DS_0707_24

AS-BUILT STORM WATER DRAINAGE & SUDS VERIFICATION REPORT

FOR

RESIDENTIAL DEVELOPMENT SYLVAN MEADOWS, TYE LANE, WALBERTON, WEST SUSSEX

Rev. /

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	Name	Position
Author:	Adam Marciniak - MSc	Director
Verifier:	Peter David Bond - HNC	Director

Revisions:

Revision	Date	Reason for issue
/	14.11.2025	Discharge of Reserved Matters Planning Condition 12A &13

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1.0 INTRODUCTION

1.1 COMMISSIONING AND CONTEXT

WilsonDee Limited has been commissioned on behalf of BDW Southampton to prepare an as-Built surface Water (SW) Drainage and SuDS Verification Report for the residential development at Sylvan Meadows, Tye Lane, Walberton, West Sussex for the an application for approval of details reserved by condition imposed under reference WA/6/23/PL relating to condition number 12a - drainage completion report and condition number 13 - surface water drainage plans.
It is important to note that the approved drainage designs were not undertaken by Wilsondee Ltd or the authors of this report.

1.2 POLICY CONSIDERATIONS

The requirements and policies of Arun District Council (ADC), and West Sussex County Council as Lead Local Flood Authority (WSCC) have been fully reviewed for the basis of this report.

1.3 LOCAL PLANNING AUTHORITY ROLE

Arun District Council, as the Local Planning Authority (LPA), oversees flood risk and water environment matters through policies and guidance set out in Arun District Council surface water pre-commencement conditions, and in ADC Strategic Flood Risk Assessment (Final Report, August 2016).

1.4 LLFA GUIDANCE

WSCC, acting as the Lead Local Flood Authority (LLFA), is a statutory consultee for all major planning applications and provide guidance published by WSCC (Revised November 2018) and ADC.

1.5 SEWERAGE UNDERTAKER

ICOSA is the sewerage undertaker for the site.

1.6 PURPOSE OF THE REPORT

The purpose of the As-Built Surface Water Drainage and SuDS Verification Report is to show the as-built surface water drainage system on a phase-by-phase basis split over the surface water catchment areas, and then through comparison of as-built and approved drainage, demonstrate that the scheme was built in accordance with the approved drawings and designs.
This report will seek verification of the drainage installed for Phase 1 of Catchment area 1.

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2.0 REPORT CONTENTS

The report contains the following information as required by Arun District Council's Verification Report Guidance:

- Phase 1 Catchment Area Plan
- Approved Adoptable Drainage Design and Plans
- As-Built Survey
- As-built survey/approved drainage design overlay
- Comparison of approved drainage layout and as-built drainage survey with identification of any significant deviations.
- Evidence and appropriate records of drainage construction
- CCTV survey
- Landscaping Plan and Landscaping Plan/phase 1 drainage overlay
- Approved External Levels Plan with Private drainage shown as evidence of prevention of surface water draining onto the public highway

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3.0 SURFACE WATER DESIGN PRINCIPLES

Roof water from each property discharges into the private drainage system within its curtilage, and from there into the adoptable surface water network. Hardstanding areas, access roads and drives drain to trapped gullies, which then also discharge to the on-site surface water drainage system.
The site's surface water drainage is divided into two catchments. The central and eastern areas drain to a southern attenuation basin, which discharges to the existing highway drain in The Street at a controlled (restricted) rate. The western area of site drains to a smaller attenuation basin in the southwest of the development, which discharges to the existing ditch along the western boundary at a restricted rate.
The two attenuation basins provide temporary storage, allowing peak flows to be reduced by flow control devices (Hydrobrake units) installed within key manholes S43 and S69. During high-intensity storm events basin water levels will rise temporarily and then return to normal after the event. Each basin includes a bioretention area that remains wet, a lined forebay for additional sediment control, and a lining for containment.

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4.0 ADHERANCE TO APPROVED DESIGN

4.1 REPORT AUTHOR

This report has been prepared by Adam Marciniak (MSc Environmental Engineering), Engineering Design Director from Wilsondee Limited, as a competent engineer in drainage verification. Adam has 25 years of experience in the field of civil and drainage engineering design and has previously successfully discharged planning conditions relating to drainage design and verification.

4.2 COMPARISONS BETWEEN APPROVED DESIGNS AND AS-BUILTS

The report compares the approved drainage layout (Appendix B) with the as-built drainage survey (Appendix C)

The comparison has been carried out on a phase basis with only Phase 1 of Catchment Area 1 being reviewed at this stage.

The main surface water drainage runs including demarcation chambers are reviewed and tabled in this report with difference noted where applicable. Phase 1 as referred to on drawing BSO/E5004/469A in Appendix B comprises of 41 units with associated access road and parking areas ,2 no SuDS basins, and cut off ditch along the southern boundary, as well as the offsite sewer connection route to the existing surface water culvert.

To assist with the comparison an overlay of the approved drainage designs and the as-built survey has been completed and is included in Appendix D of this report.

A comparison of the invert levels and pipe gradients between the as-built survey and approved design drawings has been carried out and a comparison table has been included in Appendix E which indicates the differences in the invert levels and pipe gradients.

On reviewing these differences these are all deemed to be within acceptable tolerances, and in most cases have found the as-built gradients to be steeper than the design, thus providing more efficient towards hydraulic capacity. In two instances (manholes S21 and S19) pipes were found to have been laid slightly shallower than the design, but on both occasions the differences were deemed to be negligible the as-built drainage still within acceptable standards.

A comparison on the as-built SuDS basin levels has been made against the approved design. It was found that the base levels of the basins were approximately 100mm up to 200mm shallower than the design, but the top of bank construction has been raised as well, and the attenuation volume of the as-built pond should be very close to the design attenuation volume.

To demonstrate the minor difference between the as-built basins and the designed basins we have overlayed the as-built basins on top of the designed basins with the results shown in Appendix G.

The report has also considered Condition 13, which seeks to ensure that adequate measures are in place to prevent private surface water flows from draining onto the public highway. To assist with viewing this, we have added key drainage elements from the approved drainage plans to the approved external levels plans (within Appendix J) to show that no private flows will drain onto the public highway.

4.3 REPORT CONCLUSIONS

Based on our assessment of the as-built survey when compared to the approved design drawings, we feel the drainage infrastructure installed to date, which crucially include for the attenuation basins, has been implemented in line with the approved designs and is adequately implemented to support this phase.

For this to be 100% proven the hydraulic calculations would need to be re-run based on the as-built information but as the changes are shown to be minor, we would not do this unless requested.

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APPENDIX E	TABULATED ASSESSMENT OF APPROVED DESIGNS VS AS-BUILT SURVEY
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APPENDIX A

PHASE 1 CATCHMENT AREA PLAN

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1. This plan should be viewed in conjunction with the Domestic Drainage Layout plans (reference BSO-E5004-451 to 459) and Section 104 Layout Plan (reference BSO-E5004-401).
2. S104 technical approval from ICOSA Water was issued on January 2023(reference 23-046).
3. Drainage not within the extents of the items listed in the key below are private and will be the responsibility of the respective property owner.

