DRAINAGE NOTES:

a. PIPEWORK TO BE UPVC-U PIPES & INSPECTION CHAMBERS TO BS EN 13598-1:2020

b. 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

c. ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWERS FOR ADOPTION' 7TH EDITION AND THE RELEVANT COUNCIL DESIGN GUIDE.

d. ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 80 UNLESS OTHERWISE STATED ON THE DRAWING.

e. 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.

f. ALL PRIVATE SEWER PIPES TO BE 110 DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING.

g. EXISTING SEWER PIPE(S), WHERE APPLIABLE TO BE RE-USED TO BE SURVEYED AND LEVELLED PRIOR TO THE COMMENCEMENT OF THE DRAINAGE WORKS AND REFURBISHED IF NECESSARY.

h. CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY. (ALL APPROVALS TO BE BY OTHERS)

i. ALL SEWER PIPE AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION.

j. ALL SVP'S TO HAVE TELESCOPIC PIPES BETWEEN GF & IL OF PIPE.

MEMBER KEY:

- EXISTING PUBLIC SEWER - 3m EASEMENT/OFFSET REQ
- FW — PROPOSED FOUL WATER DRAIN (PRIVATE) *ALL LAID IN 150mm DIA PIPE AT 1:150 FALLS*
- SW — PROPOSED SURFACE WATER DRAIN (PRIVATE) *ALL LAID IN 100mm DIA PIPE AT 1:150 FALLS*
- SW — PROPOSED CONTROLLED STORMWATER DRAIN(S) FROM ATTENUATION TANK TO DITCH, VIA FLOW CONTROL DEVICE
- FW-IC-01 — PROPOSED FOUL WATER INSPECTION CHAMBER / FOUL TREATMENT PLANT
- SW-IC-01 — PROPOSED SURFACE WATER INSPECTION CHAMBER / SILT TRAP
- FLOW CONTROL — PROPOSED FLOW CONTROL CHAMBER (1.0 l/s)
- PROPOSED SURFACE WATER ATTENUATION TANK (SERVING ALL 3No PROPERTIES - min 10m³)
- DENOTES ARE OF PERMEABLE PAVING AROUND DWELLING(S) - BODPAVE, FORMPAVE, OR SIMILAR
- DENOTES ARE OF PERMEABLE ROADS AND HARDSTANDING FOR VEHICLE TRAFFIC - BODPAVE, FORMPAVE, OR SIMILAR
- SVP — SOIL AND VENT PIPE
- RWP — RAINWATER PIPE
- N/A + — LEVELS

PLEASE NOTE : ALL COVER LEVELS TO BE CONFIRMED FOLLOWING CONFIRMATION OF ALL EXTERNAL LEVELS.

MAIN CONTRACTOR TO CHECK EXISTING INVERT LEVELS IN ROAD PRIOR TO ANY DRAINAGE WORKS COMMENCING TO ENSURE THAT THE LEVELS AS STATED ON THIS DRAWING ARE CORRECT AND THAT THE PROPOSED DRAINAGE SCHEME WORKS

MAIN CONTRACTOR TO CONFIRM AND ALLOW FOR REMOVAL OF ALL REDUNDANT DRAINS ON SITE AND CAPPING OFF TO LIVE DRAINS, ETC AS REQUIRED

ALL RWP AND SVP'S TO HAVE RODDING EYES.

ALL GAS, TELECOMMS, WATER etc UTILITY SERVICES TO BE DIVERTED/RELOCATED AS REQUIRED. SERVICES DESIGN BY OTHERS.

DRAINAGE OVERVIEW & DESIGN NOTES:

THE EXISTING SITE COMPRISES AN EXISTING DWELLING THAT IS TO BE DEMOLISHED WITH THE 2No NEW DWELLING BUILT PARTLY OVER THE EXISTING FOOTPRINT.

THERE IS A PUBLIC FOUL SEWER THAT RUNS ACROSS THE SITE. THE 2No NEW DWELLINGS HAVE BEEN DESIGNED TO MAINTAIN A 3m OFFSET. THE SEWER POSITION WAS PLOTTED BY SOUTHERN WATER ON 04/02/2013.

RECENT FALLING HEAD TESTS WITHIN BOREHOLES AT 3m & 8m BOTH RETURNED NEGATIVE INFILTRATION RESULTS, THUS SHALLOW & DEEP BOREHOLE SOAKAWAYS ARE NOT CONSIDERED FEASIBLE.

THE EXISTING DWELLING HAS SVPs AND RWPs, WHICH BOTH CONNECT IN TO THE EXISTING FOUL SEWER WITH SOME SURFACE WATER TAKEN TO A CHAMBER/DRAIN WITHIN THE REAR GARDEN, WHICH HAS BEEN FOUND TO BE REDUNDANT, THUS WATERLOGGING THE REAR GARDEN.

THE REAR GARDEN SLOPES DOWN TO A DRAINAGE DITCH, WHICH ROUTES BETWEEN THE EXISTING ADJACENT PROPERTIES WITH AN ASSUMED OUTFLOW TOWARDS QUEENS ROAD.

FOUL DRAINAGE
THE PROPOSED ARRANGEMENT IS TO TAKE THE NEW FOUL FLOWS FROM THE 3No NEW DWELLINGS TO THE EXISTING SEWER UTILISING THE EXISTING CONNECTION(S).

SURFACE WATER DRAINAGE
THE EXISTING SITE COMPRISES PART HARDSTANDING CONCRETE, TARMAC & BLOCK PAVING, WITH 2No ROAD GULLEYS TO THE FRONT PARKING AREA(S) AND RWPs TO THE REAR OF THE SITE.

THE EXISTING HARDSTANDING TO THE FRONT OF THE SITE IS PROPOSED TO BE CONVERTED TO PERMEABLE PAVING.

