

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
SOUTHERN WATER

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
LOCATION AND DEPTH OF EXISTING UTILITIES
BRE 365 INFILTRATION TEST

Site Specific Notes (mini strategy to establish key points)

1. 'No-dig' hard paved areas to be constructed using Cellweb in order to protect root areas on site.
2. All works within Root Protection Zone to be carried out by hand and under the supervision of Arboricultural Consultant.
3. Contractor on site to confirm depth of existing combined water sewer prior to construction. Drainage Engineer to be informed if connection is not possible.



WARNING
ALL WORKS WITHIN ROOT PROTECTION ZONE TO BE CARRIED OUT BY HAND AND UNDER SUPERVISION OF ARBORICULTURAL CONSULTANT

PPI Porous Paved Parking Area
35mm Thickness Drainsphalt
60mm Thickness AC20 open bit Laying Course
Geotextile
500mm Type 3 Sub Base
Geotextile/geomembrane
Total storage provided in sub-base 125.4m³
CL 9.800
FL 9.155
Designed to assumed infiltration rate of 5x10⁻⁴m/s

F6 CL 9.850
IL 9.537 (TBC)
4500 IC
To be constructed *after* existing CWD Subject to Southern Water Approval



COMPULSORY
CONTRACTOR TO CONFIRM INVERT LEVEL OF DOWNSTREAM CONNECTION PRIOR TO INSTALLATION OF DRAINAGE

EXISTING DRIVEWAY OF NEIGHBORING PLOT

DRAINAGE LEGEND (1:200)

EXISTING FEATURES

- Ex FWD Existing foul water sewer/drain and manhole
- Ex SWD Existing combined water sewer/drain and manhole
- Existing foul/surface water sewer/drain and manhole to be abandoned

PROPOSED FEATURES

- SWD Storm water sewer/drain
- Pipe crossing (thickening denotes pipe above)
- Storm water catchpit chamber (4500)
- Storm water inspection chamber (4500)
- Infiltrating Porous paved parking area
- 'NO DIG' Construction
- FWD Foul water sewer/drain
- Foul water inspection chamber (4500)
- Finished floor level
- 1000 4.5m 1:100 Z BED

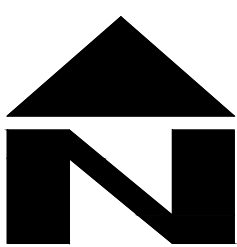
ABBREVIATIONS

- MH - MANHOLE
- IC - INSPECTION CHAMBER
- AC - ACCESS CHAMBER
- CP - CATCHPIT
- BC - BRAKE CHAMBER
- RE - RODDING EYE
- IL - INVERT LEVEL
- SL - SUMP LEVEL
- CL - COVER LEVEL

Surface level

STANDARD DRAINAGE NOTES

1. DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE ASSUMED TO BE 100mm DIA.
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS85 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911-PART 1.
10. ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
14. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
15. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD



Prefixed to drawing numbers shall signify the following:-

PL = PLANNING	Shall not be used for contract or construction purposes
P = PRELIMINARY	Shall not be used for contract or construction purposes
T = TENDER	Shall not be used for construction purposes
C = CONSTRUCTION	These are the only drawings that shall be used for construction purposes
R = RECORD	Record of actual completed work

P-	04.03.22	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP



CLIENT
SMITH SIMMONS AND PARTNERS

ARCHITECT
STUDIO LACK ARCHITECTURE

JOB TITLE
84 BARNHAM ROAD
BARNHAM

DRAWING TITLE
DRAINAGE STRATEGY

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE	SCALE @ A1
MARCH 2022	1:200

JOB No.	STATUS	DRAWING No.	REV.
C2023	PL	100	P-

FOR PLANNING ONLY