Key

Catchment 1

Phase 1

Phase 2

Catchment 2

Phase 3

Watercourse Catchment

Watercourse

Phase 2 and Phase 3 catchment area

SCALE BAR 1:500 at A1

Rev.	Date	Details	By	Chkd	Appd
B	12.11.25	Catchment areas of Phase 2 and 3 shaded to show clearly			
		Phase 1 catchment area	WilsonDesd Ltd.		
A	09.12.24	Phase labelling updated in line with on-site construction.	KG	JC	TRS

Client:-

BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DRAINAGE
CATCHMENT
PLAN

Date: November 2024 Scales: As Shown @ A1

Drawn: KG Checked: JC Approved: TRS

Drawing No.
BSO/E5004/469 B

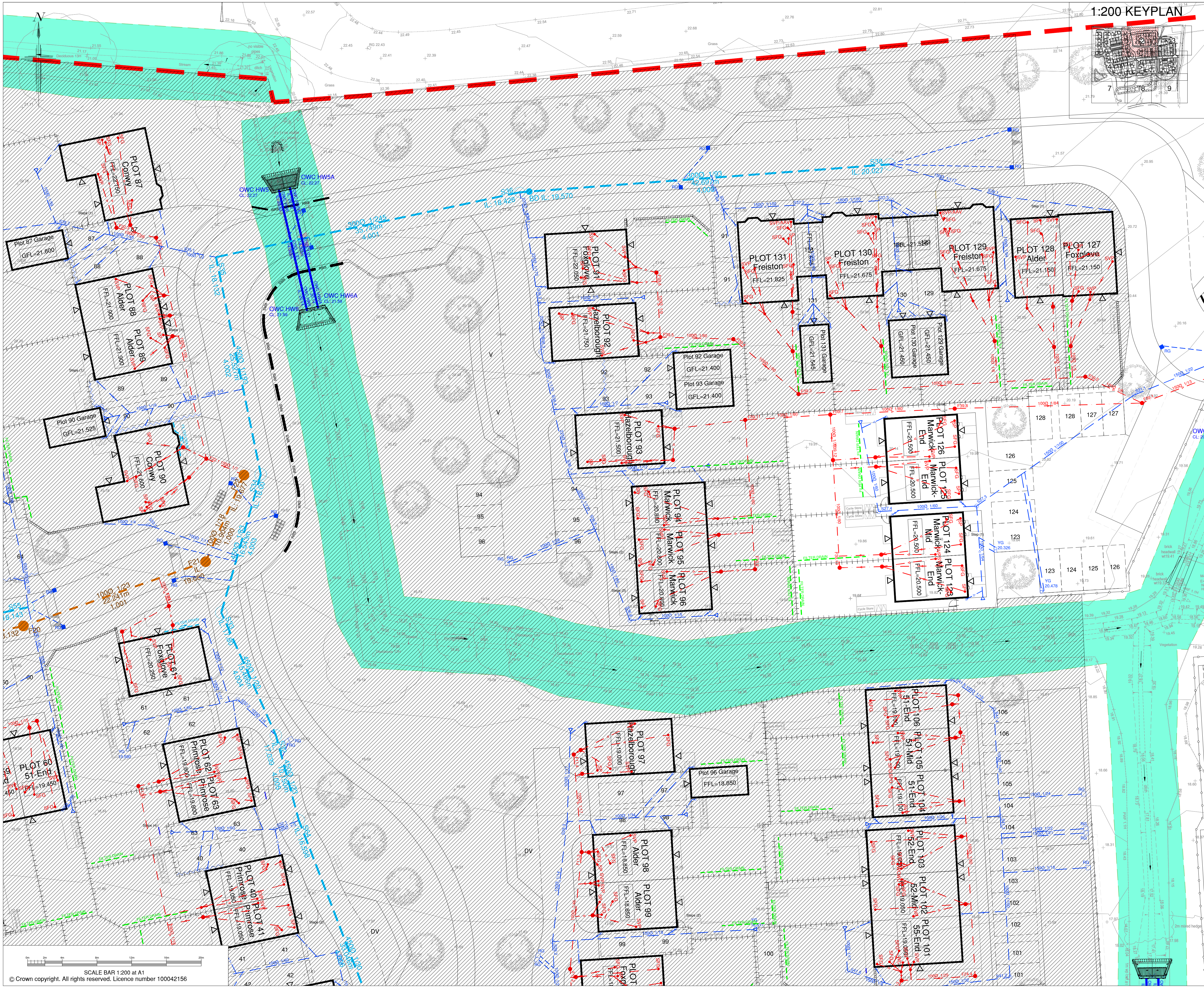
FOR APPROVAL

RCP ARCHITECTURE & CIVIL ENGINEERING
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APPENDIX B

APPROVED ADOPTABLE DRAINAGE PLANS

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Icosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/SL Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 10/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201/SUB/01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Siteline Site Survey, drawing number 36TL01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be installed.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE	Rodding point at head of drain	

KEY

Site Boundary
Section 278 Works By Others
Area of Phase 2 and Phase 3 design
FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
Adoptable Surface Water Sewers (ICOSA) — Flow Control Device, S1
Adoptable Foul Water Sewers (ICOSA) — F1, Backdrop
Adoptable PCC Headwalls (ICOSA)
OWC Diversionary Works - Sewers (Arun District Council)
OWC Diversionary Works - PCC Headwalls (Arun District Council)
OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow
Adoptable (ICOSA) Road Gully & Connection — RG
Private Road Gully & Connection — RG
Private Surface Water Domestic Drainage — S1.1
Private Foul Water Domestic Drainage — F1.1
House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye — RE
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
Root Protection Area *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
Tree Protection Fencing *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
1.1m High Timber Post & 3 Rail Fencing
Garden Filter Drain as per BDW Designs *(design parameters and typical sections designed by BDW dated 11/07/2024).* — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
Q	13.11.25	Phase 2 and 3 design shaded to show clearly the extents of Phase 1 design	WilsonDee Ltd.		
P	15.08.24	SSL's removed from plan.	JC	JC	TRS
N	13.08.24	Additional filter drains added to back gardens as request by client	JC	LD	TRS
M	26.04.24	Concrete bag headwall detail note updated.	JC	LD	TRS
L	14.02.24	Note added to plan regarding reinstated bank.	JC	LD	TRS
K	08.02.24	Bag work headwall added to head of existing ditch.	JC	LD	TRS
J	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
H	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS
G	14.11.23	Topo Survey Updated with ditches on boundaries.	LAD	MW	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 2 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/452 Q

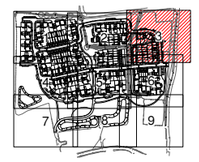
FOR CONSTRUCTION

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1:200 KEYPLAN



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul water drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iosca Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removeable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house tape working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-5278 ALIGN_STRIPPED_08.08.22 - CDP/Ed", issued to RCP on 24/03/2023.
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21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedule (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
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			RE		Rodding point at head of drain

