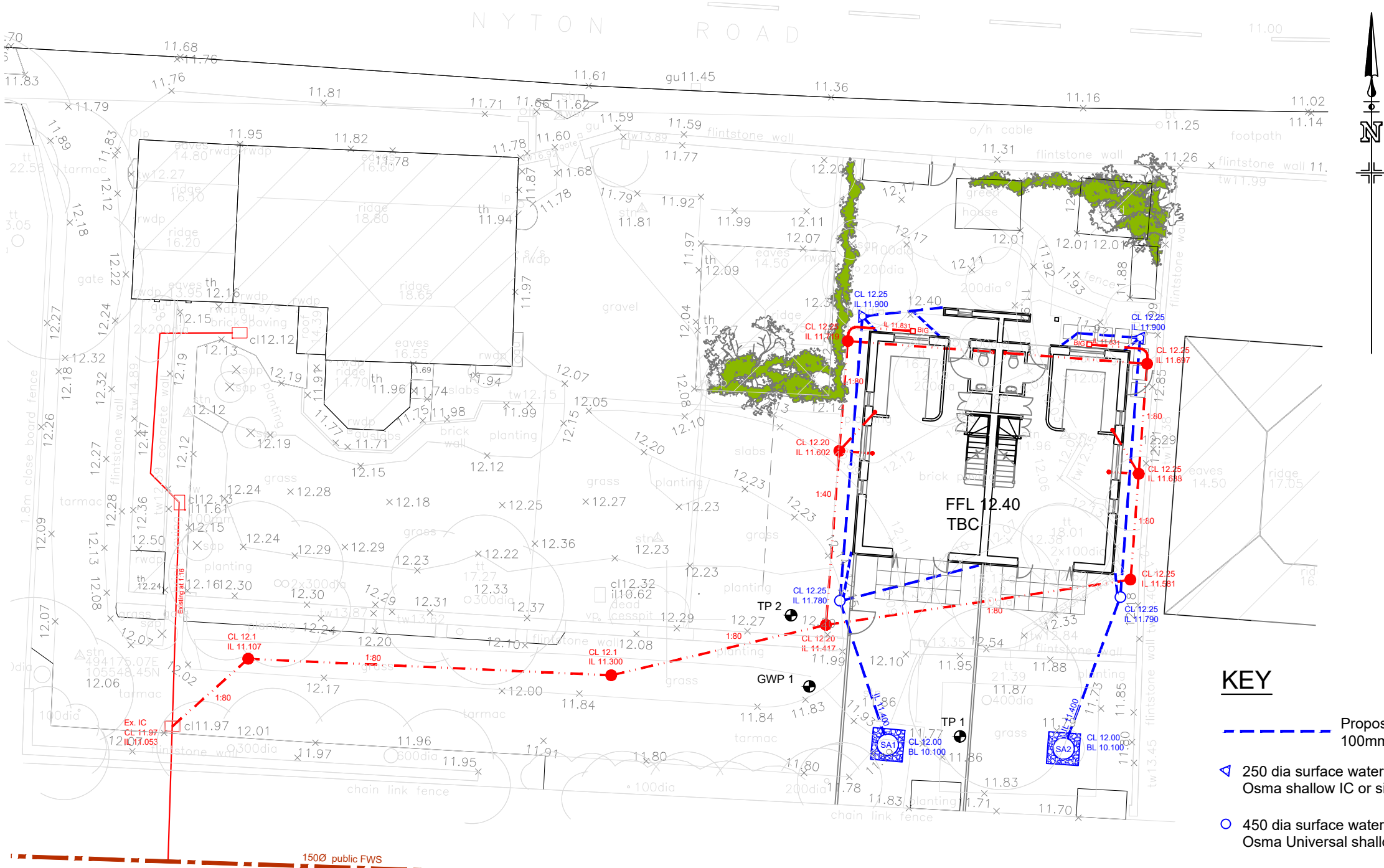
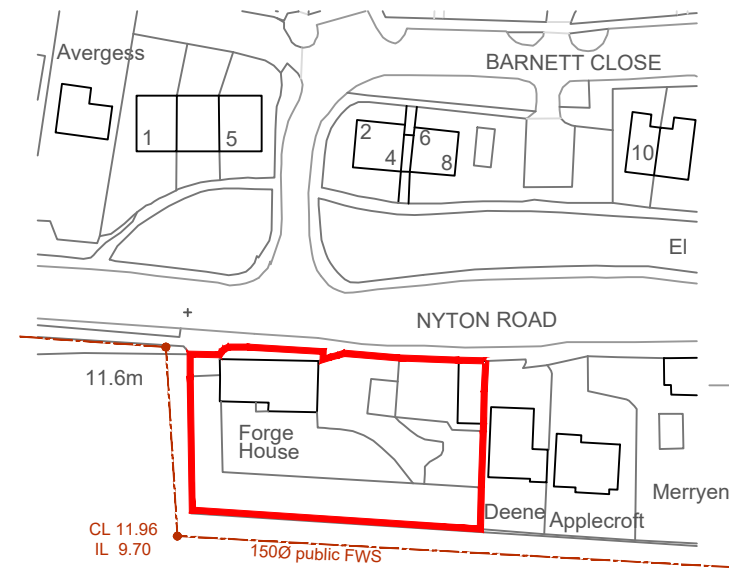