JUST THE ROOF CATCHMENT AREA(S) OF THE 3No DWELLINGS & THE PROPOSED GARAGE ROOF ARE TO BE ADDRESSED. THESE ARE PROPOSED TO BE ATTENUATED WITHIN STANDARD PLASTIC CRATES WITHIN THE GARDEN AREA OF PLOT 1, WITH A 1.0 L/S CONTROLLED OUTFALL TO THE DRAINAGE DITCH.

THE EXISTING CATCHMENT AREAS ARE;

EXISTING ROOFS	= 180m²
EXISTING HARD PAVED AREA	= 208m²
TOTAL EXISTING AREA	= 388m²

THE PROPOSED CATCHMENT AREAS ARES

PLOT 1 ROOF	= 85.1m²
PLOT 2 ROOF	= 90.1m²
PLOT 3 ROOF	= 65.1m²
TOTAL PROPOSED AREA	= 240.3m²

SITE AREA (RED LINE) = 836m² (0.0836ha)

THE REQUIRED ATTENUATION TO ACHIEVE 1 l/s WITH 45% CLIMATE FACTOR IS 10m³. THIS IS TO BE ACHIEVED WITH 6m LONG x 5.0m WIDE x 0.4m DEEP PLASTIC CRATE SYSTEM WITH 95% FREE AREA, ACHIEVING 10.26m³ OF EFFECTIVE STORAGE.

THE REAR GARDEN LEVELS TO PLOT 1 ARE TO BE RAISED NOMINALLY 300-400mm TO ACHIEVE THE REQUIRED GARDEN COVER LEVELS TO THE ATTENUATION AND TO ACHIEVE THE REQUIRED OUTFALL(S) TO THE DRAINAGE DITCH. FINAL GARDEN LEVEL & LANDSCAPING TBC BY OTHERS.

PLOT 3 ADDITION NOTES

THE DRAINAGE SCHEME FOR PLOT 3 IS UNUSUAL IN ITS NEW BUILD NATURE AS IT SIMPLY PIGGY BACKS ON TO THE RECENT INSTALLATIONS FOR PLOTS 1 & 2, WHICH WERE INSTALLED IN ~AUGUST 2024.

THE LAYOUT(S) OF THE FOUL DRAINAGE CHAMBERS & INVERT LEVELS (SPECIFICALLY FW-IC-03) CONSIDERED THE CONNECTION FROM A POTENTIAL PLOT 3 THUS THE HEAD OF THE FOUL RUN IS SIMPLY EXTENDED TO PLOT 3.

THE PLOT 3 ADDITIONAL ROOF CATCHMENT AREA WAS ACCOUNTED FOR WITHIN THE ATTENUATION TANK INSTALLATION IN 2004, THUS THE HEAD OF THE SURFACE WATER RUN IS SIMPLY EXTENDED TO PLOT 3.

THE TIMELINE FOR IMPLEMENTATION AND THE MAINTENANCE NOTES ARE ADDED TO DRAWING 53

NOTES:-

1. THIS DRAWING IS NOT TO BE SCALED, WORK FROM GIVEN DIMENSIONS ONLY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND SPECIALISTS DRAWINGS, .
3. ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO ENGINEER FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE, ANY DISCREPANCIES TO BE REPORTED TO ENGINEER IMMEDIATELY BEFORE THE AFFECTED WORK COMMENCES.
5. ALL PROPRIETARY PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND SPECIFICATIONS.
6. THE CONTRACTOR IS TO ENSURE THAT TEMPORARY LOADS PLACED ONTO THE NEW STRUCTURES SHALL BE LESS THAN THELOADS FOR WHICH IT HAS BEEN DESIGNED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
8. THESE DRAWINGS CONSTITUTE A FULL DESIGN FOR BUILDING CONTROL APPROVAL. THEY ARE NOT CONSTRUCTION STAGE DRAWINGS UNTIL BUILDING CONTROL HAVE APPROVED THE DESIGN(S).
9. 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	15.12.2023	PW
P2	PLOT 3 ADDED WITH ALL ASSOCIATED UPDATES	14.08.2024	PW
B1	PLOT 3 FOR PLANNING DOC & BUILDING REGS APPROVAL	22.02.2025	PW

PLANNING DOC & BUILDING REGULATIONS

CREATIVE STRUCTURES

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Client
BRIXTER DEVELOPMENTS

Project
SHANGRI-LA, QUEENS RD
HAYWARDS HEATH, RH16 1EE

Title
SITE DRAINAGE PLAN

Date DEC 2023	Checked 15.12.2023
Drawing Sheet Size A1	
Scale 1:100	Engineer PW
Status PLANNING DOC & BUILDING REGS	

Project Number	Drawing Number	Revision
23-020	51	B1

HEDGE PLANTING SCREENING TO BE KEPT TO max 2.0m HIGH, AND PLANTED NO CLOSER THAN 1.0m APART WITHIN THE 3m EASEMENT.
NO DIRECT PLANTING OVER THE SEWER.

LANDSCAPE DESIGNER TO CHOOSE FROM SOUTHERN WATER APPROVED HEDGES, AS SET OUT WITHIN SECTION 4.1 OF THE 'DS TREE PLANTING GUIDE'.

PERMISSIBLE SPECIES ARE
Cupressus macrocarpa ("Monterey Cypress")
Cupressocyparis leylandii ("Leyland Cypress")
Quercus ilex ("Holm" or "Holly Oak")
Chamaecyparis lawsoniana ("Lawsons Cypress") and cvs.
Thuya plicata ("Western Red Cedar") and cvs.
Ulmus species and cvs. ("Elm")

PROPOSED DRAINAGE SITE PLAN
(LANDSCAPING SHOWN INDICATIVELY)
(1:100)

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