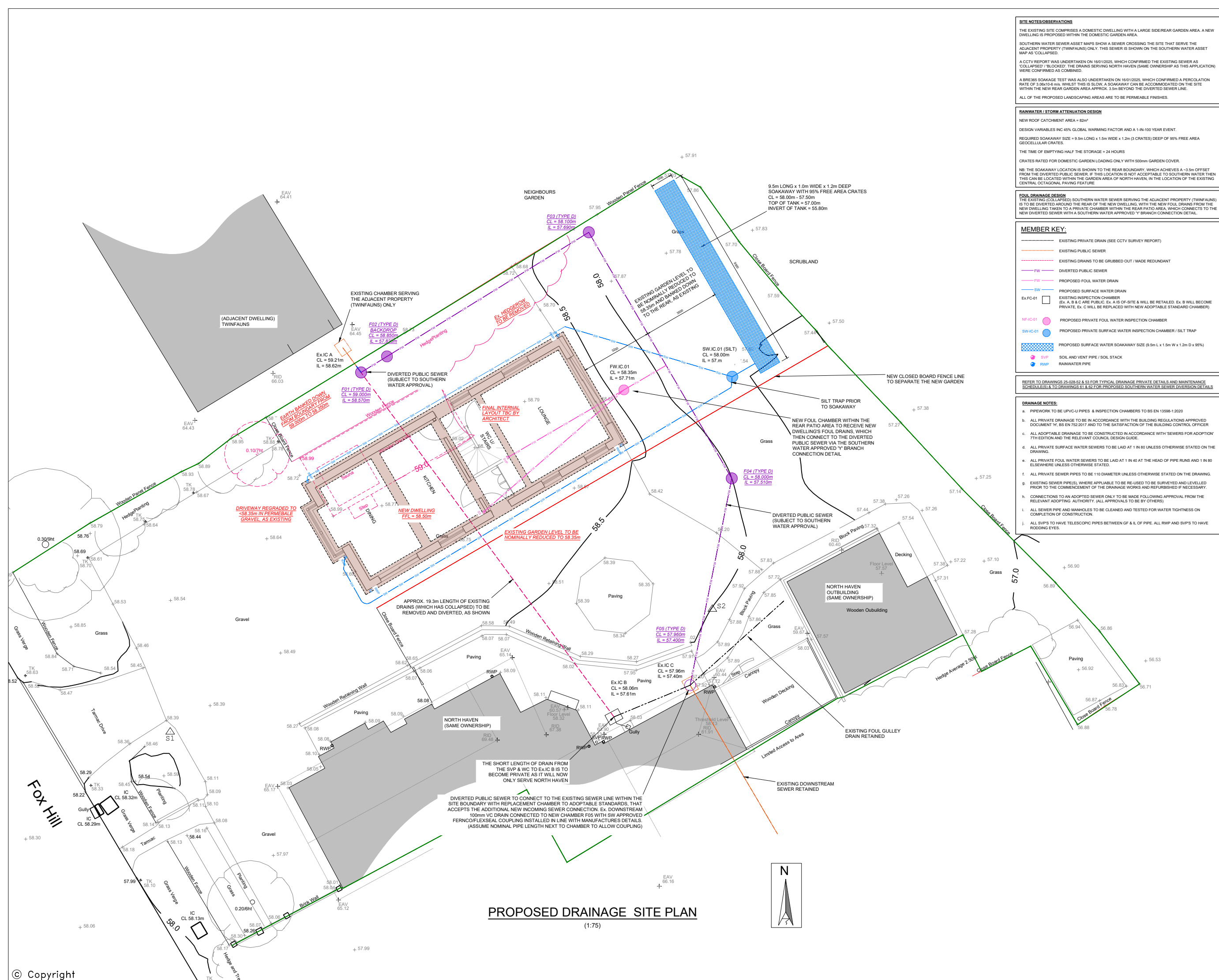
SECTION B

DRAWINGS

- 25-028-51 PROPOSED DRAINAGE SITE PLAN
- 25-028-52 PROPOSED DRAINAGE DETAILS – SHEET 1 of 2
- 25-028-53 PROPOSED DRAINAGE DETAILS – SHEET 2 of 2

The following drawings are for information only

- 25-028-61 SOUTHERN WATER SEWER DIVERSION PLAN
- 25-028-62 SOUTHERN WATER SEWER DIVERSION DETAILS



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 DRAINS 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 3.0x10⁻⁶ 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
- 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 PRIVATE SURFACE WATER INSPECTION CHAMBER / SILT TRAP
- PROPOSED SURFACE WATER SOAKAWAY SIZE (8.5m L x 1.5m W x 1.2m D x 95%)
- SVP - SOIL AND VENT PIPE / SOIL STACK
- RWP - RAINWATER PIPE

REFER TO DRAWINGS 25-028-02 & 03 FOR TYPICAL DRAINAGE PRIVATE DETAILS AND MAINTENANCE SCHEDULE(S) & TO DRAWINGS 01 & 02 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 'F', 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 REPAIRS 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:-**
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 - 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

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COORDINATION HIGHLIGHT

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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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Client JOSH BAXTER		
Project NORTH HAVEN, FOX HILL, HAYWARDS HEATH, RH16 4QY		
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 25-028	Drawing Number 51	Revision P1

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

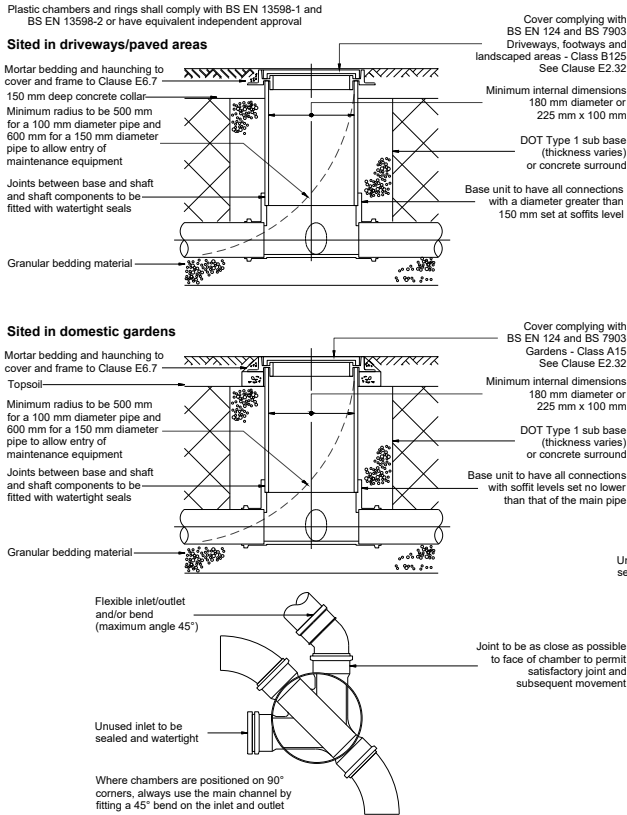
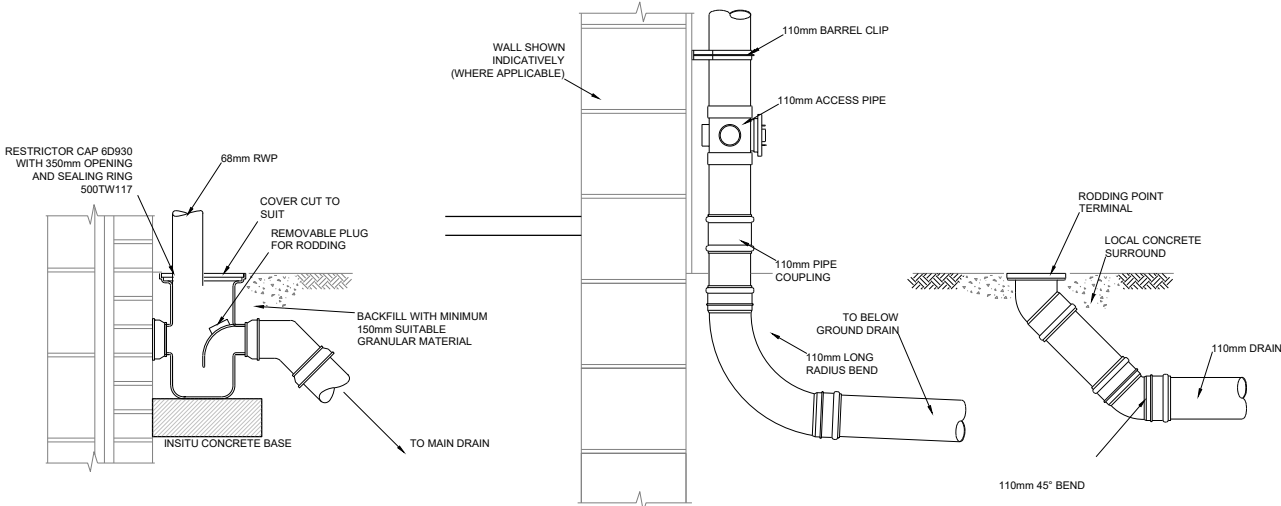
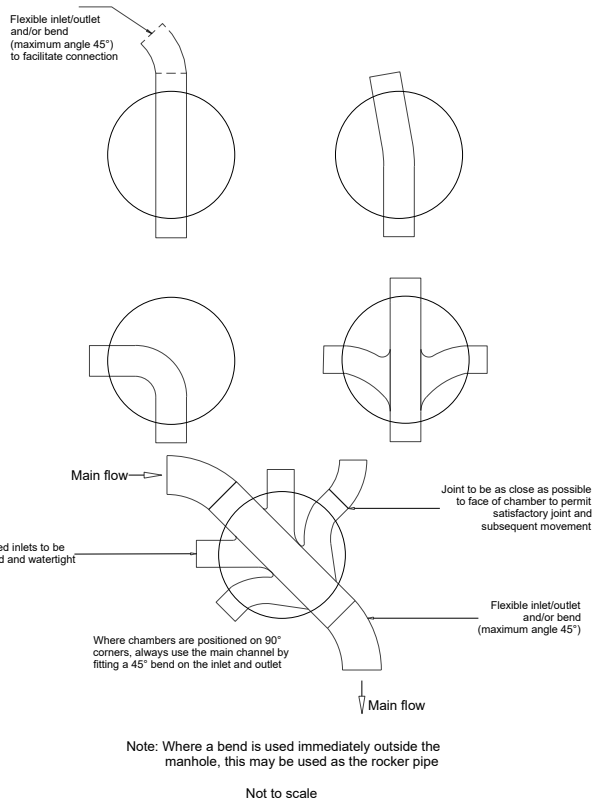


FIGURE B.20
ALTERNATIVE BASE LAYOUTS FOR TYPE 3/4 CHAMBERS



TYPICAL 68mm RWP CONNECTION TO 110mm PVCu DRAIN VIA RODABLE BOTTLE GULLEY

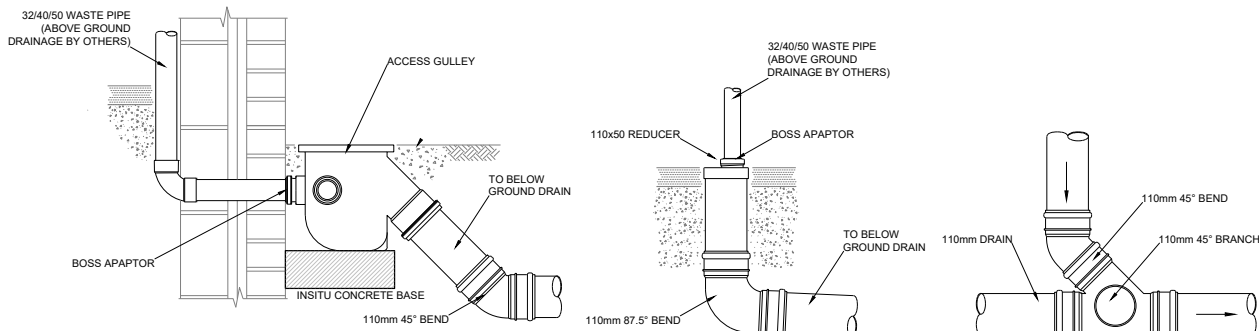
(1:10)

TYPICAL DETAIL AT BASE OF SVP

(1:10)

TYPICAL HEAD OF DRAIN RODDING POINT

(1:10)



