

SITE DRAINAGE STRATEGY

IN RELATION TO:

Detailed Planning Application for a replacement clubhouse
and new storage facility.

For
HAYWARDS HEATH R.F.C.
WHITEMANS GREEN
CUCKFIELD
RH17 5HX

v2 June 2023

DRAINAGE STATEMENT

Foul Water

The existing building is currently connected to the public foul water sewerage system via a system of manholes within the drain network on site. It then runs into the public sewer located on Whitemans Green.

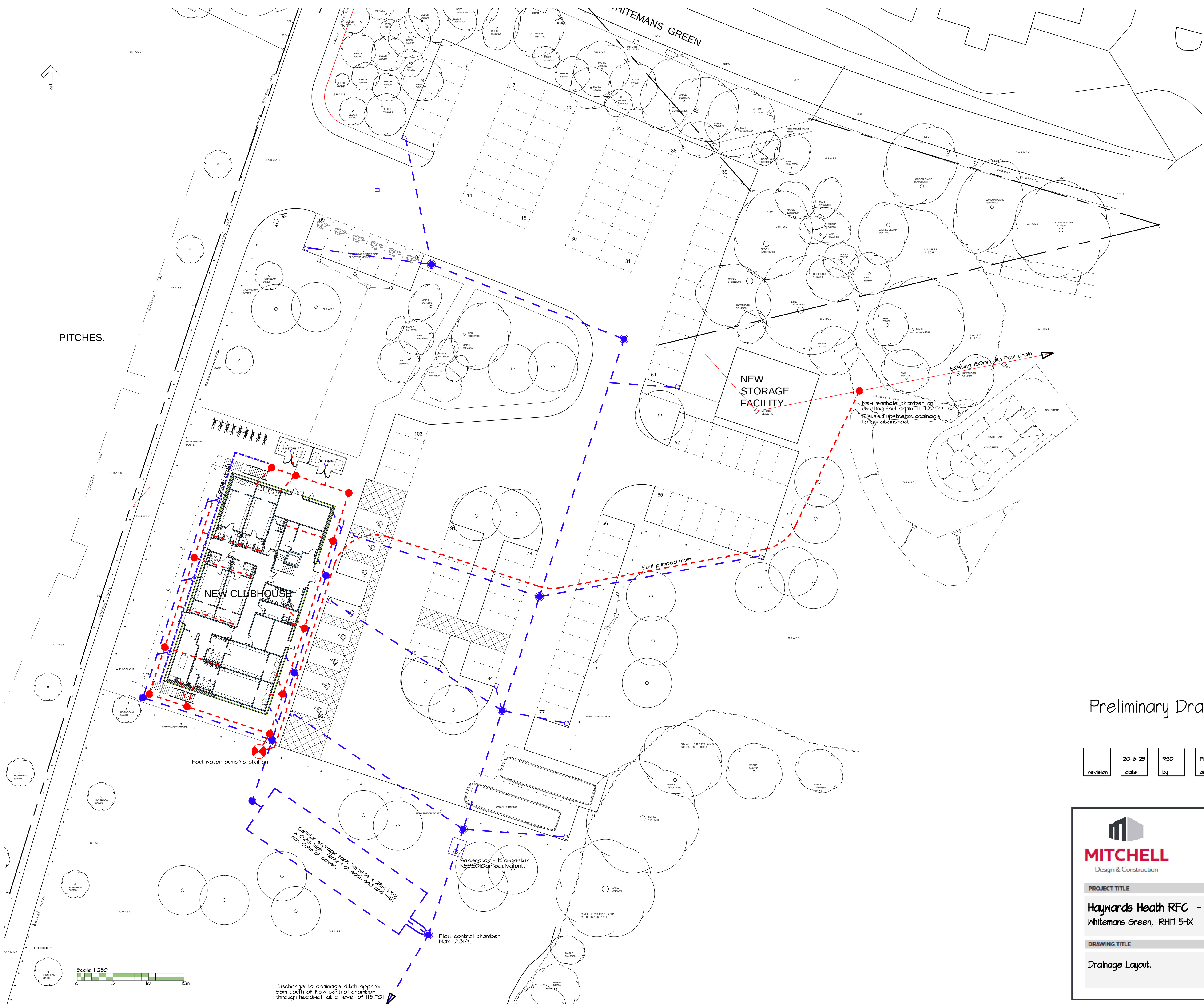
The drains for the proposed new clubhouse will be designed to suit flow and be at a depth of approximately 0.6m below the current ground level at the last manhole which will be a foul pumping station. The proposal is to utilize the existing drain run to serve the new clubhouse by forming a new manhole located on the existing drain run. It is considered that the existing drainage is capable of continuing to accommodate discharge from the application site in compliance with the Building Regulations.