KEY

- Site Boundary
- Section 278 Works By Others
- Area of Phase 2 and Phase 3 design
- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Flow Control Device — S1
- Adoptable Surface Water Sewers (ICOSA)
- Adoptable Foul Water Sewers (ICOSA) — F1 Backdrop
- Adoptable PCC Headwalls (ICOSA)
- OWC Diversionary Works - Sewers (Arun District Council)
- OWC Diversionary Works - PCC Headwalls (Arun District Council)
- OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow
- Adoptable (ICOSA) Road Gully & Connection — RG
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- House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed ,225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

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- Soil Vent Pipe — SVP
- Soil Pipe — SP
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- Water Closet Pipe — WC
- Rodding Eye
- 'Aco' Channel (showing connecting pipe) or similar
- Threshold Drain — YG 18.00
- Yard Gully and Connection
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
- Timber VRS with Pedestrian Rail — RRS
- 600mm High Knee Railing at Attenuation Basins — KR
- Life Rings & Deep Water Signs at Attenuation Basins
- Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
- Root Protection Area *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 232 / 02, Revision 03 issued to RCP in .dwg format on 28/01/2023).*
- Tree Protection Fencing *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 232 / 02, Revision 03 issued to RCP in .dwg format on 28/01/2023).*
- 1.1m High Timber Post & 3 Rail Fencing
- Garden Filter Drain as per BDW Designs *(design parameters and typical sections designed by BDW dated 11/07/2024).* — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
M	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
L	15.08.24	SSL's removed from plan.	JC	JC	TRS
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		as request by client			
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G	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS
F	14.11.23	Topo Survey Updated with ditches on boundaries.	LAD	MW	TRS
E	10.10.23	Key updated.	LAD	LAD	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 3 OF 9

Date: April 2023 | Scales: 1:200 at A1

Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. M

FOR CONSTRUCTION

RCP ARCHITECTURE & CIVIL ENGINEERING
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T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

NOTES

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4. All FW & SW drainage pipework is to be clay pipework conforming to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iosia Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 6.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of WPs, stub stacks, WC outlets, Back Inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Minimum FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where lateral drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 21/024/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2025.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.507I X-5278 ALKIN_STRIPPED_08.08.22 - COPIED", issued to RCP on 19/01/2024.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 22/013/SUB/01 to 16, issued to RCP in .dwg format on 24/01/2025.
20. Topographical Survey as per Pretlove Surveys Limited Site Survey, drawing number 6321_SITE_P1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671J1, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 60000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Pipot access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed ,225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain — YG 18.00
Yard Gully and Connection

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — x2
Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 -02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 -02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
O	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
N	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
M	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
L	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
K	15.08.24	SSL's removed from plan.	JC	JC	TRS
J	13.08.24	Additional filter drains added to back gardens	JC	LD	TRS
		as request by client			
H	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
G	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS
F	14.11.23	Topo Survey Updated with ditches on boundaries.	LAD	MW	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 5 OF 9

Date: April 2025 — Scales: 1:200 at A1
Drawn: MLM — Checked: MW — Approved: LAD

Drawing No. BSO/E5004/455 O

FOR CONSTRUCTION

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

1:200 KEY PLAN

Granular Drainage Channel

225Ø Pipe Groundwater Interceptor Drain

SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS5484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iossa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301: Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. Invert levels of UFPs, sub-decks, WC outlets, Back Inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 15 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmD FW Drains are to be laid to minimum fall of 1 in 80 and 150mmD FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - COPIE4", issued to RCP on 24/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB-01 to 16, issued to RCP in .dwg format on 24/01/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Sibelius Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (Bc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 60000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, refer to ADC drainage to be consulted.

27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device

Adoptable Foul Water Sewers (ICOSA) — Backdrop

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Rumsey & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 232 / 02, Revision 03 issued to RCP in .dwg format on 20/01/2023).

Tree Protection Fencing
(Based on Rumsey & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 232 / 02, Revision 03 issued to RCP in .dwg format on 20/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
P	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
O	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
N	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
M	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
L	15.08.24	SSL's removed from plan.	JC	JC	TRS
K	13.08.24	Additional filter drains added to back gardens	JC	LD	TRS
		as request by client			
J	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
H	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DOMESTIC DRAINAGE LAYOUT
SHEET 6 OF 9

Date: April 2023 — Scales: 1:200 @ A1
Drawn: MLM — Checked: MW — Approved: LAD

Drawing No.
BSO/E5004/456 P

FOR CONSTRUCTION

1:200 KEYPLAN



Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

SCALE BAR 1:200 at A1

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Insert 'A'

Existing Foul Adopted Water Sewer

Connection into existing culvert to be made 'soffit to soffit'. This is to improve the angle of connection.

Proposed connection into existing culverted watercourse to be soffit to soffit Subject to OWC Approval. IL has been confirmed on-site to be 10.625. As per email from Barratt's dated 11/03/2024.

Hydro-brake Opimum
MD-SHE-0118-7300-1500-7300
Manhole with restricted
discharge rate of 7.3l/s
1.5m design head

Type 4 Sump Manhole as per ADC drawing 80000502 Rev C

Confirmation from Arboriculturilist on extent of RPA's for existing trees, and revised emergency access alignment. Approval required for works within RPA's

Trench for pipe length from S71 to S2 to be be lined with Terram RootGuard or equivalent approved.

Catchpit Manhole

Bio Retention Area

0.5m high bund adjacent to ditch

0.5m deep ditch with connection into proposed surface water system via bag work headwall with Trash screen to be fitted (refer to ADC detail 80000101 Rev B)

Cutline - For continuation see Insert 'A'

SCALE BAR 1:200 at A1

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NOTES

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3. This drawing is to be read in conjunction with the requirements of the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleeve or similar) or uPVC drainage pipework to BS4660 & BS8264, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Ioora Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Adopted FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
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17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210624/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.5071 X-5278 ALIGN_STRIPPED_08.08.22 - CDP.dxf", issued to RCP on 10/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB-01 to 16, issued to RCP in .dwg format on 24/01/2023.
20. Topographical Survey as per Prentice Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/10/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
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22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000501 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
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			RE		Rodding point at head of drain

KEY

Site Boundary

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Area of Phase 2 and Phase 3 design

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Adoptable Foul Water Sewers (ICOSA) — Backdrop — F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed ,225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
W	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
U	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
T	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
S	15.08.24	SSL's removed from plan.	JC	JC	TRS
R	21.05.24	Concrete bag headwall added to plan.	JC	LD	TRS
Q	26.04.24	Concrete bag headwall detail note updated.	JC	LD	TRS
P	22.03.24	Plan updated as per ADC comments dated 08/03/24.	JC	LD	TRS
N	08.02.24	Cut-off ditch and bund arrangement updated.	JC	LAD	TRS
M	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 7 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/457 W

FOR CONSTRUCTION

1:200 KEYPLAN

RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

Granular Drainage Channel

225Ø Pipe Groundwater Interceptor Drain

Catchpit Manhole

Lined Attenuation Basin
Base Level 12.053m AOD

Lined Attenuation Basin
Base Level 12.053m AOD

Groundwater Interceptor Drain connects to proposed ditch via bag work headwall (refer to ADC detail 80000102 Rev B)
Top of Bank - 13.50
Headwall Invert - 13.10