TYPICAL BACK INLET CONNECTION TO ACCESS GULLEY

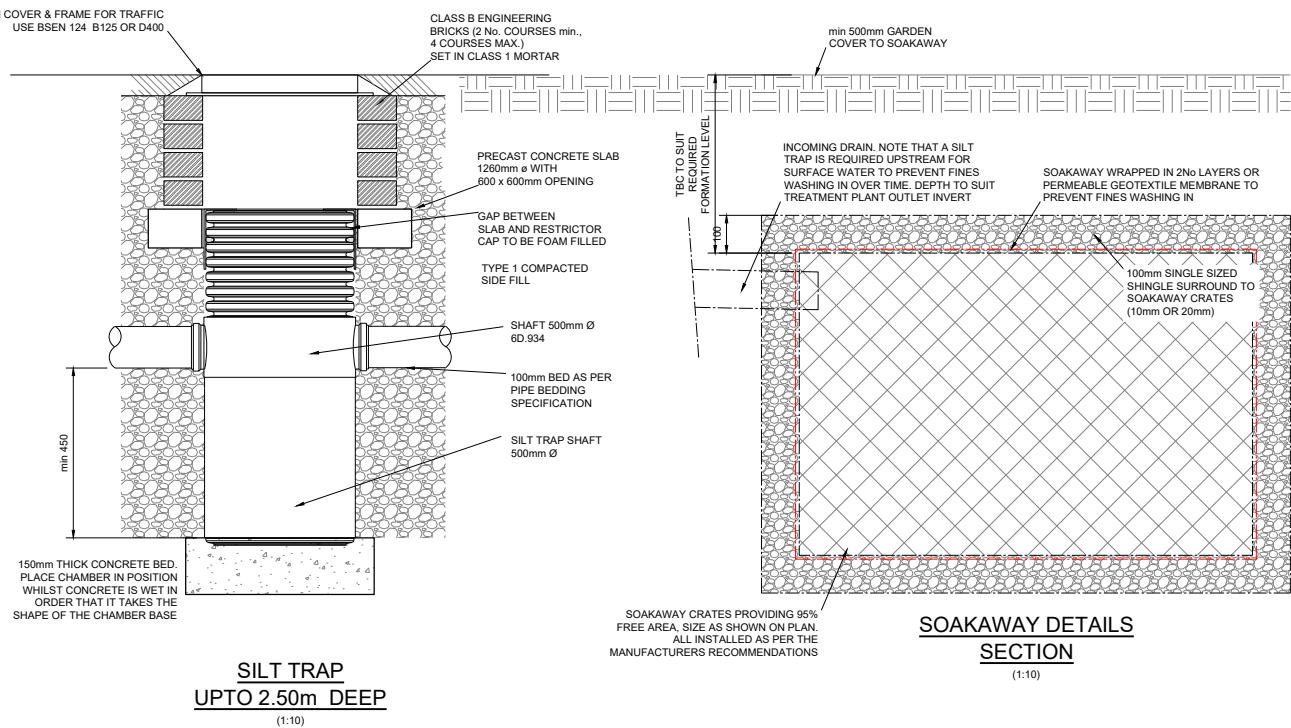
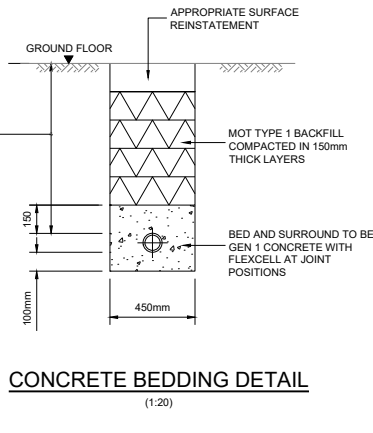
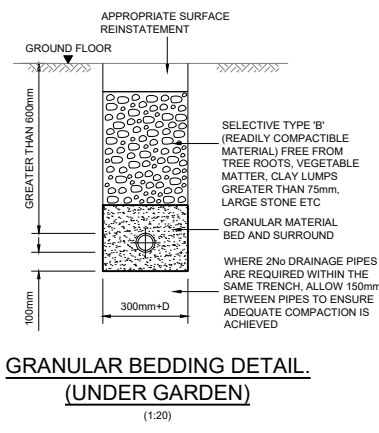
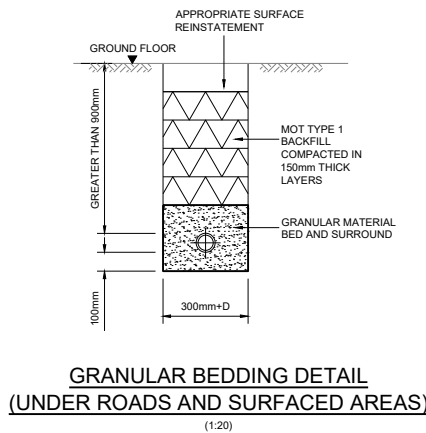
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TYPICAL SOIL/ STACK/STUB WASTE CONNECTION TO DRAIN

(1:10)

TYPICAL 110mm BRANCH CONNECTION

(1:10)



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⚠ 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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Client
JOSH BAXTER

Project
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HAYWARDS HEATH, RH16 4QY

Title
NEW DWELLING DRAINAGE
TYPICAL DETAILS - SHEET 1 of 2

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	52	P1

MAINTENANCE NOTES
1. THE OWNER OF THE FLAT IS COLLECTIVELY RESPONSIBLE FOR THE MAINTENANCE OF THE BUILDING'S DRAINAGE ARRANGEMENT .
THIS IS TO BE ENTERED IN TO ALL LEGAL DOCUMENTS

MAINTENANCE SCHEDULE - AS TAKEN FROM SUDS MANUAL, TABLE 31.1 FOR DOMESTIC SOAKAWAYS
(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
REGULAR MAINTENANCE	INSPECT FOR SEDIMENT AND DEBRIS IN PRE-TREATMENT COMPONENTS AND DOOR OF INSPECTION TUBE OR CHAMBER AND INSIDE OF CONCRETE MANHOLE RINGS	MONTHLY FOR 3 MONTHS, THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
	CLEANING OF GUTTERS AND ANY FILTERS ON DOWNPIPES	ANNUALLY, OR AS REQUIRED BASED ON INSPECTIONS	CLIENT / END USER / BUILDING OWNER
	TRIMMING ANY ROOTS THAT MAY BE CAUSING BLOCKAGES	ANNUALLY, OR AS REQUIRED	CLIENT / END USER / BUILDING OWNER
OCCASIONAL MAINTENANCE	REMOVE SEDIMENT AND DEBRIS FROM PRE-TREATMENT COMPONENTS AND DOOR OF INSPECTION TUBE OR CHAMBER AND INSIDE OF CONCRETE MANHOLE RINGS	ANNUALLY, OR AS REQUIRED BASED ON INSPECTIONS	CLIENT / END USER / BUILDING OWNER
REMEDIAL ACTIONS	RECONSTRUCT SOAKAWAY AND/OR REPLACE OR CLEAN VOID FILL, IF PERFORMANCE DETERIORATES OR FAILURE OCCURS	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
	REPLACEMENT OF CLOGGED GEOTEXTILE (WILL REQUIRE RECONSTRUCTION OF SOAKAWAY)	AS REQUIRED	CLIENT / END USER / BUILDING OWNER
MONITORING	INSPECT SILT TRAPS AND NOTE RATE OF SEDIMENT ACCUMULATION	MONTHLY IN THE FIRST YEAR AND THEN ANNUALLY	CLIENT / END USER / BUILDING OWNER
	CHECK SOAKAWAY TO ENSURE EMPTYING IS OCCURRING	ANNUALLY	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. RECENT EXPERIENCE SUGGESTS THAT WET WASHING AND SUCTION CLEANING WILL SUBSTANTIALLY REINSTATE PAVEMENT TO 90% EFFICIENCY	AS REQUIRED	SITE OWNER (MAINTENANCE CONTRACT)

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)

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Title
NEW DWELLING DRAINAGE
TYPICAL DETAILS - SHEET 2 of 2

Date 02.07.2025 Checked 02.07.2025

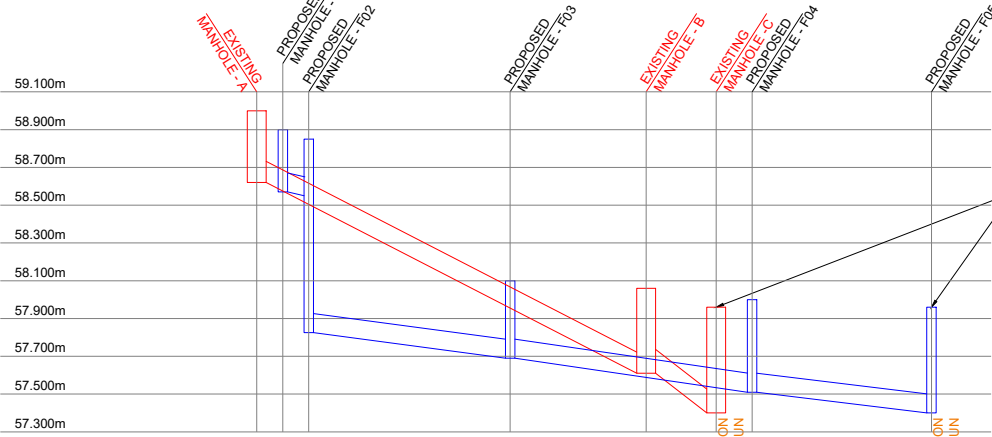
Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

Status PLANNING DOC

Project Number	Drawing Number	Revision
25-028	53	P1

ALL LEVELS ARE RELATIVE TO AOD
(GPS SURVEY UNDERTAKEN ON 23/06/2025)



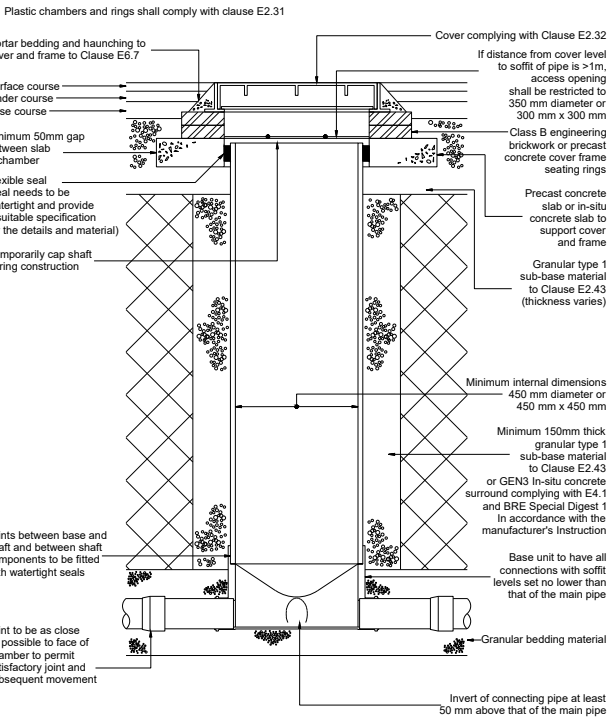
CHAINAGE linear m'	0.000	1.372	12.039	19.239	22.949	24.850	34.349
GROUND LEVEL m AOD	59.000m	59.850m	58.100m	58.060m	57.960m	58.000m	57.960m
EXISTING SEWER INVERT m AOD	TBC BY TRAIL HOLE BUT AS EX. INVERT 58.570m			57.610m	57.400m	57.510m	57.400m
PROPOSED SEWER INVERT m AOD	TBC BY TRAIL HOLE BUT AS EX. INVERT 58.570m	55.920m		55.650m (NO LONGER PUBLIC)	57.400m	57.510m	57.400m
PROPOSED PIPE SIZE MATERIAL AND STRENGTH	100mm THERMOPLASTICS PIPES, JOINTS AND FITTINGS THAT COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 1401-1, BS EN 1852 AND BS EN 12666-1 & SW NOTE V1.4 (4TH APRIL 2019) CLAUSE E2.43 (POLYSEWER, FUNKE HD OR SIMILAR SUPPLIER FROM SOUTHERN WATER'S APPROVED MANUFACTURER LIST TO WITHSTAND 2600psi JETTING)						
BEDDING CLASS	CLASS 'Z' BEDDING						

LONGSECTION

ALL NEW PUBLIC CHAMBERS TO BE TYPE D, INLINE WITH FIGURE B.3 OF THE 'DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG)' DOCUMENT

FIGURE B.18
TYPICAL INSPECTION CHAMBER DETAIL - TYPE D

Depth from cover level to soffit of pipe up to 3m
Flexible material construction for use in areas subject to vehicle loading