Surface Water

The proposal is to collect the rainwater from the new clubhouse roof into metal gutters discharging through metal downpipes into a new surface water drainage system passing through a cellular attenuation tank 26m x 7m x 0.8m designed in accordance with the requirements of a 1 in 100 year event. The surface water drainage for the new car parking adjacent to the new clubhouse will be collected via trapped road gullies and will discharge through an alarmed oil separator with silt capacity.

The combined discharge from the roof and car parking will then pass through and be controlled by a vortex flow control chamber to limit the discharge rate to 2.3l/s at the headwall connection in the drainage ditch 55m south of the flow control chamber.

The overall drainage design will be developed to the satisfaction of MSDC and the EA to comply with the current requirements for a 1 in 100 year event and the effects of climate change.



Preliminary Drainage Layout.

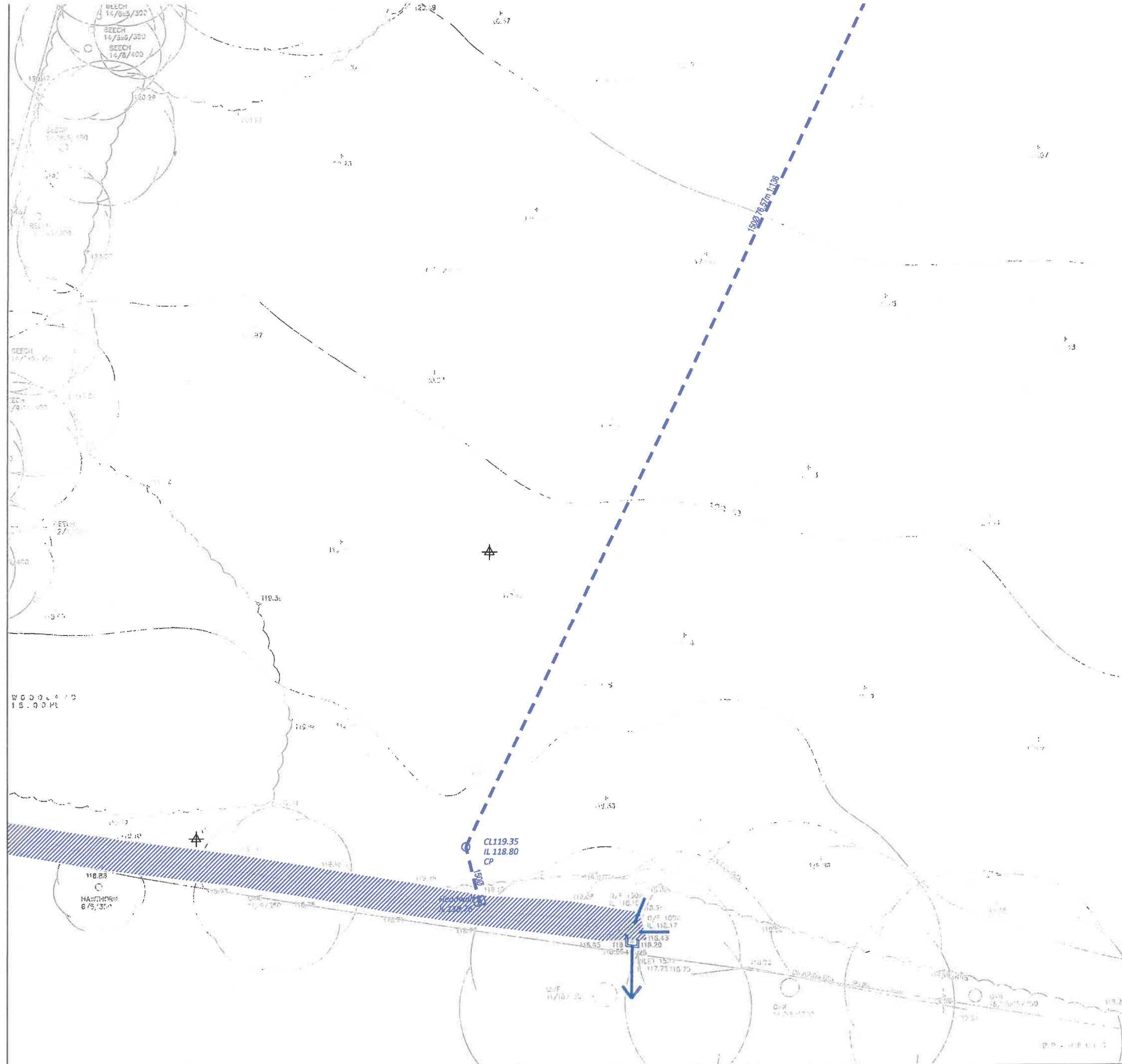
revision	20-6-23	RSD	First Issue.
	date	by	amendment