0.5m deep ditch with connection into proposed surface water system

0.5m high bund adjacent to ditch

to
bag
be fitted
B)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,351m³)*
Area = 1,500m²
Top Water Level = 12.877m
Top of Bank = 13.353m
Freeboard = 476mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.878m
Top of Bank = 13.353m
Freeboard = 475mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. All pipework to be clay pipework to BS65 & BS1196 or concrete to BS 5911 or to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iocsa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301: Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210624/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2025.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-5278 ALKIN_STRIPPED_08.08.22 - CDP.Ext", issued to RCP on 10/01/2025.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201:SUB:01 to 16, issued to RCP in .dwg format on 20/01/2025.
20. Topographical Survey as per Prentier Surveys Limited Site Survey, drawing number 6521_SITE_01, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3675.01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO:E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO:E5004/411 & 412), Section 104 Drainage Construction Details (BSO:E5004/413 to 414) and Domestic Drainage Construction Details (BSO:ES5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full width ACO drainage to be installed.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Pipot access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed ,225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm portorated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
R	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
Q	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
P	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
N	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
M	26.04.24	Concrete bag headwall detail note updated.	JC	LD	TRS
L	22.03.24	Plan updated as per ADC comments dated 08/03/24.	JC	LD	TRS
K	08.02.24	Cut-off ditch and bund arrangement updated.	JC	LAD	TRS
J	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DOMESTIC DRAINAGE LAYOUT
SHEET 8 OF 9

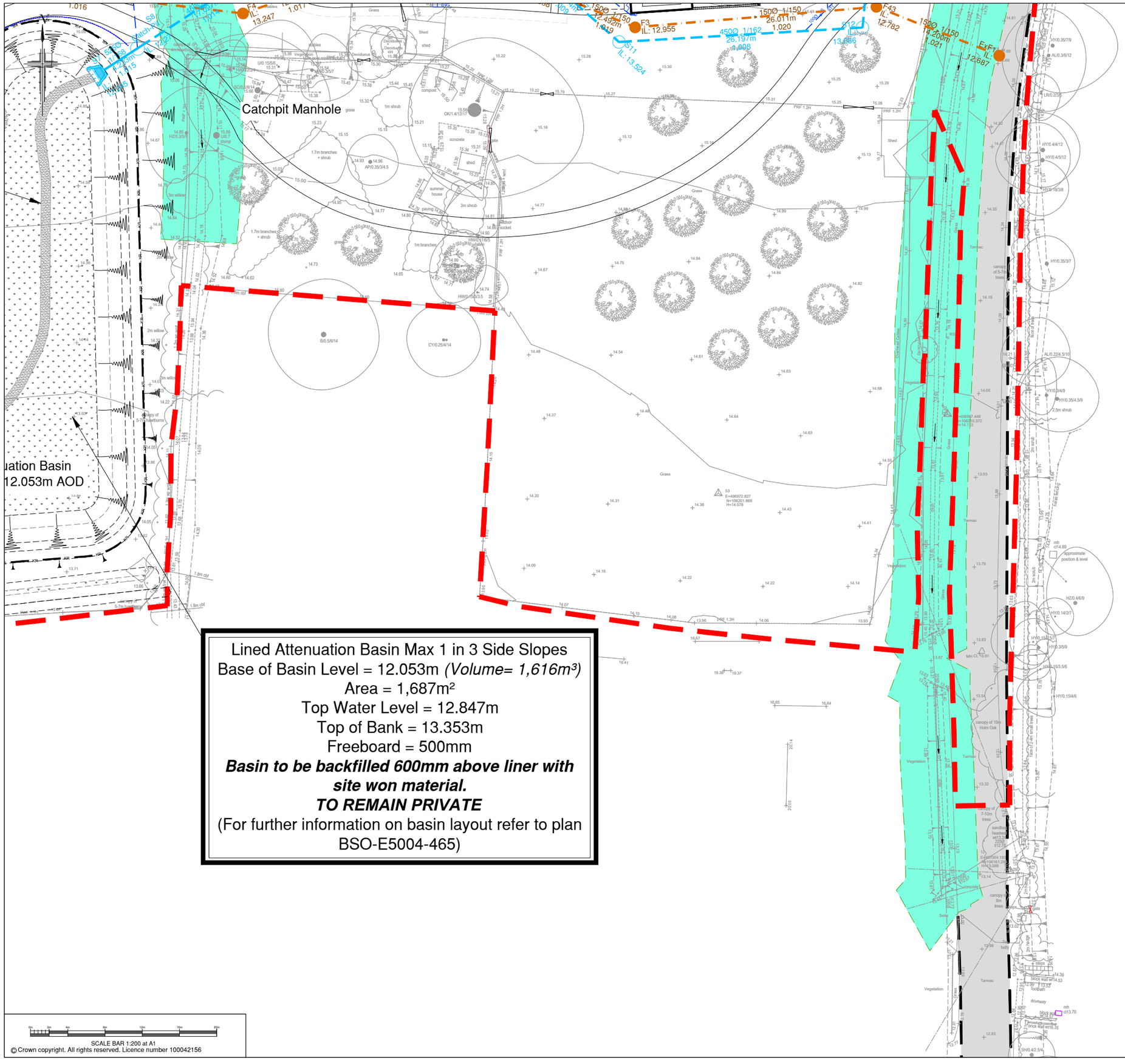
Date: April 2023 — Scales: 1:200 at A1
Drawn: MLM — Checked: MW — Approved: LAD

Drawing No.
BSO/E5004/458 R

FOR CONSTRUCTION

1:200 KEYPLAN

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. FW & SW house drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Foul water drainage pipework to be uPVC sewer pipe, laid and tested in accordance with BS EN 295-1:991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS5484, laid and tested to BS8301 in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Icosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL21/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-5278 ALIGN_STRIPPED_08.08.22 - COPIEdit", issued to RCP on 10/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201/SUB/01 to 16, issued to RCP in .dwg format on 20/01/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Stiltstine Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 60000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be installed.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (if distance from cover level to soffit of pipe is >1m, access opening shall be backricked to 350mm Ø or 300mm x 300mm.	Road Driveway Garden	R D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

- Site Boundary
- Section 278 Works By Others
- Area of Phase 2 and Phase 3 design
- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1
- Adoptable Foul Water Sewers (ICOSA) — Backdrop F1
- Adoptable PCC Headwalls (ICOSA)
- OWC Divensionary Works - Sewers (Arun District Council)
- OWC Divensionary Works - PCC Headwalls (Arun District Council)
- OWC Divensionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow
- Adoptable (ICOSA) Road Gully & Connection — RG
- Private Road Gully & Connection — RG
- Private Surface Water Domestic Drainage — S1.1
- Private Foul Water Domestic Drainage — F1.1
- House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed ,225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections