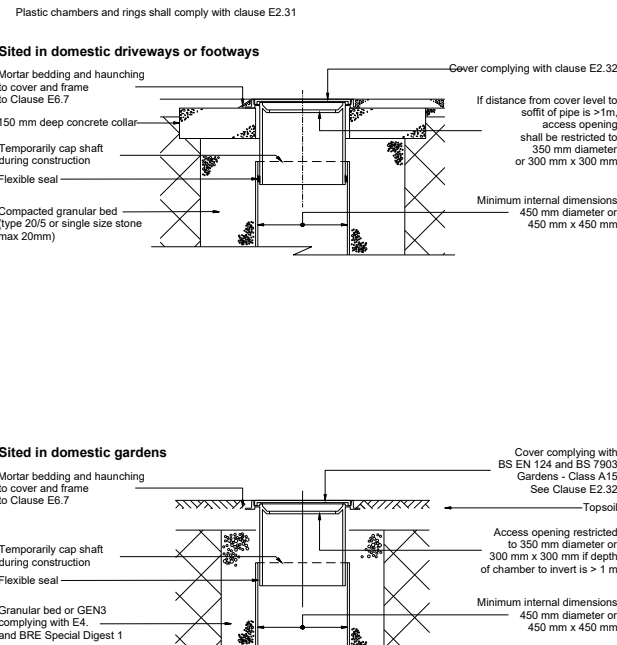


Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

Not to scale

FIGURE B.19
TYPICAL INSPECTION CHAMBER DETAIL - TYPE D

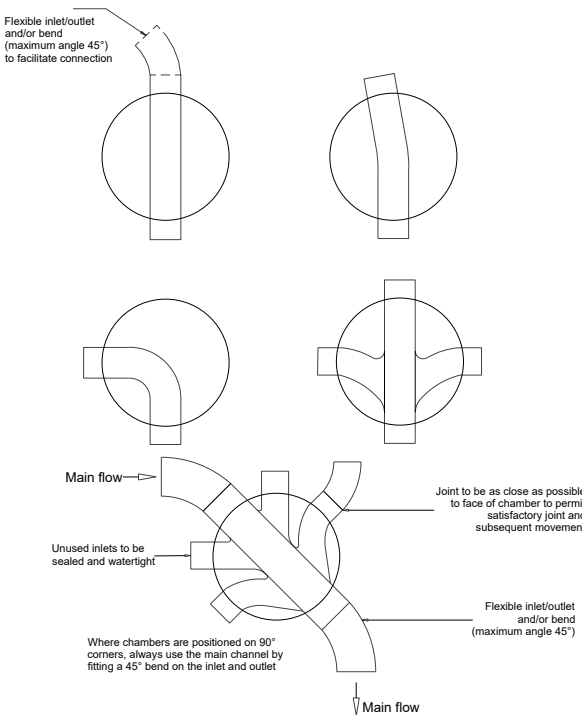
Flexible material construction alternative top details for use in light vehicle loading or landscaped areas



Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

Not to scale

FIGURE B.22
ALTERNATIVE BASE LAYOUTS FOR TYPE 3/4 CHAMBERS

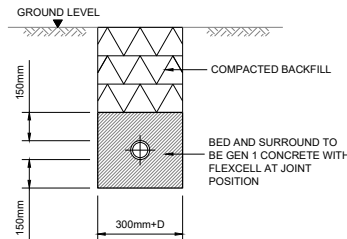


Note: Where a bend is used immediately outside the manhole, this may be used as the rocker pipe

Not to scale

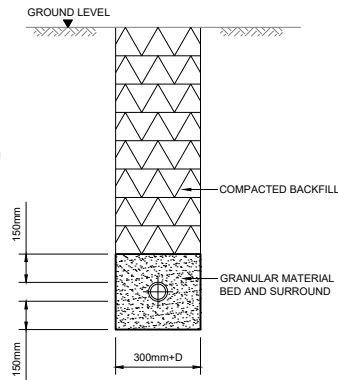
CLASS 'Z'
CONCRETE BEDDING DETAIL.
(WHERE COVER <600mm)

(1:20)



CLASS 'S'
GRANULAR BEDDING DETAIL
(WHERE COVER >600mm)

(1:20)



ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'DESIGN AND CONSTRUCTION GUIDANCE (DCG/SSG)' AS FOUND ON THE WATER.ORG.UK WEBSITE, UNDER SEWERAGE SECTOR GUIDANCE (SSG) AND THE RELEVANT COUNCIL DESIGN GUIDE.

FIGURE B.24
CONNECTIONS TO SEWER

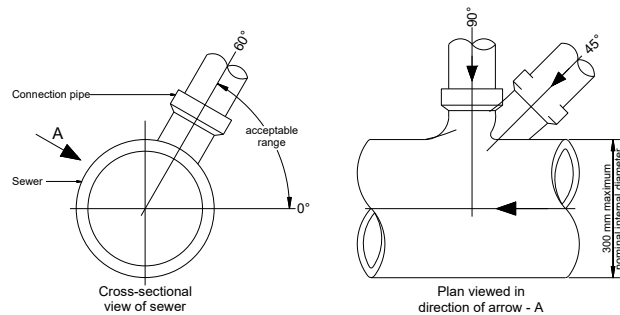
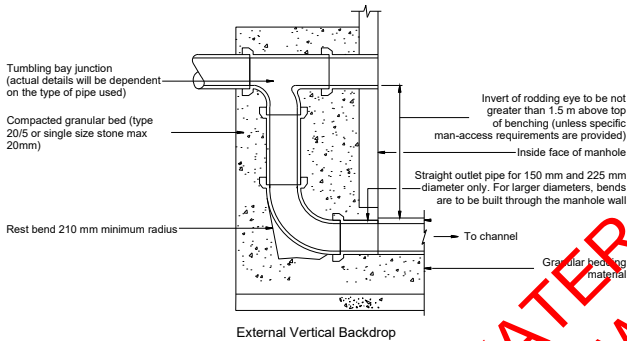
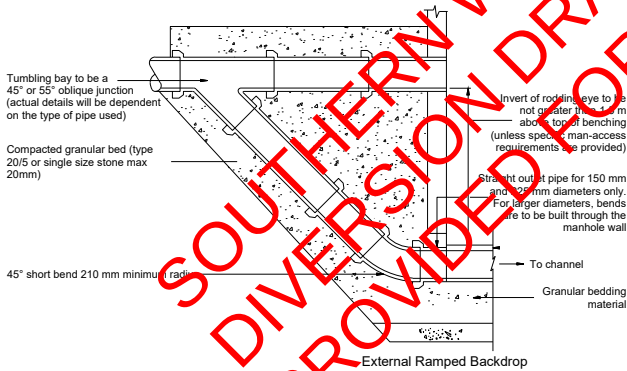


FIGURE B.36
TYPICAL VERTICAL AND RAMPED BACKDROP DETAIL (flexible materials)
For use in manhole types A to D

Note: Steeper gradients are preferred to the use of backdrops.
Type of backdrop to be used to be agreed with Undertaker.



External Vertical Backdrop



External Ramped Backdrop

Not to scale, dimensions in millimetres

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 STATUTORY APPROVAL ONLY	01.07.2025	PW

FOR STATUTORY
APPROVAL ONLY



CREATIVE
STRUCTURES

t: 01273 359 990

e: info@csidestructures.co.uk

w: www.csidestructures.co.uk

Client

JOSH BAXTER

Project
NORTH HAVEN, FOX HILL,
HAYWARDS HEATH, RH16 4QY

Title
SEWER DIVERSION DRAWING
SHEET 2 of 2

Date 01.07.2025 Checked 01.07.2025

Drawing Sheet Size A1

Scale AS SHOWN Engineer PW

Status SEWER DIVERSION APPROVAL

Project Number Drawing Number Revision

25-028

62

P1

SECTION C

CALCULATIONS

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.

The soakaway calculation is shown on the following pages.

Project				Job no.	
NORTH HAVEN				25-028	
Calcs for				Start page no./Revision	
NEW DWELLING SOAKAWAY DESIGN				1	
Calcs by	Calcs date				
PW	02/07/2025				

SOAKAWAY DESIGN

In accordance with BRE Digest 365 - Soakaway design

Tedds calculation version 2.0.05

Design rainfall intensity

Location of catchment area	Brighton
Impermeable area drained to the system	A = 82.0 m ²
Return period	Period = 100 yr
Ratio 60 min to 2 day rainfall of 5 yr return period	r = 0.360
5-year return period rainfall of 60 minutes duration	M5_60min = 19.0 mm
Increase of rainfall intensity due to global warming	p _{climate} = 45 %

Soakaway / infiltration trench details

Soakaway type	Rectangular
Minimum depth of pit (below incoming invert)	d = 1186 mm
Width of pit	w = 500 mm
Length of pit	l = 11000 mm
Percentage free volume	V _{free} = 95 %

Soil infiltration rate (BRE digest 365)

Length of trial pit	l _{trial} = 1000 mm
Width of trial pit	b _{trial} = 300 mm
Depth of trial pit (below invert)	d _{trial} = 1400 mm
Free volume (if fill used)	V _{trial} = 100 %
75% depth of pit	d ₇₅ = (d _{trial} × 0.75) = 1050.00 mm
50% depth of pit	d ₅₀ = (d _{trial} × 0.50) = 700.00 mm
25% depth of pit	d ₂₅ = (d _{trial} × 0.25) = 350.00 mm
Test 1 - time to fall from 75% depth to 25% depth	T1 = 504 min
Test 2 - time to fall from 75% depth to 25% depth	T2 = 520 min
Test 3 - time to fall from 75% depth to 25% depth	T3 = 540 min
Longest time to fall from 75% depth to 25% depth	t _{lg} = max(T1, T2, T3) = 540 min
Storage volume from 75% to 25% depth	V _{p75_25} = (l _{trial} × b _{trial} × (d ₇₅ - d ₂₅)) × V _{trial} = 0.21 m ³
Internal surface area to 50% depth	a _{p50} = ((l _{trial} × b _{trial}) + (l _{trial} + b _{trial}) × 2 × d ₅₀) = 2.12 m ²
Surface area of soakaway to 50% storage depth	A _{s50} = 2 × (l _{trial} + b _{trial}) × d _{trial} / 2 = 1.820 m ²
Soil infiltration rate	f = V _{p75_25} / (a _{p50} × t _{lg}) = 3.06×10⁻⁶ m/s
Wetted area of pit 50% full	a _{s50} = l × d + w × d = 13643611 mm ²

Table equations

Inflow (cl.3.3.1)	I = M100 × A
Outflow (cl.3.3.2)	O = a _{s50} × f × D
Storage (cl.3.3.3)	S = I - O

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m ³)	Outflow (m ³)	Storage required (m ³)
5	0.36;	9.9;	1.91;	18.9;	1.55;	0.01;	1.54
10	0.51;	14.1;	1.97;	27.7;	2.28;	0.03;	2.25
15	0.62;	17.1;	2.01;	34.3;	2.81;	0.04;	2.77

Project				Job no.	
NORTH HAVEN				25-028	
Calcs for				Start page no./Revision	
NEW DWELLING SOAKAWAY DESIGN				2	
Calcs by	Calcs date				
PW	02/07/2025				

Duration, D (min)	Growth factor Z1	M5 rainfalls (mm)	Growth factor Z2	100 year rainfall, M100 (mm)	Inflow (m ³)	Outflow (m ³)	Storage required (m ³)
30	0.79;	21.8;	2.02;	44.0;	3.61;	0.08;	3.54
60	1.00;	27.6;	1.99;	54.8;	4.49;	0.15;	4.34
120	1.22;	33.6;	1.94;	65.2;	5.35;	0.30;	5.05
240	1.48;	40.8;	1.88;	76.8;	6.30;	0.60;	5.70
360	1.67;	46.0;	1.84;	84.7;	6.95;	0.90;	6.05
600	1.90;	52.3;	1.79;	93.9;	7.70;	1.50;	6.20
1440	2.42;	66.7;	1.70;	113.1;	9.28;	3.60;	5.67

Required storage volume

$$S_{\text{req}} = 6.20 \text{ m}^3$$

Soakaway storage volume

$$S_{\text{act}} = l \times d \times w \times V_{\text{free}} = 6.20 \text{ m}^3$$

PASS - Soakaway storage volume

Time for emptying soakaway to half volume

$$t_{s50} = S_{\text{req}} \times 0.5 / (a_{s50} \times f) = 20\text{hr } 38\text{min } 38\text{s}$$