Romy House 163-167
Kings Road
Brentwood
Essex CM14 4EG

T 01277 234500
F 01277 260085
E info@mdcl.co.uk
www.mdcl.co.uk

PROJECT TITLE			
Haywards Heath RFC - New Clubhouse Whitemans Green, RH17 5HX			
DRAWING TITLE	DRAWN	DATE	SCALE
Drainage Layout.	RSD/lebellus	March 2023	1:250 @ A1
DRAWING NUMBER	E1145 : 201		



DRAINAGE NOTES:

1. All drainage works to be constructed in strict accordance with specification of the Local Authority, Building Regulations, Sewers for Adoption, BS8301 & BSEN.752-1.
2. For location and setting out of building drainage points refer to architects drawings.
3. All pipe runs near buildings to comply with the Building Regulations Part H. Where a pipe is within 1m of a foundation the trench shall be filled with class gen3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN3 concrete.
4. Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN3 concrete encasement (150mm thick).
5. Where a pipe, under a carriageway, has a depth of cover of less than 1.2m the pipe shall be laid in a concrete bed and surround.
6. In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. compressible boards (fibreboard or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). the boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. a board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
7. All private building drainage shall be constructed in strict accordance with BS EN.752-1. unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of ($<1/s = 1$ in 40/ $>1/s = 1$ in 80) for foul drains and 1 in 80 for surface water drains. all building drains shall be laid in conjunction with 'non adoptive bedding details' (class d, n or b) unless otherwise specified.
8. All pipes, bends and junction for private building drainage shall be UPVC conforming to BSEN13598 and BSEN1401 as appropriate and shall be laid in accordance with the manufacturer's specification. All pipes, bends and junction materials for adoptable drainage shall be vitrified clay, extra strength or super strength to BSEN295, with flexible joints and kitemark certified
9. All back inlet gullies to be roddable or connected to inspection chambers.
10. All gully connections other than at manholes to be 'y' junctions.
11. All road gully connections to be 150mm diameter.
12. All stub stacks to be fitted with air admittance valves where branch drain exceeds 12m except at the head of the run. Soil vent pipes located at the head of a run to terminate to fresh air.
13. All connections to be soffit to soffit unless otherwise noted.
14. All concrete and concrete products to be in accordance with BRE 363 for sulphates.
15. The locations of all svps and rwps shall be cross referenced against the architects drawings during setting out.
16. Before connections are made to existing public sewers an application under 106 must be made to relevant sewerage undertaker.
17. The precise depth and location and size of existing pipes or manholes where connections or diversion are proposed must be confirmed and reported to the engineer at the earliest opportunity.
18. Where inspection covers are located in areas of block paving or paving slabs they shall be fitted with recessed covers and infilled with the adjacent material.
19. Existing drains - any existing drains to be abandoned to be decommissioned in view of building regulations by either building out, infilled or sealed.