- Soil Vent Pipe — SVP
- Soil Pipe — SP
- Soil Floor Gully — SFG
- Water Closet Pipe — WC
- Rodding Eye
- 'Aco' Channel (showing connecting pipe) or similar
- Threshold Drain
- Yard Gully and Connection — YG 18.00
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
- Timber VRS with Pedestrian Rail — RRS
- 600mm High Knee Railing at Attenuation Basins — KR
- Life Rings & Deep Water Signs at Attenuation Basins
- Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
- Root Protection Area *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs-232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- Tree Protection Fencing *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs-232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- 1.1m High Timber Post & 3 Rail Fencing
- Garden Filter Drain as per BDW Designs *(design parameters and typical sections designed by BDW dated 11/07/2024).* — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
O	13.11.25	Phase 2 and 3 design shaded to show clearly	WilsonDee Ltd.		
		the extents of Phase 1 design			
N	08.01.25	Updated as per client comments 02.01.25	BM	JC	TRS
M	20.11.24	Footpath layout updated as clouded	KG	JC	TRS
L	10.10.24	Plan update to suit construction of basins, as per ADC commnet	JC	LAD	TRS
K	08.02.24	Cut-off ditch and bund arrangement updated.	JC	LAD	TRS
J	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
H	05.12.23	Plan status updated following Section 38 technical approval.	JC	LAD	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DOMESTIC DRAINAGE LAYOUT

SHEET 9 OF 9

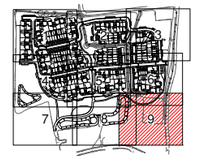
Date: April 2023 | Scales: 1:200 @ A1

Drawn: MLW | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/459 O

FOR CONSTRUCTION

1:200 KEYPLAN



RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
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APPENDIX C

AS-BUILT SURVEY

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N

KEY

AC	Air Conditioning	MW	Monitoring Well
AV	Air Valve	OHC	Overhead Cable
BH	Borehole	PB	Post Box
BO	Bollard	RE	Rodding Eye
BS	Bus Stop	RNP	Road Name Plate
BTIC	Telecoms IC	RS	Road Sign
CATV	Cable Television IC	RWP	Rain Water Pipe
EL	Electric Box	SMP	Service Marker Post
EP	Electricity Pole	ST	Stay / Strut
EPT	Transformer Pole	SV	Stop Valve
ER	Earth Rod	SVG	Stop Valve Gas
FH	Fire Hydrant	SVP	Soil Vent Pipe
FP	Flag Pole	SVW	Stop Valve Water
G	Gully	TB	Telephone Box
GP	Guide Post	TH	Trial Hole
IC	Inspection Cover	TL	Traffic Light
IC FW	IC Foul Water	TP	Telegraph Pole
IC SW	IC Surface Water	UTL	Unable To Lift
KD	Kerb Drain	WM	Water Meter
LP	Lamp Post	WO	Wash Out
LT	Light		

TREES (Species / Trunk Diameter / Max. Spread / Height)

AS	Ash	OK	Oak
AL	Alder	PN	Pine
BH	Beech	PA	Palm
CD	Cedar	PL	Plane
CH	Cherry	PO	Poplar
CY	Cypress	RW	Redwood
EU	Eucalyptus	RO	Rowan
FR	Fruit (Generic)	SB	Silver Birch
HC	Horse Chestnut	SC	Sweet Chestnut
HW	Hawthorn	SU	Species Unidentified
HY	Holly	SY	Sycamore
HZ	Hazel	WW	Willow
LM	Lime	WN	Walnut
MG	Magnolia	YW	Yew
MP	Maple	MB	Multi Bole
MK	Monkey Puzzle		

FENCES

BWF	Barbed Wire Fence
CBF	Close Board Fence
CBR	Crash Barrier
CLF	Chain Linked Fence
CP	Concrete Post
CPF	Chestnut Paling Fence
CWF	Chicken Wire Fence
HDL	Handrail
IRF	Iron Railing Fence
MSF	Miscellaneous Fence
PCF	Post and Chain Fence
PKF	Picket Fence
PRF	Post And Rail Fence
PSF	Palisade Fence
PWF	Post And Wire Fence
SCF	Security Fence
SP	Steel Post
TLS	Trellis Fence
WLF	Wood Lapped Fence
WMF	Wire Mesh Fence

LEVELS

CL	Cover Level
DPC	Damp-proof Course
FL	Floor Level
IL	Invert Level
OH	Overhead Cable Level
OL	Outfall Level
SF	Soffit Level
TH	Threshold Level
U/S	Underside Level
WL	Water Level
WT	Wall Top

SURFACES

Cc	Concrete
BP	Brick Paving
Fb	Flowerbed
PS	Paving Slabs
RWall	Retaining Wall
Tar	Tarmac
Tac	Tactile Paving

REVISIONS

Revision A - November 2024
Additional manhole information surveyed

Revision B - May 2025
Additional information surveyed.

NOTES

Survey Grid
The survey grid has been related to a previous survey coordinate system. Ref - 6531_Site_R2 by Premier SurveysLimited (March 2018)

Levels Datum
The levels datum has been related to a previous survey coordinate system. Ref - 6531_Site_R2 by Premier SurveysLimited (March 2018)

Site Drainage
Inspection covers have been lifted when allowed for within the quotation; all invert information has been obtained through visual inspection only with no entry into the manholes. Because of this complete accuracy cannot be guaranteed. Where drainage information is of critical importance we encourage the use of a drainage specialist. Encompass Geospatial Utilities department is able to provide all advanced underground services needs, including access within confined spaces.

Trees
Every effort has been made to identify and detail all trees within the requested specification. Tree detail is generalised/symbolic from visual inspection only. Where trees are of critical importance we would encourage the use of a specialist such as an arborist.

Setting Out
All setting out should be referenced to the permanent control stations shown on this survey. Do not use GNSS/GPS operating on the OS Active Network without first carrying out a site calibration.

Survey Notes
Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only (Ref-Q15118).
Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance. Survey detail obtained and shown is relative to the plotting scale.

Copyright
This survey information is copyright Encompass Geospatial Ltd (2009).
All rights reserved.

0m 5m 10m 15m

ENCOMPASS GEOSPATIAL
MULTI-DISCIPLINARY SURVEY SOLUTIONS
AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

chartered ices
THE SURVEY ASSOCIATION

Encompass Geospatial Ltd. Registered in England & Wales
Registration Number 06863215 I VAT Number 881510823
Registered Office: Yarmouth House, 1300 Parkway, Solent Business Park, Whiteley, PO15 7AX
Tel: (+44) 23 8069 2002
Email: info@encompassgeo.co.uk
Website: encompassgeospatial.co.uk

Drawing Title
ASBUILT SURVEY

Project Reference
5080 S1 (36TL100B)

