

Sayers Common BN6 9JA

1795 3.040_RevB

CLIENT	MR C HARRIS AND MR A HARRIS
DRAWING	SURFACE WATER DRAINAGE STRATEGY
DATE	JANUARY 2026
SCALE	1:250 @ A1

RAIN GARDENS
FORMED AS A SHALLOW, LANDSCAPED DEPRESSION PLANTED WITH NATIVE VEGETATION DESIGNED TO CAPTURE, FILTER, AND ABSORB STORMWATER RUNOFF FROM ROOFS, REDUCEING FLOODING & CLEANING POLLUTANTS. TYPICALLY DRAINING WITHIN 24-48 HOURS, STAYING DRY BETWEEN RAIN EVENTS



- DRAINAGE**
- RAINWATER PIPE
 - DRAIN RUN (SURFACEWATER)
 - GULLY DRAIN
 - PPIC
 - MANHOLE / INSPECTION CHAMBER
 - RAIN GARDEN
 - DRAIN RUN (FOUL)
 - PUMPING STATION

DRAINAGE PIPEWORK
NEW DRAINS TO BE 100mm DIAMETER PVCu LAID TO 1 IN 60 & 1 IN 80 FALL IN 150mm PEA BEACH SURROUND. PROTECT DRAINS UNDER DRIVEWAYS WITH LESS THAN 900mm COVER AND UNDER GARDEN AREAS WITH LESS THAN 600mm COVER USING 100mm REINFORCED CONCRETE LAID ACROSS FULL WIDTH OF TRENCH EXTENDING 300mm BEYOND EACH SIDE OF EXCAVATION SET MINIMUM 100mm ABOVE TOP OF BEDDING LEVEL WITH 25mm COMPRESSIBLE BOARD TO UNDERSIDE OF SLAB.
FORM 200mm RADIUS REST BENDS AT BASES OF SOIL STACKS AND FORM SHORT ROCKER PIPES EACH SIDE OF PIPES PENETRATING FOUNDATIONS. BED GULLIES AND ACCESS FITTINGS IN 150mm CONCRETE.
FORM RODDING POINTS AS MARKED RP AND SHALLOW ACCESS FITTINGS AS MARKED SAC ALL IN PREFORMED POLYPROPYLENE UNITS WITH PREFORMED BASES AND SCREW DOWN COVERS.

INSPECTION CHAMBERS AND MANHOLES
INSPECTION CHAMBERS LESS THAN 1000mm DEEP TO BE 450mm DIAMETER POLYPROPYLENE UNITS WITH PREFORMED BASES IN 150mm CONCRETE SURROUND. FIT 450mm DIAMETER COVER AND FRAME UNIT.
MANHOLES OVER 1000mm DEEP OR IN HEAVY TRAFFIC AREAS TO BE FORMED IN MARSHALLS PRECAST CONCRETE MANHOLE SECTIONS TO BS 5911 PT2 1200x750mm ON 150mm CONCRETE BASE WITH 150mm CONCRETE SURROUND. FORM GALVANISED STEP IRONS TO BS 1247 AT 300mm CTRS. FIT 600x600mm COVER AND FRAME UNIT. CHANNELS AND BRANCHES HAUNCHED IN 1:2 CEMENT MORTAR.
FIT GRADE A HEAVY DUTY CAST IRON COVER AND FRAME UNITS TO ALL ROAD AND PARKING AREAS. FIT GRADE C CAST IRON COVERS TO ALL PATH AND LANDSCAPED AREAS. USE RECESSED SCREW DOWN COVERS WITHIN BLOCK PAVING OR SLABS

RAIN GARDEN OVERFLOW LINKED TO EXISTING DRAINAGE DITCH

RAIN GARDEN OVERFLOW LINKED TO 'DOWNSTREAM' RAIN GARDEN
EXISTING DRAINAGE DITCH ON WESTERN BOUNDARY

HOUSE A
EFFECTIVE ROOF AREA OF MAIN ROOF 170m2.
DRAINING TO RAIN GARDEN AT END OF GARDEN

EXISTING DRAINAGE DITCH ON EASTERN BOUNDARY
EXISTING DRAINAGE DITCH REMAINS IN EXISTING LOCATION, BUT CULVERTED UNDER TURNING HEAD ONLY

HOUSE B
EFFECTIVE ROOF AREA OF MAIN ROOF 130m2.
DRAINING TO RAIN GARDEN AT END OF GARDEN

PROPOSED DRAINAGE STRATEGY PLAN



PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

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