PASS - Soakaway discharge time less than or equal to 24 hours

SECTION D

APPENDICES

- SOUTHERN WATER SEWER ASSET MAP
- BRE 365 PERCOLATION TEST LOG SHEET
- CCTV REPORT

SOUTHERN WATER SEWER ASSET MAP



BRE365 Permeability Test Result Form

Project

North Haven

Weather conditions during test

Overcast but clear/dry

Description of Soil Excavated

Sandy clayey soil

Ground water level recorded

N/Amm below Ground level

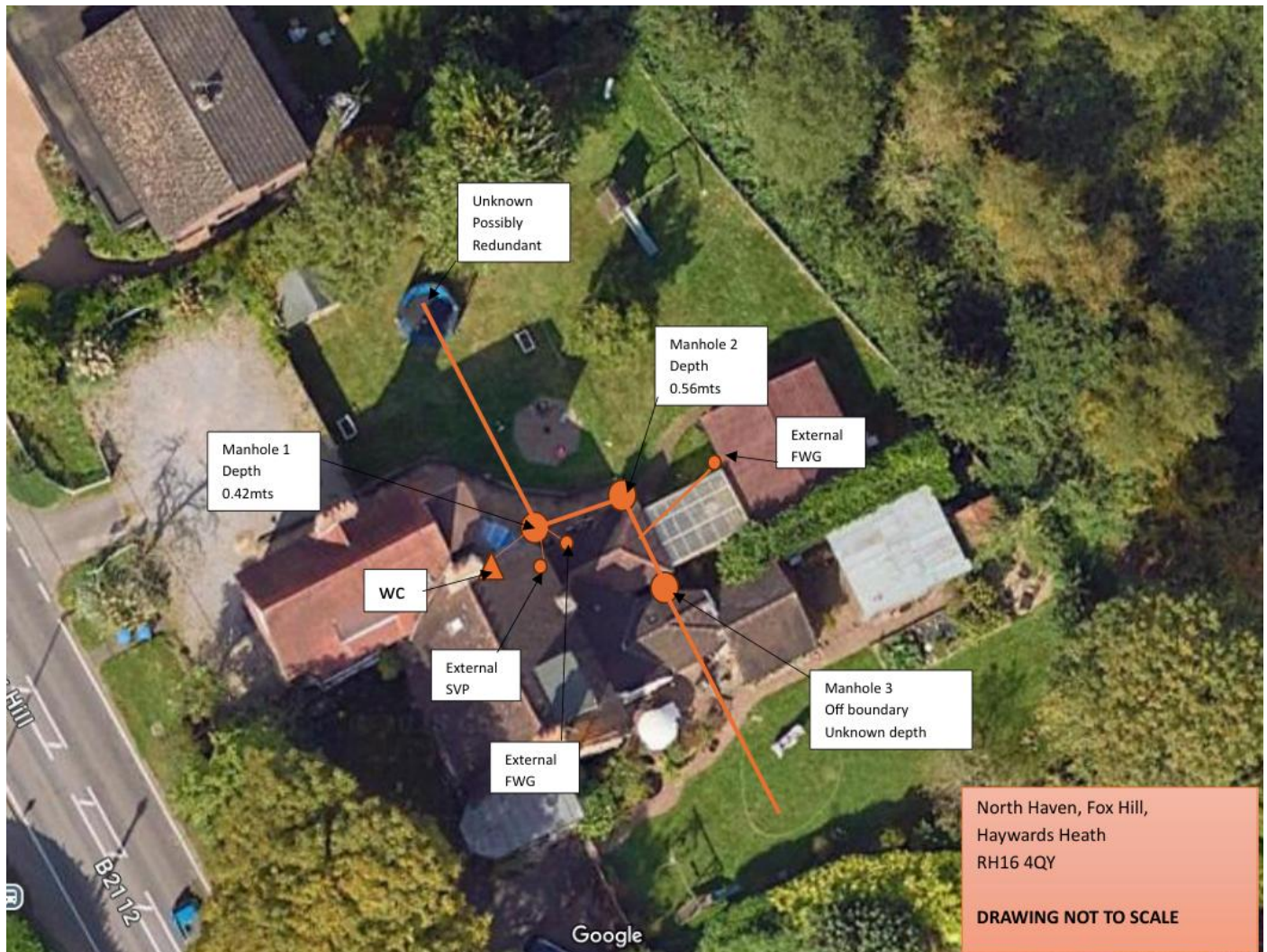
Dimensions of hole

.....mm long xmm wide xmm deep

Test 3

[illegible]

CCTV REPORT



Project Report



FOX HILL, HAYWARDS HEATH

RH164QY

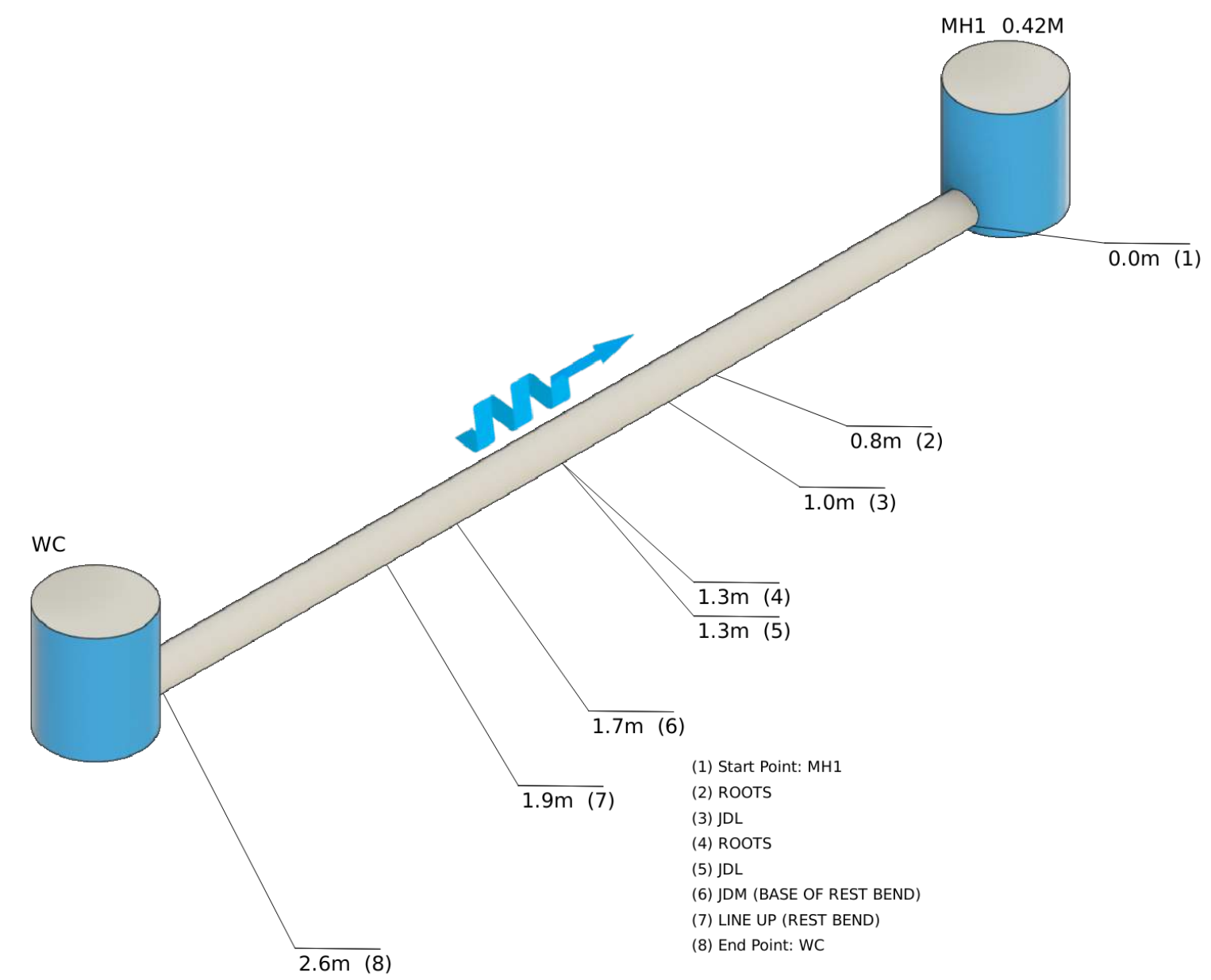
	Project Information	FOX HILL, HAYWARDS HEATH RH164QY
Contractor: GB	Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk

Project Information	
Project Name	NORTH HAVEN
Street	FOX HILL, HAYWARDS HEATH
Postcode	RH164QY
Parking Restrictions	N/A
Client Name	JOSH BAXTER
Contractor Email	gavin@coastaldrains.co.uk
Drawing Number	01
Reason	PRE PURCHASE PROPERTY SALE
Contractor	GB
Export Date	17/01/25
Export Time	09:58 AM

Engineer's Notes

LINE 1 - MH1 U/S TO WC - DEFECTS IDENTIFIED
 LINE 2 - MH1 U/S TO EXTERNAL SVP - DEFECTS IDENTIFIED
 LINE 3 - MH1 U/S TO EXTERNAL FWG - DROPPED FWG
 LINE 4 - MH1 U/S TO ABANDONNED SURVEY (MASS STONES)
 LINE 5- MH1 D/S TO MH2 - DEFECTS IDENTIFIED
 LINE 6 - MH2 D/S TO I/C OFF BOUNDARY - STONES IN LINE

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_1	Start Point: MH1		Direction: Upstream		End Point: WC
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 11:54 AM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_1	Start: MH1	Direction: Upstream		End: WC	



Observation [1]:
Start Point: MH1



Observation [2]:
ROOTS



Observation [3]:
JDL



Observation [4]:
ROOTS

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_1	Start: MH1	Direction: Upstream	End: WC



Observation [5]:
JDL



Observation [6]:
JDM (BASE OF REST BEND)

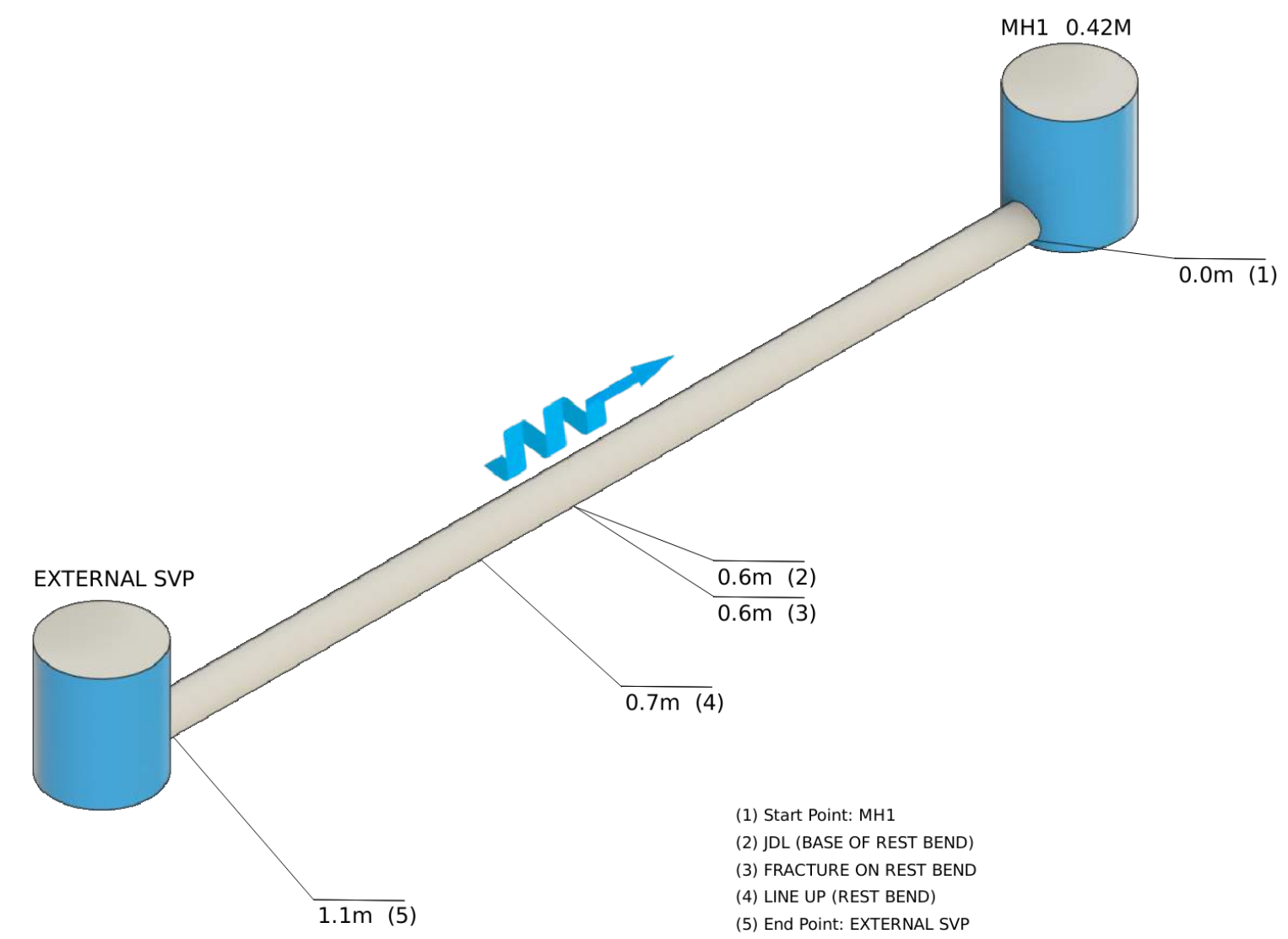


Observation [7]:
LINE UP (REST BEND)



Observation [8]:
End Point: WC

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_2	Start Point: MH1		Direction: Upstream		End Point: EXTERNAL SVP
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 11:56 AM				



Engineer:
GB

Date:
17/01/25

Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_2

Start:
MH1

Direction:
Upstream

End:
EXTERNAL SVP



Observation [1]:
Start Point: MH1



Observation [2]:
JDL (BASE OF REST BEND)