Client
BARRATT DAVID WILSON HOMES

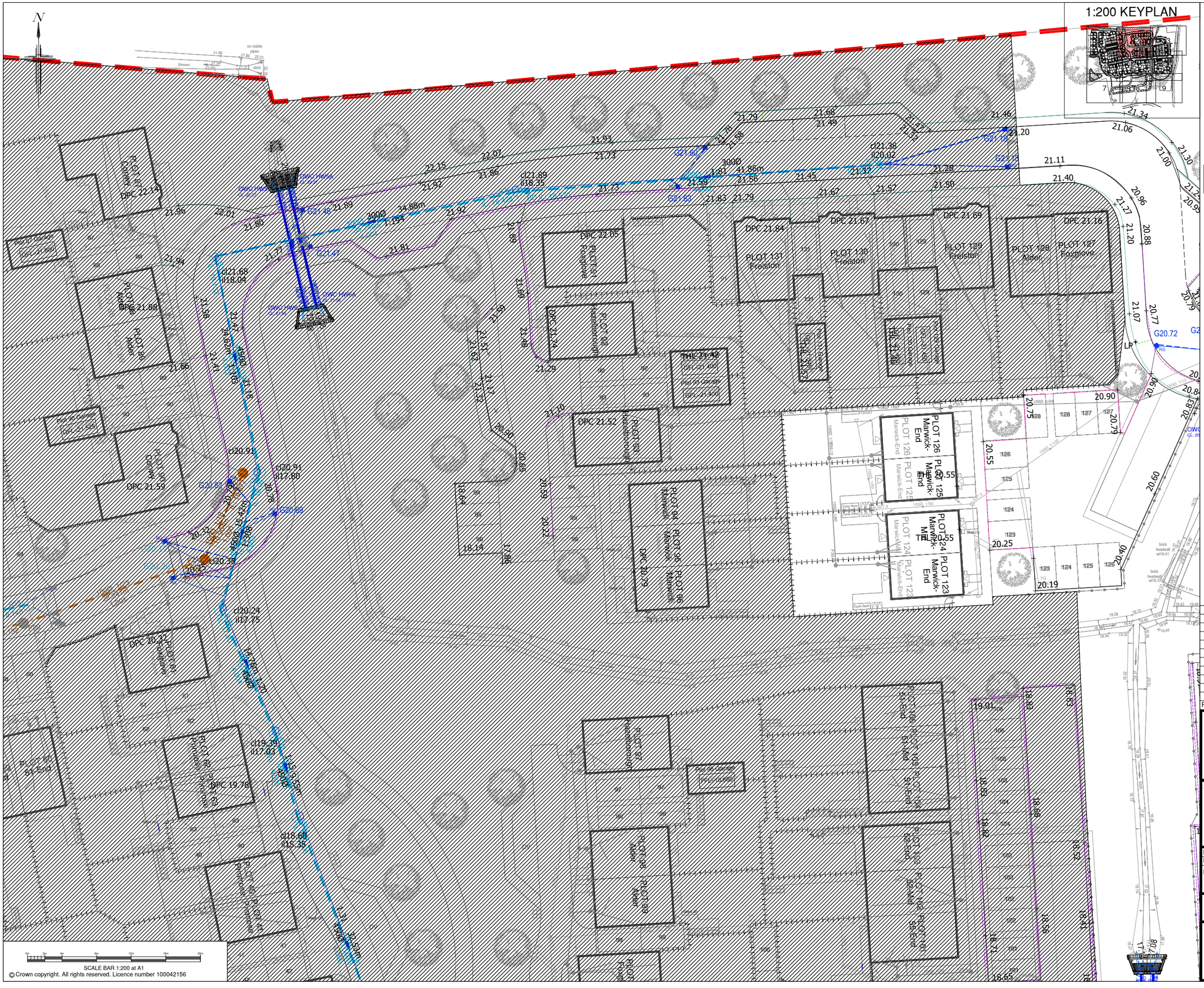
Site Address
SYLVAN MEADOWS
TYE LANE
WALBERTON

Scale	Issue Date	
1:500 at A0	NOVEMBER 2024	
Surveyor(s)	**Drawn by**	**Checked by**
HB	HB	IA

APPENDIX D

AS-BUILT SURVEY / APPROVED DRAINAGE DESIGN OVERLAY

Copyright © WilsonDee Ltd 2025



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. Foul drainage below ground is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of WPs, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmD FW Drains are to be laid to minimum fall of 1 in 80 and 150mmD FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into the nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824-SL01-5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.507/ X-S278 ALIGN_STRIPPED_08.08.22 - CDP.Edit", issued to RCP on 24/03/2023.
19. Architectural layout as per Carlton Design Partnership Substructure Layouts, drawing numbers 2301-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Prentice Surveys Limited Site Survey, drawing number 6531_SITE_01, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671.01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 8000/001 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full-width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm	Road Driveway Garden	B D A15	D400 B125 A15
			RE		Redding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device, S1, Backdrop

Adoptable Foul Water Sewers (ICOSA)

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — FT.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 252 /02, Revision 05 issued to RCP in .dwg format on 25/01/2022).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 252 /02, Revision 05 issued to RCP in .dwg format on 25/01/2022).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs.
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

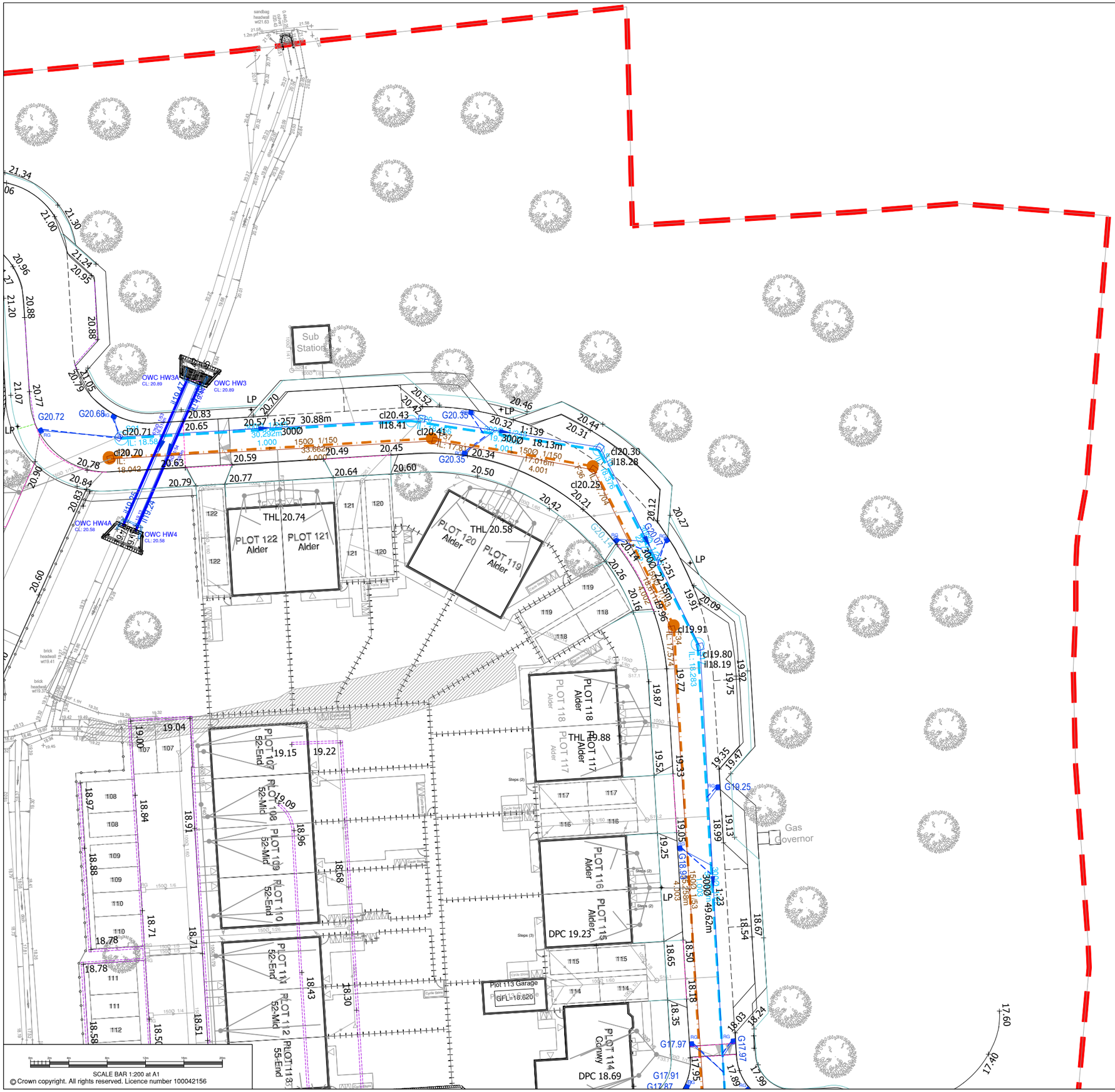
Drawing Title:-
APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY
SHEET 2 OF 9

