

Drainage Notes
All dimensions shown are in millimetres unless otherwise stated. They should not be scaled from the drawings and must be checked on-site by the Contractor from the actual work wherever possible. These notes shall be read directly in conjunction with BPS's other relevant drawings, details, specifications, and any subsequent revisions and amendments.
The Contractor shall be responsible for all temporary and permanent support works necessary.
This drawing has been prepared partly based on information compiled and furnished by others. BPS will not be responsible for any errors or omissions which may be incorporated into these drawings.
The CCTV Survey Report has not been able to inspect all downpipes, branches, underground services, voids or any similar enclosed areas. Access to these areas would necessitate the use of specialist tools/access equipment or would cause damage to fixtures and finishes. We have, therefore, where appropriate, made assumptions based on the experience of the property type and building services installation methodology.
We cannot guarantee that defects do not exist in those parts of the drainage services that are concealed, unexposed, or not reasonably accessible.
The Contractor shall be responsible for checking all information for any errors or omissions that may be incorporated into these drawings before undertaking any works.

Existing Drainage Assessment
Brownfield Site
684m² = Development site area
Surface Water Drainage
0m² = Estimate of open space (greenfield/permeable)
550m² = Estimate of existing impermeable area discharging via private drains into the Public Sewer.
134m² = Estimate of existing impermeable area within the discharging via other means (assumed onto public highway)
CCTV survey undertaken to establish the existing storm flows are disposed of from the site via existing shared drains into the public sewer.
Estimate storm flows from impermeable areas discharging unrestricted into public sewer (50% TBC):
24.7 l/s = 100 year return period
19.5 l/s = 30 year return period
7.5 l/s = 2 year return period
Estimate storm flows from impermeable areas discharging unrestricted into public sewer (50%):
4.9 l/s = 100 year return period
3.8 l/s = 30 year return period
1.4 l/s = 2 year return period
Foul Water Drainage
Post development foul water is disposed under gravity into the public sewer
Education centre estimated floor areas:
372m² = Est ground floor area
350m² = Est First floor area
240m² = Est Second floor area
Foul discharge based on the following usage:
Education centre - Assuming 6m² per person, maximum estimated number of occupants:
161 = Estimated maximum daily occupancy
Based on British Water Flows and Loads, allow for 50 litres flow per head/day for non-residential without a canteen:
8050 / 6000024 = 0.004 l/s discharge rate.
Total pre-development foul water discharge into the public sewer 0.004 l/s
The above is subject to agreement with Sewerage Undertaker.

Drainage Legend
Existing public foul drainage run
Existing private foul water drainage run
Existing public surface water drainage run
Existing private surface water drainage run
Existing low level basement surface water drainage run
Existing public combined drainage run
Existing private combined drainage run
Boundary of Applicant ownership
Overland surface water flow path
Denotes estimated impermeable areas to discharge into public sewer (50%) (Included in pre-development design)
Denotes estimated impermeable areas to discharge into public sewer (50%) (Included in pre-development design)
Denotes estimated impermeable areas assumed to discharging by other means (onto public highway TBC)

Drainage Symbol Key
SVP Soil & vent pipe, open to outside air
SP Soil pipe with air admittance valve
SS Stub stack @ low level (e.g. under sink)
BIS Back inlet gully
TG Trapped floor gully
RE Rodding eye
RWP Rainwater down pipe with gully at base
NRV Non return valve
EG External gully
RG Road gully
CD Channel drain
HD Headwall
Manhole Types '1' & '2'
Inspection Chamber Type '3'
Inspection Chamber Type '4'
Backdrop manhole or inspection chamber

N
Indicative Only

For Information

P01 12/02/25. Issued for information. rmh
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1-3 Barclay Court, Market Place
Haywards Heath, West Sussex RH16 1DB
Proposed Conversion To Form 10No Flats.
Existing Drainage Survey
as shown @ A0 feb 25 rmh
24079 DR-D-0100-S2 P01



Site Plan Showing Existing Drainage Survey (1:500)

Site Location Plan (1:500)