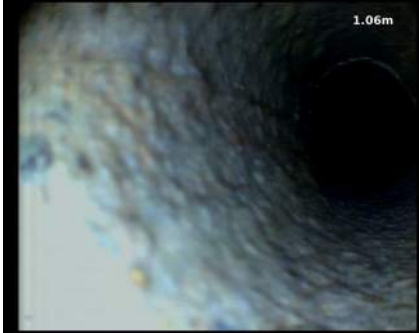


Observation [3]:
FRACTURE ON REST BEND



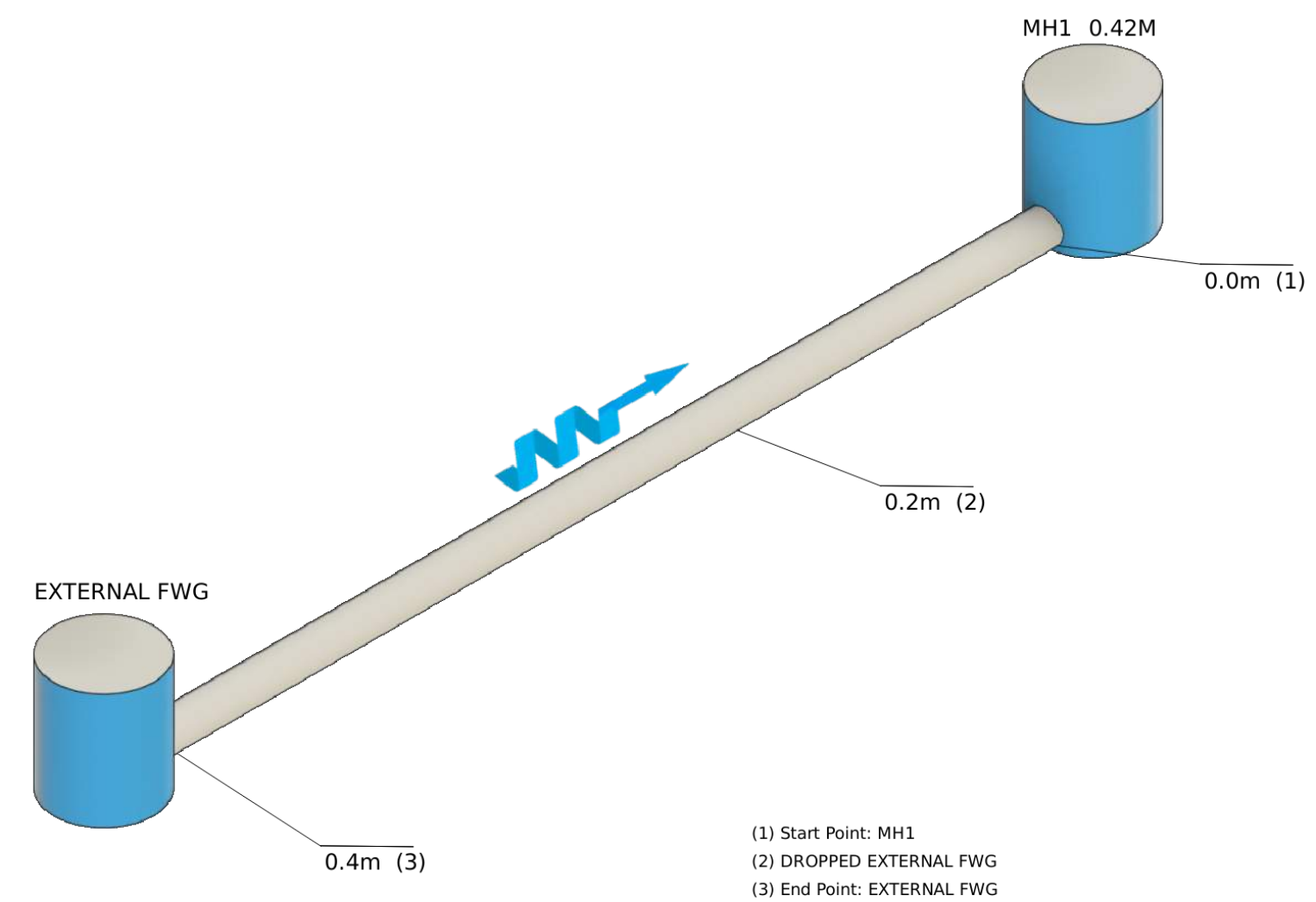
Observation [4]:
LINE UP (REST BEND)

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_2	Start: MH1	Direction: Upstream	End: EXTERNAL SVP

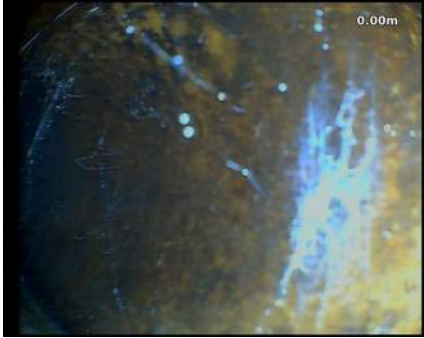


Observation [5]:
End Point: EXTERNAL SVP

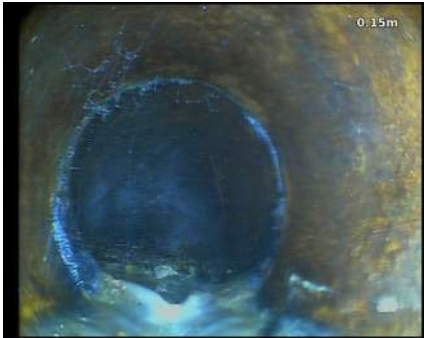
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_3	Start Point: MH1	Direction: Upstream		End Point: EXTERNAL FWG	
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.42M	
Date: 07/01/25	Time: 11:58 AM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_3	Start: MH1	Direction: Upstream		End: EXTERNAL FWG	



Observation [1]:
Start Point: MH1

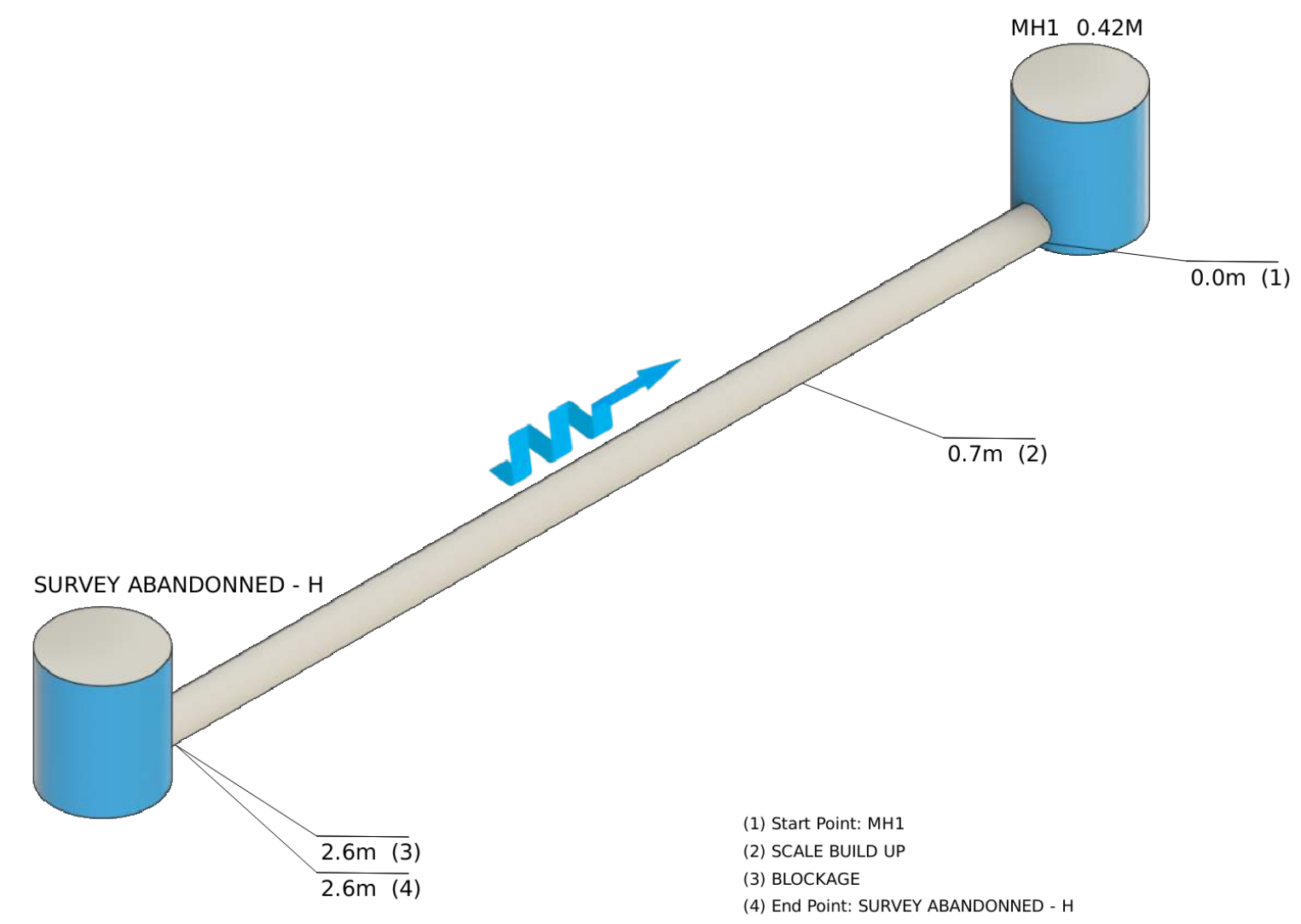


Observation [2]:
DROPPED EXTERNAL FWG



Observation [3]:
End Point: EXTERNAL FWG

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_4		Start Point: MH1		End Point: SURVEY ABANDONNED - H	
Pipe Material: Vitrified Clay (VC)		Pipeline Size: 100mm		Depth of Start Point: 0.42M	
Date: 07/01/25		Time: 12:31 PM			



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_4		Start: MH1	Direction: Upstream	End: SURVEY ABANDONNED - H	



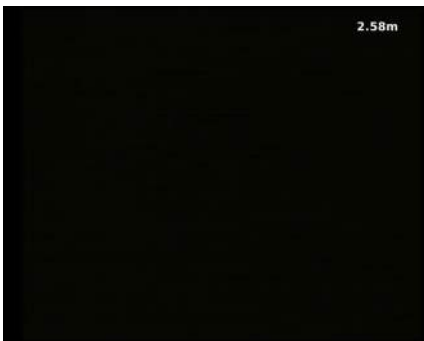
Observation [1]:
Start Point: MH1



Observation [2]:
SCALE BUILD UP

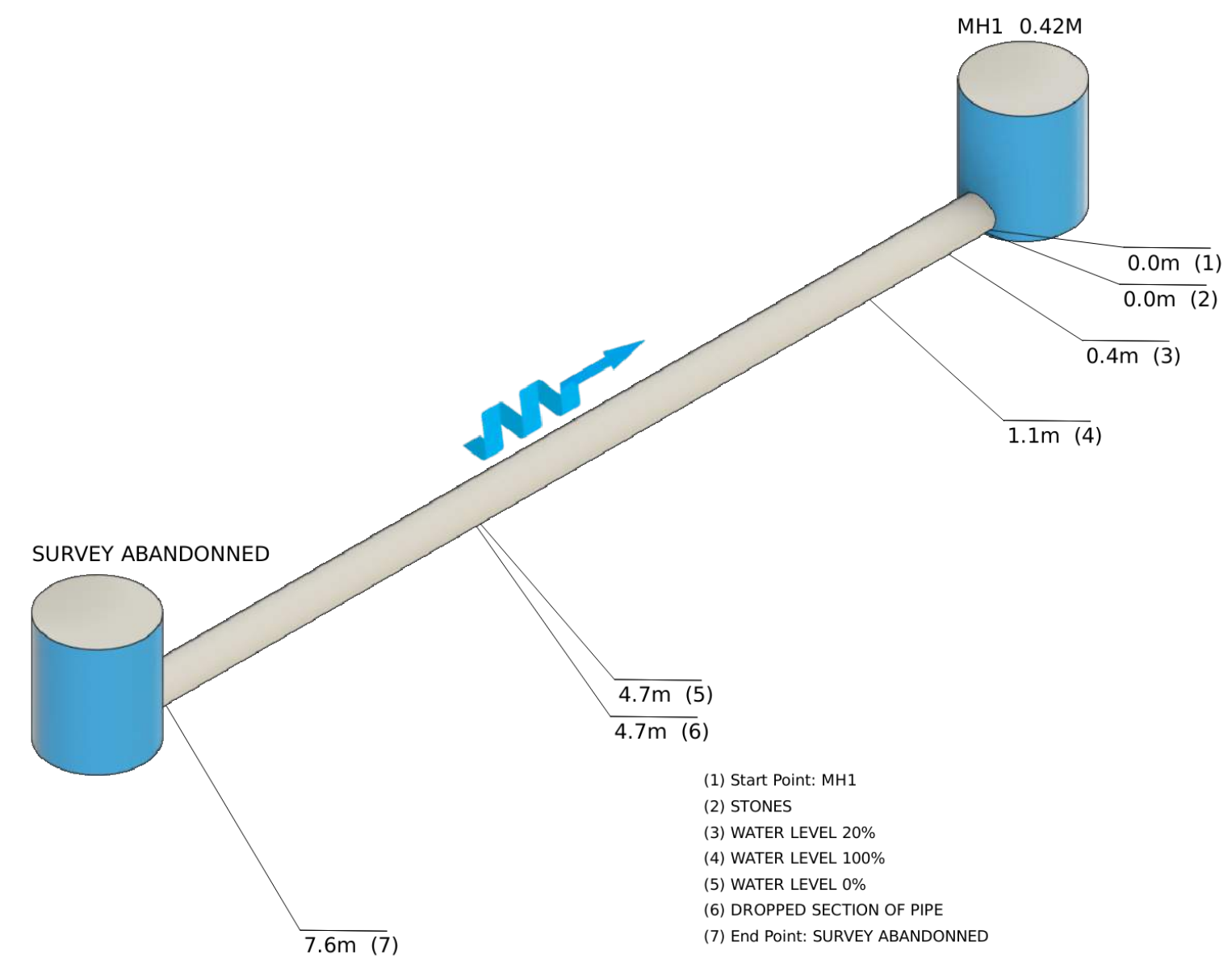


Observation [3]:
BLOCKAGE

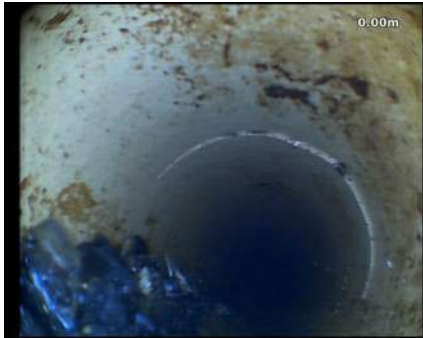


Observation [4]:
End Point: SURVEY ABANDONNED - H

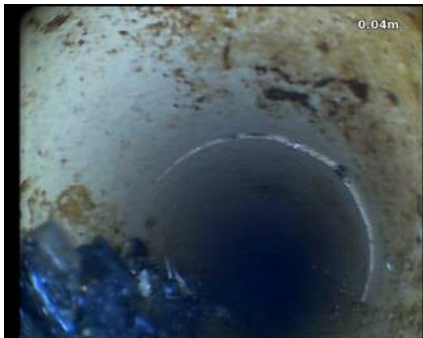
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_5	Start Point: MH1		Direction: Upstream		End Point: SURVEY ABANDONNED
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 12:39 PM				



