

SITE NOTES/OBSERVATIONS

THE SITE IS LOCATED WITHIN THE CLUCKFIELD STONE BEDS WITH THE LOWER GRINSTEAD CLAY FORMATION FORMING THE WIDER AREA.

THERE ARE NO PUBLIC SEWERS WITHIN THE AREA.

THE EXISTING DWELLING WAS SERVED BY AN EXISTING KLARGESTER, WITH THE EFFLUENT DISCHARGING TO A WET DITCH TO THE EAST OF THE ADJACENT FIELD (WITHIN THE SAME OWNERSHIP), WHICH ROUTES SOUTH & EAST BEFORE JOINING A RECOGNISED WATERCOURSE/STREAM. NOTE THAT THE EXISTING LOCAL DITCH DOES NOT MEET EA BINDING RULE 19 AS IT IS SEASONALLY DRY. IT DOES SATISFY EVERY OTHER EA BINDING RULE.

THE EXISTING STORMWATER FLOWS COULD NOT BE CONFIRMED DURING VISIT OF 29th OCTOBER AS THE EXISTING DWELLING HAD BEEN DEMOLISHED.

A FORMAL SITE INVESTIGATION (GEOTECHNICAL) SURVEY WAS UNDERTAKEN BY LANDSCIENCE ON 21st NOVEMBER 2024, WITH A RETURN VISIT FOR WATER MONITORING AND THE FALLING HEAD TEST ON 27th NOVEMBER 2024. THE RESULTS WERE UNFAVOURABLE WITH THE FALLING HEAD TEST TAKING 270min TO FALL 1.16m WITHIN THE STANDPIPE.

THIS MATCHES THE BRE365 SOAKAGE TEST RESULTS PROVIDED FOR PLOT #2, WHICH IS THE ADJACENT SITE.

THE PROPOSED DRAINAGE IS TO COMPRISE:

FOUL WATER

THE NEW FOUL DRAINAGE COMPRISES A NEW KLARGESTER LOCATED WITHIN THE FRONT LANDSCAPED AREA (7m AWAY FROM NEW DWELLING & ADJACENT TO PARKING AREA WITH A NEW DRAIN ROUTED ACROSS (BELOW) THE AGRICULTURAL FIELD WITH AN OUTFALL TO THE MAIN WATERCOURSE. THE NEW STORMWATER DRAINAGE PROPOSAL FOR THE DWELLING COMPRISES TYPICAL RWPS THAT ROUTE TO AN ATTENUATION TANK WITH CONTROLLED FLOWS TO THE WET DITCH VIA DRAINS ROUTING ACROSS (BELOW) THE AGRICULTURAL FIELD. THE FLOWS ARE CONTROLLED TO 1.0 l/s. NOTE THAT THIS IS DIFFERENT TO THE EXISTING OUTFALL, WHICH DID NOT MEET EA BINDING RULE 19.

THE DESIGN NOW MEETS THE NECESSARY EA BINDING RULES.

STORMWATER

THE NEW STORMWATER IS TO BE ATTENUATED WITH A CONTROLLED OUTFALL TO THE SAME MAIN WATERCOURSE DITCH, THE FOUL DRAIN. NOTE THAT THIS IS DIFFERENT TO THE EXISTING OUTFALL, WHICH DID NOT MEET EA BINDING RULE 19.

RAINWATER / STORM ATTENUATION DESIGN

PROPOSED CATCHMENT AREA
PROPOSED MAIN DWELLING ROOF = 253.6m²
PROPOSED GARAGE (inc STEPS) = 58.5m²
PROPOSED REAR PATIO (inc PLANT SLAB) = 421.6m²
30% OF PERMEABLE DRIVEWAY AREA ALLOWED = 97.0m²
PROPOSED TOTAL CATCHMENT AREA = 830.7m² (0.08307ha)
TOTAL REDLINE SITE BOUNDARY AREA = 3564.4m² (0.3564ha)

**PERMEABLE DRIVEWAY AREA = 323.4m², WITH 30% ALLOWED FOR WITHIN ATTENUATION CALCULATIONS OWING TO SLOPED DRIVEWAY.

REQUIRED ATTENUATION VOLUME TO LIMIT FLOW RATES TO 1.0 l/s IS = 74.0m³

PROPOSED SIZE IS 14m LONG x 4.8m WIDE x 1.2m DEEP. THIS PROVIDES 78.61m³ OF STORAGE VOLUME WITH 95%+ FREE AREA CRATES.