Date: November 2025 | Scales: 1:200 at A1
Drawn: MLM | Checked: MB | Approved: DAP

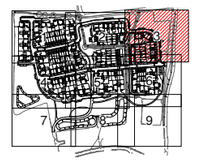
Drawing No.
BSO/E5004/462 A

FOR CONSTRUCTION

RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk



1:200 KEYPLAN



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. All below ground drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2494, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Icosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 9.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 24/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Prentier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 8000030! Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device — S1

Adoptable Foul Water Sewers (ICOSA) — F1 — Backdrop

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections

Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 252 '02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 252 '02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY
SHEET 3 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: MW | Approved: LAD

Drawing No.
BSO/E5004/463 A

FOR CONSTRUCTION

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul drainage system is to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS3404, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iowa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The position of SVPs, stub stacks, WC outlets, Bath trap outlets etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where sand drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824-SL01-5L Revision X, issued to RCP in .dwg format on 24/01/2025.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDP.dwg", issued to RCP on 24/01/2025.
19. Architectural details based on Carlton Design Partnership Substructure Layouts, drawing numbers 2301-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Plantsure Surveys Limited Site Survey, drawing number 6531_STE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671_01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe backfilling of all OWC works to accord with ADC drawing 8000/001 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full-width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from invert level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	E D G	D400 B125 A15
			RE		Redding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — FT.1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain — YG 18.00
Yard Gully and Connection

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins
Life Rings & Deep Water Signs at Attenuation Basins — KR
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 222 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 222 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY
SHEET 5 OF 9

Date: April 2023 — Scales: 1:200 @ A1
Drawn: MLM — Checked: WB — Approved: LAD

Drawing No. BSO/E5004/465 A

FOR CONSTRUCTION

1:200 KEYPLAN

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
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SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul water drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Ivora Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of WPs, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or more and 225mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.507 X-5278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 24/01/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671_01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80003301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).*
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Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
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Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated uPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 252 / 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCs 252 / 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

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Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

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CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY SHEET 6 OF 9

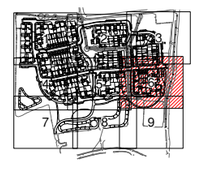
Date: April 2025 | Scales: 1:200 at A1

Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/466 A

FOR CONSTRUCTION

1:200 KEYPLAN



RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
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SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing is to be read in conjunction with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexible jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS8404, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVPs, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824-SL01-SL Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDP.dwg", issued to RCP on 24/01/2023.
19. Architectural details based on Carlton Design Partnership Substructure Layouts, drawing numbers 2301-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671.01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 8000/001 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	E D G	D400 B125 A15
			RE		Redding point at head of drain

KEY

- Site Boundary
- Section 278 Works By Others
- Area of Phase 2 and Phase 3 design
- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1
- Adoptable Foul Water Sewers (ICOSA) — Backdrop
- Adoptable PCC Headwalls (ICOSA)
- OWC Diversionary Works - Sewers (Arun District Council)
- OWC Diversionary Works - PCC Headwalls (Arun District Council)
- OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow
- Adoptable (ICOSA) Road Gully & Connection — RG
- Private Road Gully & Connection — RG
- Private Surface Water Domestic Drainage — S1.1
- Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections

- Soil Vent Pipe — SVP
- Soil Pipe — SP
- Soil Floor Gully — SFG
- Water Closet Pipe — WC
- Rodding Eye
- 'Aco' Channel (showing connecting pipe) or similar
- Threshold Drain
- Yard Gully and Connection — YG 18.00
- Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
- Timber VRS with Pedestrian Rail — RRS
- 600mm High Knee Railing at Attenuation Basins — KR
- Life Rings & Deep Water Signs at Attenuation Basins
- Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
- Root Protection Area *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 22Z 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- Tree Protection Fencing *(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 22Z 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).*
- 1.1m High Timber Post & 3 Rail Fencing
- Garden Filter Drain as per BDW Designs *(design parameters and typical sections designed by BDW dated 11/07/2024).* — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY SHEET 7 OF 9

Date: April 2023 Scales: 1:200 at A1

Drawn: MLM Checked: NW Approved: LAD

Drawing No. BSO/E5004/467 A

FOR CONSTRUCTION

1:200 KEYPLAN



Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

Insert 'A'

SCALE BAR 1:200 at A1

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Cutline - For continuation see Insert 'A'

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,351m³)*
Area = 1,500m²
Top Water Level = 12.877m
Top of Bank = 13.353m
Freeboard = 476mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.878m
Top of Bank = 13.353m
Freeboard = 475mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

10-11-2023 SURVEY EXTENT

SCALE BAR 1:200 at A1

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NOTES

1. All dimensions are in metres unless stated otherwise.
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3. All building work shall be to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ECDS.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iceni Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of BWPs, bulk stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
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17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824-SL01-SL Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDP.Esri", issued to RCP on 24/01/2023.
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20. Topographical Survey as per Prentice Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe backfilling of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full-width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

- Site Boundary
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- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1
- Adoptable Foul Water Sewers (ICOSA) — Backdrop F1
- Adoptable PCC Headwalls (ICOSA)
- OWC Diversionary Works - Sewers (Arun District Council)
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House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).
Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).
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(design parameters and typical sections designed by BDW dated 11/07/2024).