		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_5	Start: MH1	Direction: Upstream	End: SURVEY ABANDONNED



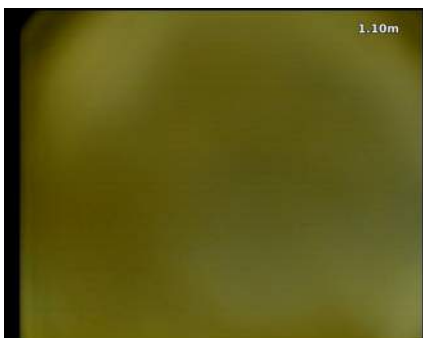
Observation [1]:
Start Point: MH1



Observation [2]:
STONES

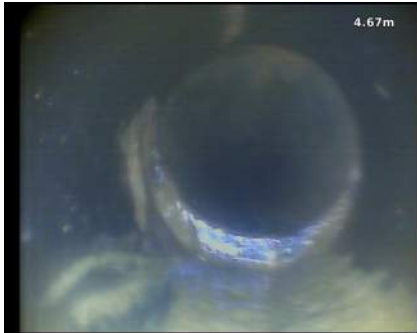


Observation [3]:
WATER LEVEL 20%



Observation [4]:
WATER LEVEL 100%

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_5	Start: MH1	Direction: Upstream	End: SURVEY ABANDONNED



Observation [5]:
WATER LEVEL 0%

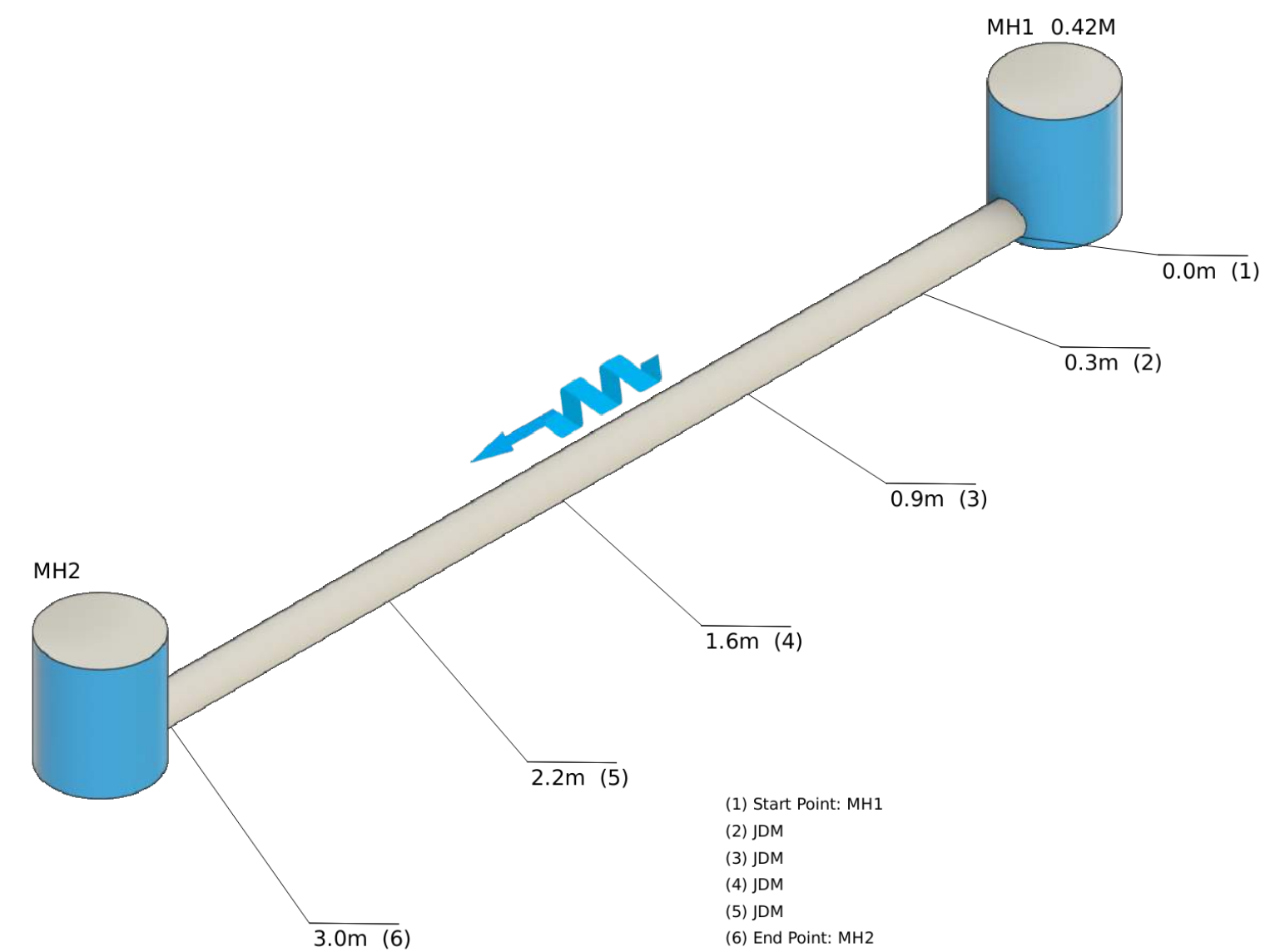


Observation [6]:
DROPPED SECTION OF PIPE



Observation [7]:
End Point: SURVEY ABANDONNED

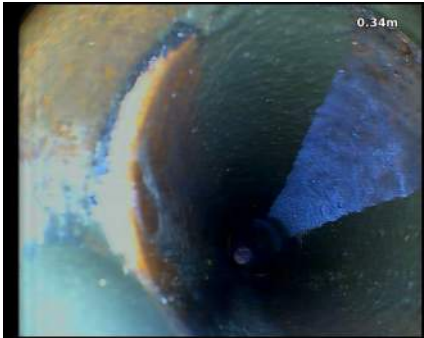
		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: MH1		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_6	Start Point: MH1		Direction: Downstream		End Point: MH2
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 07/01/25	Time: 12:45 PM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: MH1		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_6	Start: MH1	Direction: Downstream		End: MH2	



Observation [1]:
Start Point: MH1



Observation [2]:
JDM



Observation [3]:
JDM



Observation [4]:
JDM

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: MH1		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_6	Start: MH1	Direction: Downstream	End: MH2

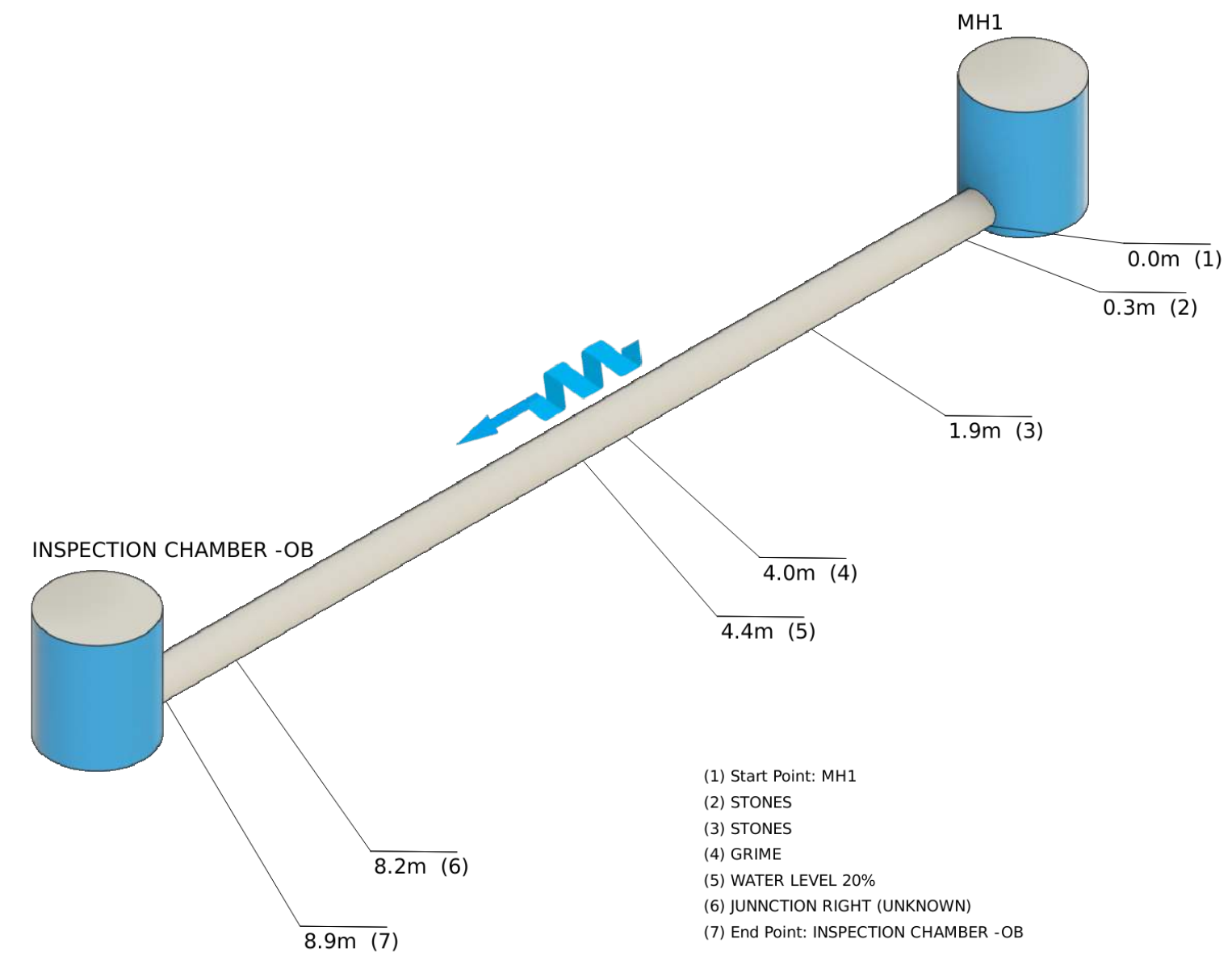


Observation [5]:
JDM



Observation [6]:
End Point: MH2

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_7	Start Point: MH1		Direction: Downstream		End Point: INSPECTION CHAMBER -OB
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point:
Date: 07/01/25	Time: 12:50 PM				



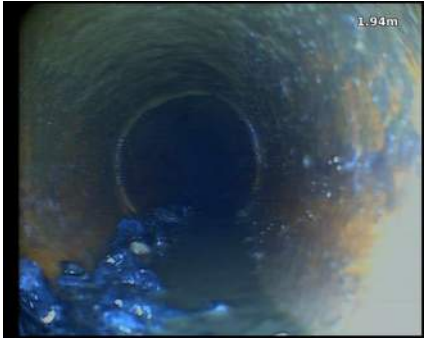
		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_7	Start: MH1	Direction: Downstream	End: INSPECTION CHAMBER -OB	



Observation [1]:
Start Point: MH1



Observation [2]:
STONES



Observation [3]:
STONES



Observation [4]:
GRIME

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_7	Start: MH1	Direction: Downstream	End: INSPECTION CHAMBER -OB