DESIGN VARIABLES INC 45% GLOBAL WARMING FACTOR FOR A 6-HOUR STORM & a 1-IN-100 YEAR EVENT

THE POOL DRAINAGE WILL BE BY THE SPECIALIST POOL SUPPLIER. THIS WILL BE VIA A HOLDING TANK FOR ANY BACK WASH. THIS TANK HOLDS THE CHLORINATED WATER FOR THE REQUIRED LENGTH OF TIME (~10 DAYS) SUCH THAT THE CHLORINE EVAPORATES AND POTABLE WATER IS LEFT, WHICH CAN BE DISCHARGED VIA THE STORMWATER DRAINS TO THE WATERCOURSE OR BY A SMALL BUT SLOW DRAINING SOAKAWAY THIS AMOUNTS TO <1m³ EVERY 2 WEEKS, THUS VERY NOMINAL.

FOUL DRAINAGE DESIGN

THE NEW FOUL DRAINS FOR THE DWELLING IS TO ROUTE TO NEW INDEPENDENT FOUL TREATMENT PLANT / KLARGESTER. THIS WILL THEN DISCHARGE THE CLEAN EFFLUENT TO THE WATERCOURSE NETWORK TO THE SOUTH-EAST OF THE SITE, ACROSS THE ADJACENT FIELD (IN THE SAME OWNERSHIP).

MEMBER KEY:

FW	PROPOSED FOUL WATER DRAIN
SW	PROPOSED SURFACE WATER DRAIN
SW	PROPOSED CLEAN EFFLUENT DRAIN FROM FOUL TREATMENT PLANT
FW-IC-01	ACO SLOT/CHANNEL DRAIN
FW-IC-01	PROPOSED FOUL WATER INSPECTION CHAMBER / FOUL TREATMENT PLANT
SW-IC-01	PROPOSED SURFACE WATER INSPECTION CHAMBER / SILT TRAP / FLOW CONTROL DEVICE
	PROPOSED SURFACE WATER ATTENUATION TANK
	DENOTES AREA OF PERMEABLE NATURAL STONE CHIPPINGS TO GARDEN AREA
	DENOTES AREA OF PERMEABLE FOR VEHICLE TRAFFIC RESIN BOUND GRAVEL
	DENOTES AREA OF NON-PERMEABLE STONE PAVING TO REAR PATIOS & FRONT ENTRANCE/STEPS
	DENOTES ROOF CATCHMENT AREAS (DWELLING & GARAGE)
SVP	SOIL AND VENT PIPE
RWP	RAINWATER PIPE
+98.61	PROPOSED NEW LEVELS (TAKEN FROM LANDSCAPING PLAN)
+95.61	EXISTING CHANGED LEVELS WITHIN THE LANDSCAPING (TAKEN FROM LANDSCAPING PLAN)
+96.02	EXISTING RETAINED LEVELS WITHIN THE LANDSCAPING (TAKEN FROM LANDSCAPING PLAN)

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 '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 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. ALL RWP AND SVP'S 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

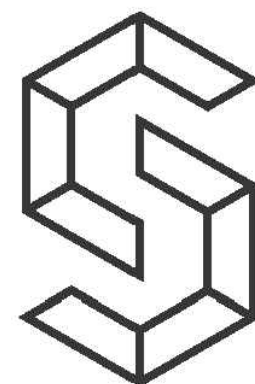
WHERE THE BLUE HIGHLIGHT SYMBOL IS PLACED ON A DRAWING PARTICULAR ATTENTION IS REQUIRED WITH REGARD TO COORDINATION.

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	FOR PLANNING DOC ONLY	17.12.2024	PW
P2	NEW FOUL TREATMENT PLANT MOVED WITHIN 10m OF EXISTING WITH SURFACE WATER ROUTE TO FOLLOW FOUL ROUTE	30.06.2025	PW
P3	RELOCATED FOUL PLANT, ATTENUATION UPDATED TO SUIT RAINFALL DATA & CORRECTED AREA(S). NOTES ADDED FOR DRG 64	01.09.2025	PW
P4	TANK VOLUMES CORRECTED	17.10.2025	PW

FOR PLANNING DOC



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Client

MR & MRS OHLSON

Project

PLOT 1, TOWNHOUSE FARM
CHURCH LN, ARDINGLY, RH17 6UR

Title

PROPOSED DRAINAGE LAYOUT

Date 15.12.2024 Checked 17.12.2024

Drawing Sheet Size A1

Scale 1:150 Engineer PW

Status FOR PLANNING DOC ONLY

Project Number Drawing Number Revision

24-009

61

P4

PROPOSED DRAINAGE SITE PLAN

(1:150)