Site/Block Plan: Scale 1:200



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Location Plan: Scale 1:1250



NOTE
This drawing has been produced for discharge of planning conditions only. All levels and details to be checked for Building Regulations approval and construction purposes

KEY

- Proposed storm drainage
100mm dia at min 1:100
- 250 dia surface water inspection chamber
Osma shallow IC or similar approved
- 450 dia surface water inspection chamber
Osma Universal shallow IC or similar approved
- Proposed foul drainage
100mm dia at min 1:80
- 450 dia foul water inspection chamber
Osma Universal shallow IC or similar approved
- Existing public foul water sewer
- Proposed 0.9m dia. concrete ring soakaways, depth as specified
- +7.870 Existing ground levels in metres AOD
- CL ##### Cover level of ICs/manholes
- BL ##### Base level of soakaways
- IL ##### Invert level of drains/sewers
- TP 1 Percolation test points
- GWP 1 Groundwater Monitoring Point

Surface Water Drainage Design Notes

Ground conditions here comprise a little Topsoil over Head Deposits of slightly sandy silty gravelly clay overlying London Clay. The Head Deposits were found at 0.3 to 0.4m below ground level and became very compact with depth. The London Clay was not encountered in boreholes that were drilled to 1.95m below ground level in late November 2019.

The test holes were dry on completion and subsequent groundwater monitoring on the site from early December 2019 through to early March 2020 showed no groundwater, which confirms levels are lower than 10m AOD.

The drainage design is based on three percolation tests carried out to BRE 365 principles in each of two separate test pits, with tests in TP1 being carried out in mid January 2020 and those in TP2 being in late February 2020. Soil infiltration rates varying between 2.928×10^{-4} m/s and 6.602×10^{-5} m/s were obtained. The lowest result of 6.602×10^{-5} m/s has been used in the calculations to which a safety factor of 2 has been applied.

Two 0.9m dia. concrete ring soakaways have been designed as shown. These will collect water from all roof areas. The design will be suitable to drain the new roof areas without flooding on a 1 in 100 year rainfall event + 40% climate change addition. The width of the entrance drive will be extended as a permeable surface in grasscrete or similar.

Percolation Test Results

TP 1	6.602×10^{-5} m/s
TP 2	1.496×10^{-4} m/s

Note: These are the lowest results from three tests carried out in each test pit

-	Original	RTFC	2.4.20
Rev.	Description	Drn.	Date
Project			
Forge House Nyton Road Eastergate			
Client			
Mr Ganley			
Drawing Title			
Drainage Layouts			
© This drawing is copyright It may not be copied or reproduced without written authority			
Scale	As shown	At original	A3
Drawing Number	2035/SK2		Revision -