Observation [5]:
WATER LEVEL 20%

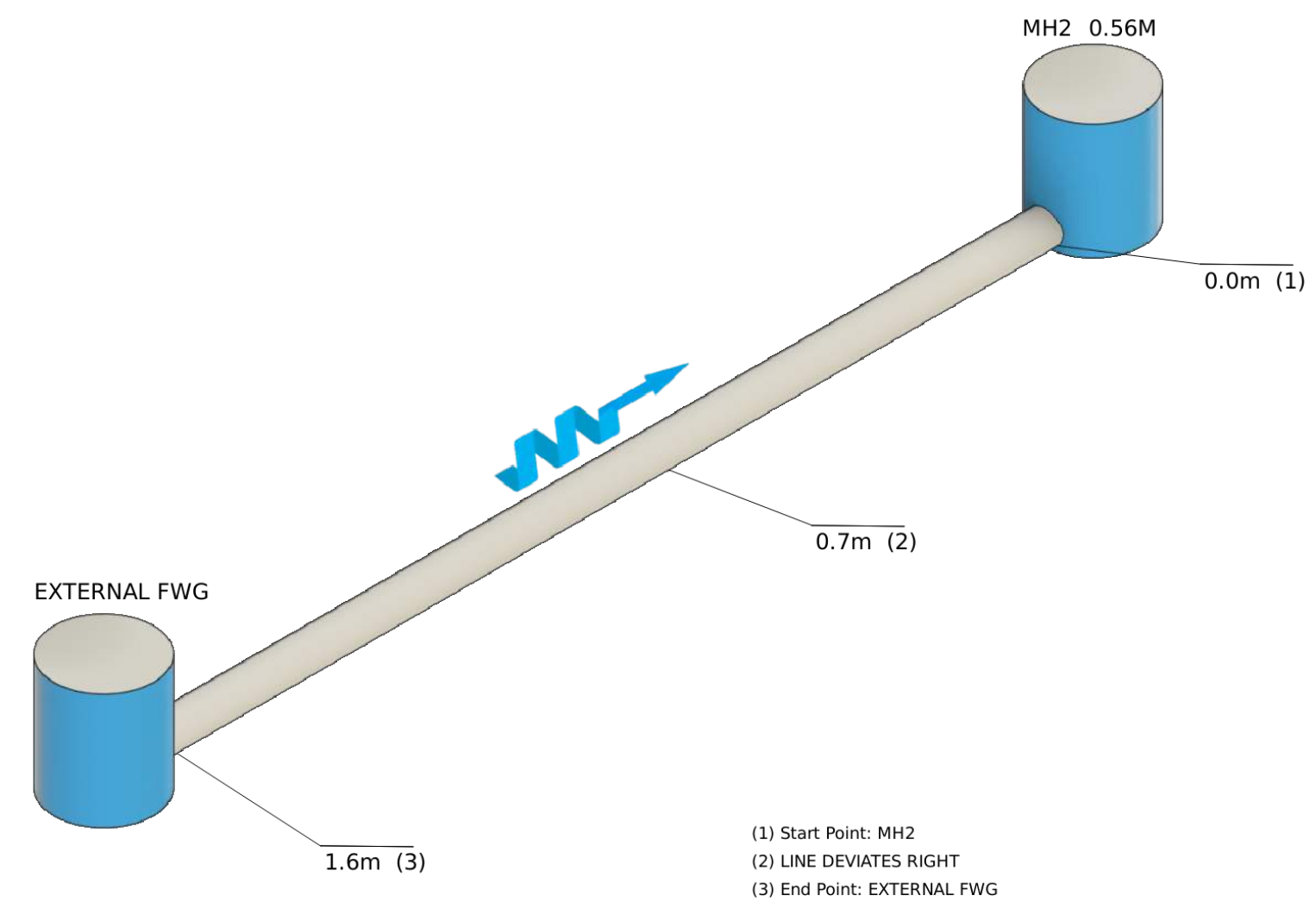


Observation [6]:
JUNNCTION RIGHT (UNKNOWN)



Observation [7]:
End Point: INSPECTION CHAMBER -OB

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_8	Start Point: MH2	Direction: Upstream		End Point: EXTERNAL FWG	
Pipe Material: Polyvinyl Chloride (PVC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.56M	
Date: 07/01/25	Time: 12:50 PM				



		Section Observations		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_8	Start: MH2	Direction: Upstream		End: EXTERNAL FWG	



Observation [1]:
Start Point: MH2

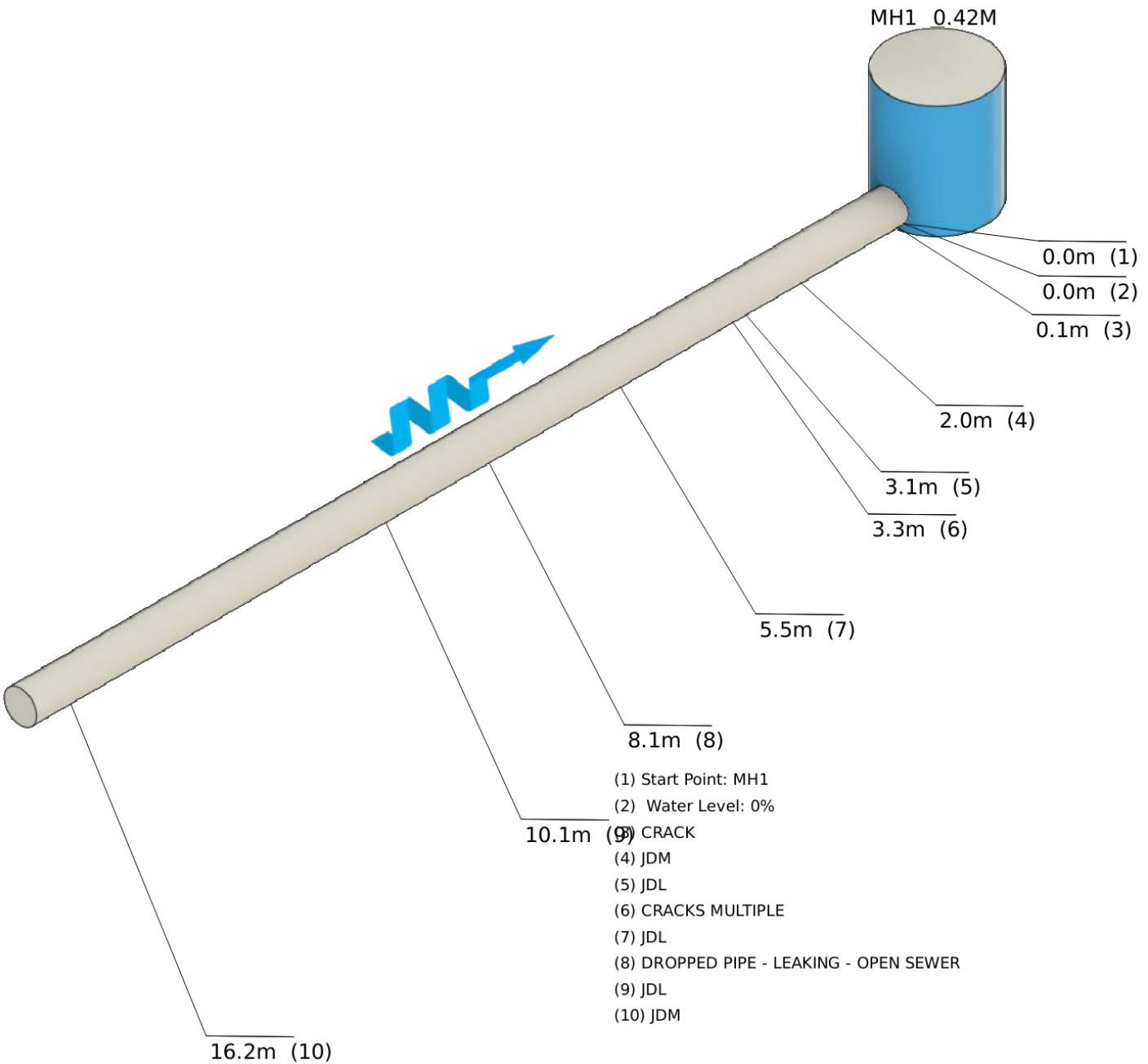


Observation [2]:
LINE DEVIATES RIGHT

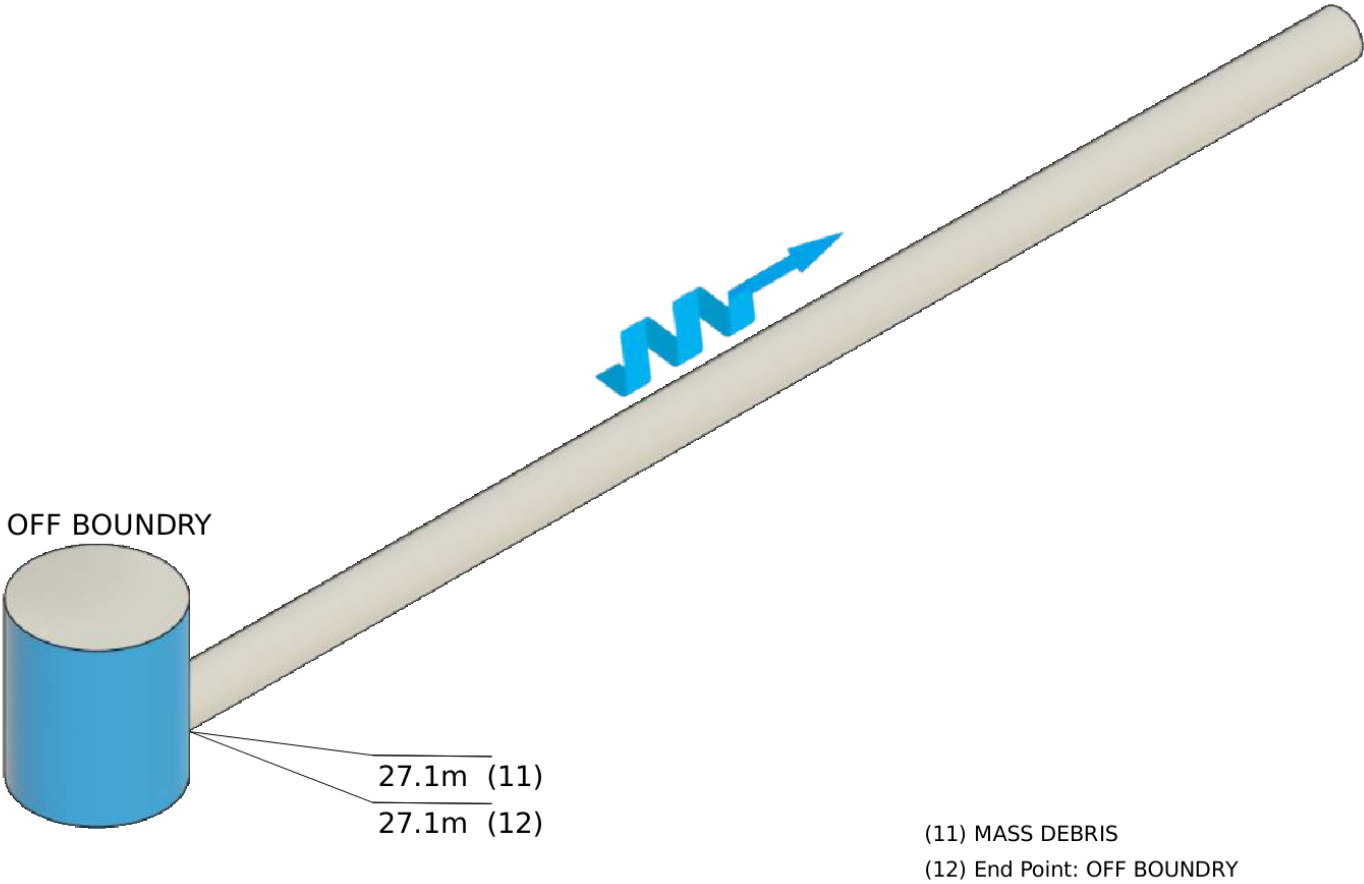


Observation [3]:
End Point: EXTERNAL FWG

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_9	Start Point: MH1		Direction: Upstream		End Point: OFF BOUNDRY
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm		Pipe Usage: Foul		Depth of Start Point: 0.42M
Date: 13/01/25	Time: 11:29 AM				



		Section Information		FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_9	Start: MH1	Direction: Upstream	End: OFF BOUNDRY	



		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_9	Start: MH1	Direction: Upstream	End: OFF BOUNDRY



Observation [1]:
Start Point: MH1



Observation [3]:
CRACK



Observation [4]:
JDM



Observation [5]:
JDL

Engineer:
GB

Date:
17/01/25

Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_9

Start:
MH1

Direction:
Upstream

End:
OFF BOUNDRY



Observation [6]:
CRACKS MULTIPLE



Observation [7]:
JDL



Observation [8]:
DROPPED PIPE - LEAKING - OPEN SEWER



Observation [9]:
JDL

		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_9	Start: MH1	Direction: Upstream	End: OFF BOUNDRY



Observation [10]:
JDM

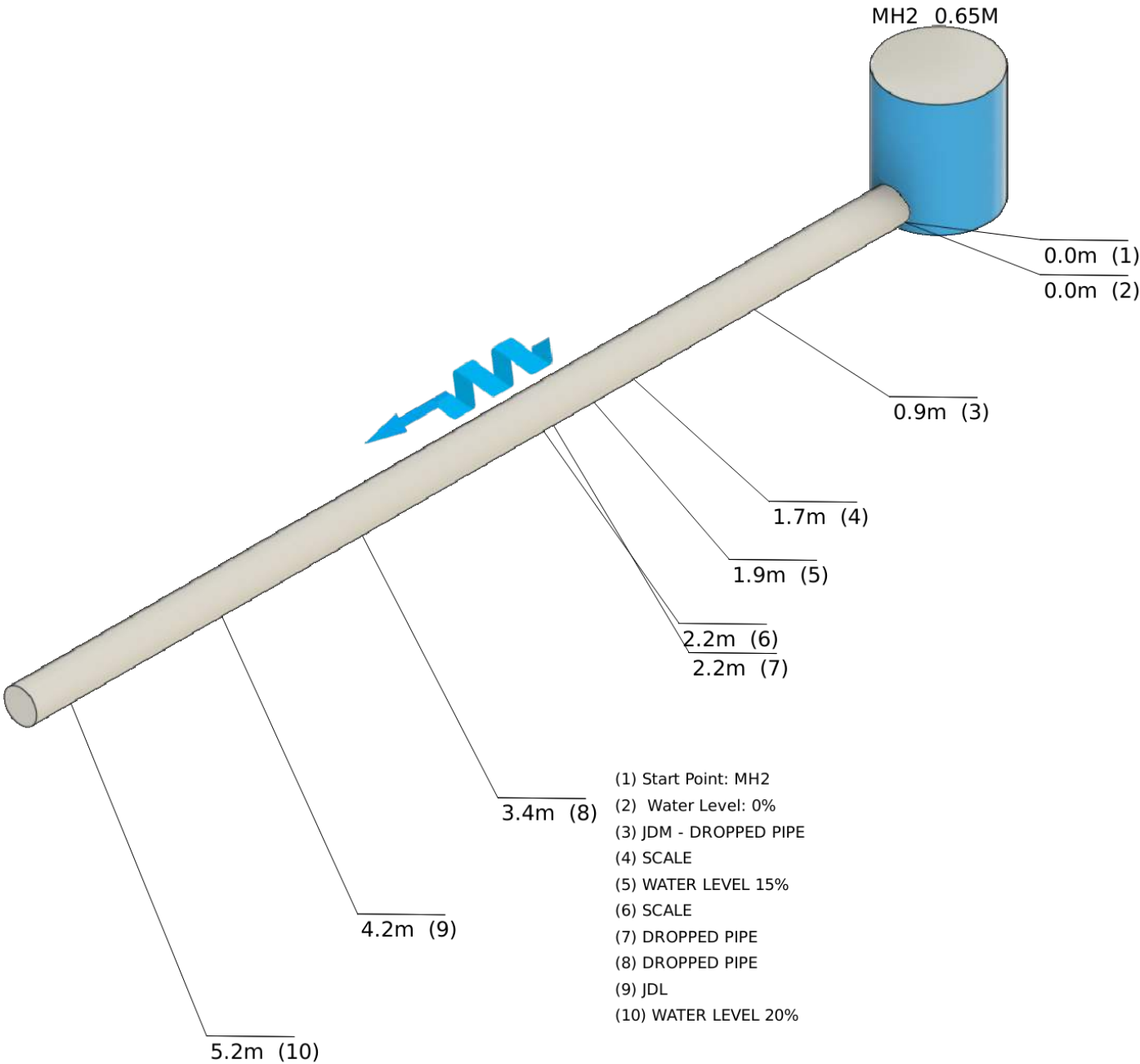


Observation [11]:
MASS DEBRIS

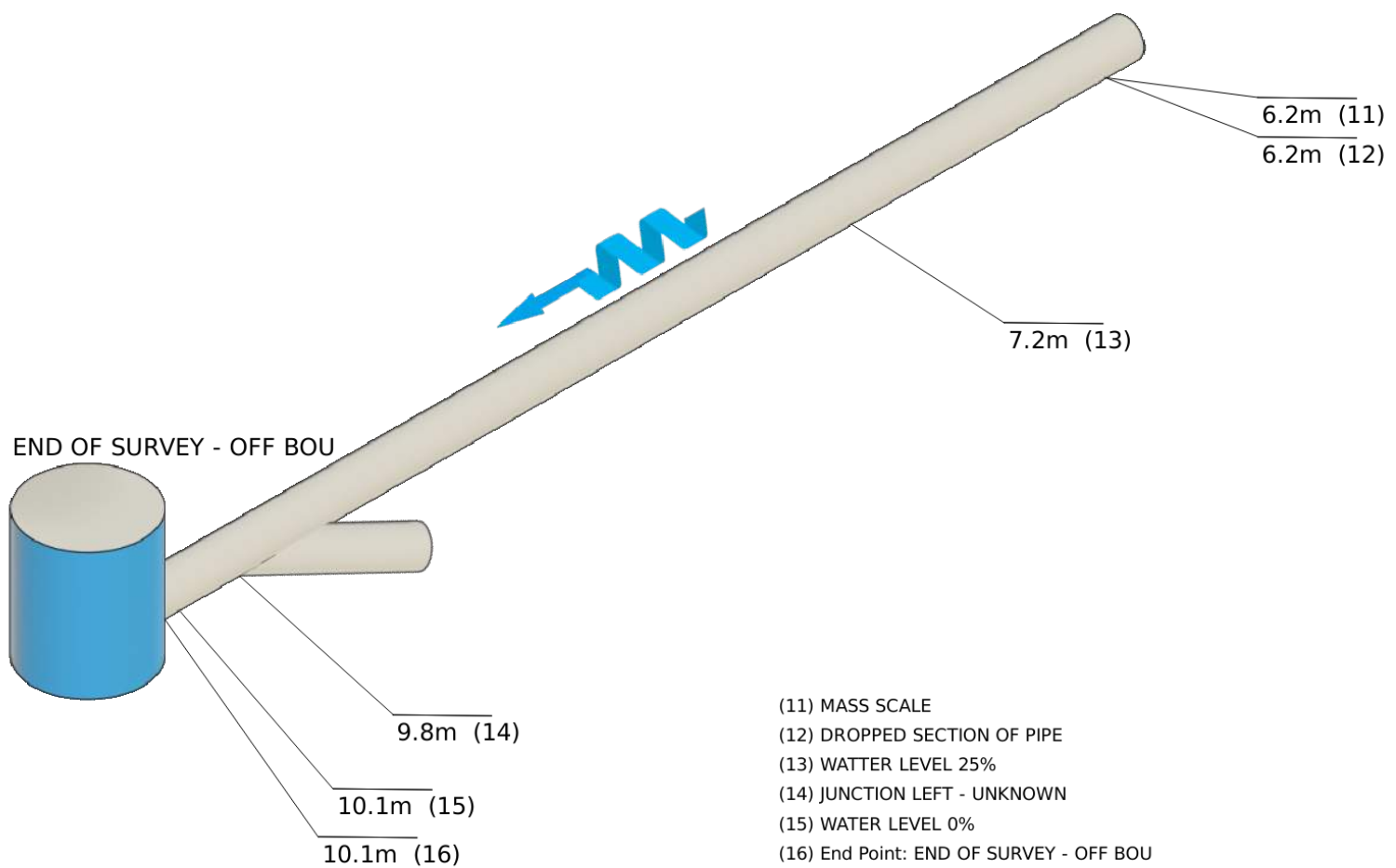


Observation [12]:
End Point: OFF BOUNDRY

		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_10	Start Point: MH2	Direction: Downstream		End Point: END OF SURVEY - OFF BOU	
Pipe Material: Vitrified Clay (VC)	Pipeline Size: 100mm	Pipe Usage: Foul		Depth of Start Point: 0.65M	
Date: 13/01/25	Time: 11:29 AM				



		Section Information		FOX HILL, HAYWARDS HEATH RH164QY	
Engineer: GB		Date: 17/01/25		Contractor Email: gavin@coastaldrains.co.uk	
Section Video: section_10	Start: MH2	Direction: Downstream		End: END OF SURVEY - OFF BOU	



Engineer:
GB

Date:
17/01/25

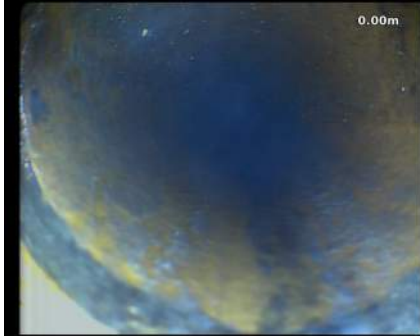
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

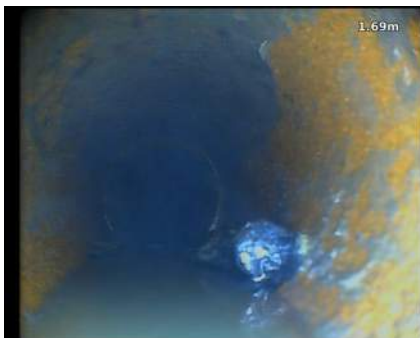
End:
END OF SURVEY - OFF BOU



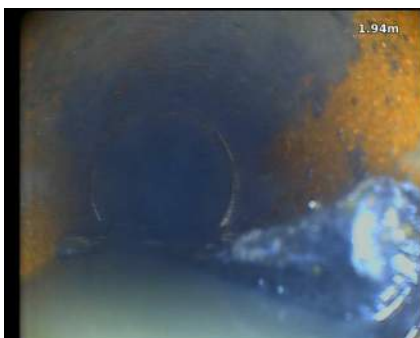
Observation [1]:
Start Point: MH2



Observation [3]:
JDM - DROPPED PIPE



Observation [4]:
SCALE



Observation [5]:
WATER LEVEL 15%

Engineer:
GB

Date:
17/01/25

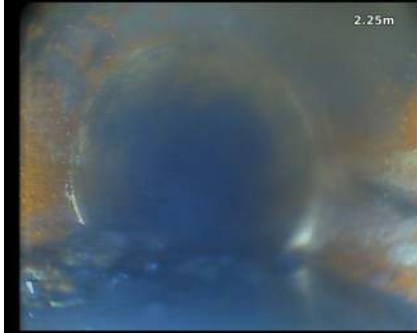
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

End:
END OF SURVEY - OFF BOU



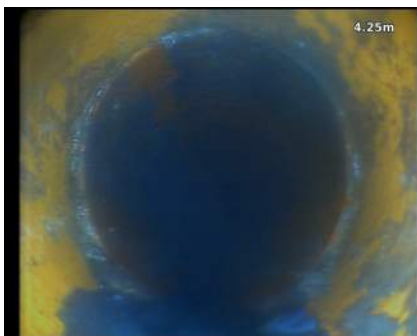
Observation [6]:
SCALE



Observation [7]:
DROPPED PIPE



Observation [8]:
DROPPED PIPE



Observation [9]:
JDL

Engineer:
GB

Date:
17/01/25

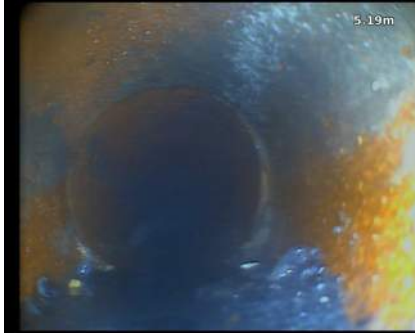
Contractor Email:
gavin@coastaldrains.co.uk

Section Video:
section_10

Start:
MH2

Direction:
Downstream

End:
END OF SURVEY - OFF BOU



Observation [10]:
WATER LEVEL 20%



Observation [11]:
MASS SCALE

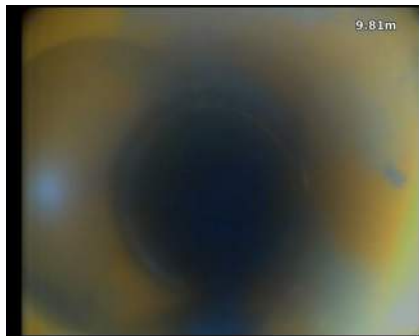


Observation [12]:
DROPPED SECTION OF PIPE



Observation [13]:
WATTER LEVEL 25%

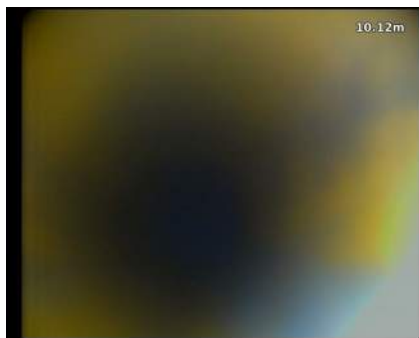
		Section Observations	FOX HILL, HAYWARDS HEATH RH164QY
Engineer: GB		Date: 17/01/25	Contractor Email: gavin@coastaldrains.co.uk
Section Video: section_10	Start: MH2	Direction: Downstream	End: END OF SURVEY - OFF BOU



Observation [14]:
JUNCTION LEFT - UNKNOWN



Observation [15]:
WATER LEVEL 0%



Observation [16]:
End Point: END OF SURVEY - OFF BOU