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Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDew Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY
SHEET 8 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: WR | Approved: LAD

Drawing No.
BSO/E5004/468 A

FOR CONSTRUCTION

1:200 KEYPLAN



Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.847m
Top of Bank = 13.353m
Freeboard = 500mm
Basin to be backfilled 600mm above liner with site won material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

10-11-2023 SURVEY EXTENT

SCALE BAR 1:200 at A1

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Site Boundary

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Adoptable Surface Water Sewers (ICOSA)

Backdrop — F1

Adoptable Foul Water Sewers (ICOSA)

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

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Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

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(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 / 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

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(design parameters and typical sections designed by BDW dated 11/07/2024).

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Rev.	Date	Details	By	Chkd	Appd
A	13.11.25	First issue	WilsonDew Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- APPROVED DRAINAGE DESIGN VS AS-BUILT SURVEY

SHEET 9 OF 9

Date: April 2023 | Scales: 1:200 at A1

Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/469 A

FOR CONSTRUCTION

1:200 KEYPLAN



RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

APPENDIX E

TABULATED ASSESSMENT OF APPROVED DESIGNS VS AS-BUILT SURVEY

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SWMH Ref	Invert Level (IL)		Difference	Gradient		Pipe size		Comments
	Design	As-built		Design	As-built	Design	As-built	
S21	18.58	18.53	0.05	245	257	300	300	
S20	18.456	18.41	0.046	245	139	300	300	
S19	18.376	18.28	0.096	245	251	300	300	
S17	18.283	18.19	0.093	22	23	300	300	
S16	15.977	16.01	-0.033	245	59	300	300	
S22	16.855	16.8	0.055	53	55	300	300	
S15	15.885	15.93	-0.045	30	27	375	300	300mmØ pipe installed inplace of designed 375mmØ. Hydraulic calculations would need to be re-run to confirm that this is acceptable however we would not expect this to have a significant impact due difference in pipe size being very minimal and the steepness of the gradient of the pipe.
S14	14.855	14.81	0.045	21	22	375	375	
S13	14.157	14.19	-0.033	60	62	375	375	
S12	13.686	13.78	-0.094	162	94	450	450	
S11	13.524	13.53	-0.006	207	89	450	450	
S10	13.467	13.41	0.057	42	41	450	450	
S9	12.78	12.71	0.07	39	37	450	450	
S24	15.367	15.34	0.027	9	9	225	300	pipe size increased from 225mmØ to 300mmØ at the same gradient. This is a betterment on the design and will offer greater storage capacity.
S8	12.27	12.24	0.03	168	24	525	525	
S7HW	12.245	12.04	0.205	-	-	-	-	
S62HW	12.153	12.07	0.083	-	-	450	450	
S61HW	12.153	12.10	0.053	-	-	-	-	
S3HW	12.153	12.13	0.023	52	72	300	300	
S69	11.949	11.97	-0.021	205	79	300	300	
S2	11.79	11.6	0.19	34	44	300	300	
S67	11.27	11.22	0.05	60	68	300	300	
S70	12.696	12.72	-0.024	18	14	300	300	
S68	10.713	11.08	-0.367	245	49	300	300	
S66	10.642	10.75	-0.108	248	33	300	300	
S1		10.65			-			

APPENDIX F

EVIDENCE AND APPROPRIATE RECORDS OF DRAINAGE CONSTRUCTION

Copyright © WilsonDee Ltd 2025

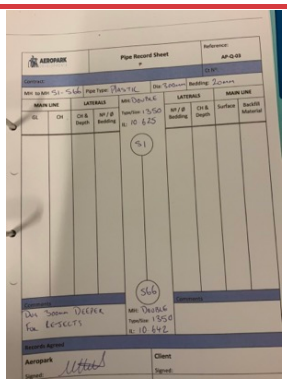
PROJECT 09/01/2024, 12:33

field close

Tuesday, 9 January 2024

Prepared For Field Close

13 Issues Identified



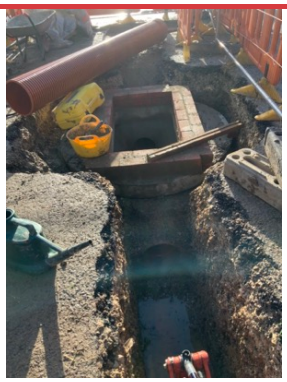
S1-S66

Assigned To S1-S66



S1 CONNECTION TO MAIN LINE, FIELD CLOSE.

Assigned To S1 Connection To Main Line, Field Close.



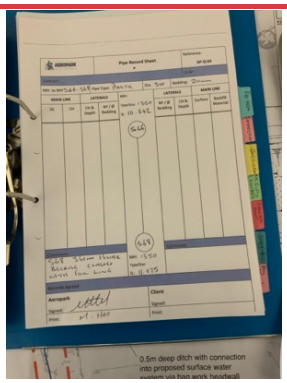
S66 STORM MANHOLE AND 300MM DRAIN LINE.

Assigned To S66 Storm Manhole And 300mm Drain line.



REINSTATED FIELD CLOSE, 200MM TYPE1 ,150MM CONCRETE, 50MM OF 10MM TARMAC. 11MX1M

Assigned To Reinstated Field Close, 200mm Type1 ,150mm Concrete, 50mm Of 10mm Tarmac. 11mx1m



S66-S68

Assigned To S66-S68



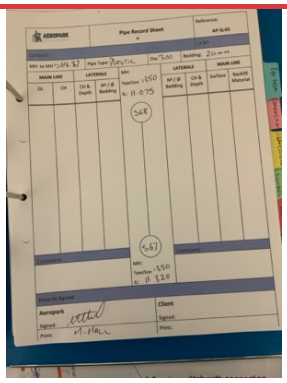
DRAIN LINES66-S68

Assigned To Drain LineS66-S68



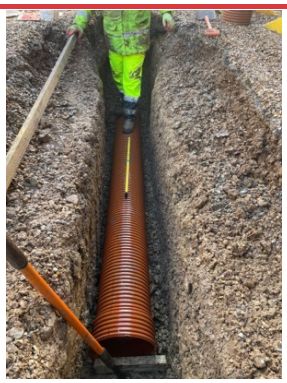
MANHOLE 68

Assigned To Manhole 68



S68-S67

Assigned To S68-S67



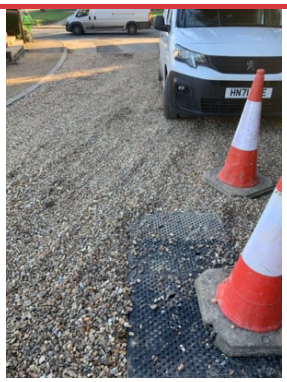
DRAIN LINES68-S67

Assigned To Drain LineS68-S67



MANHOLE S67

Assigned To Manhole S67



PRIVATE DRIVE BACK FILLED WITH TYPE1 AND 20MM SHINGLE

Assigned To Private Drive Back Filled With Type1 And 20mm Shingle



S70 MH INSTALLED



S2 MH BEING BENCHED

PROJECT 09/01/2024, 12:54

ditch widening behind field close

Tuesday, 9 January 2024

5 Issues Identified



I



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.



DITCH EXCAVATION BY FIELD CLOSE FOR CATCH PIT 70.

PROJECT 16/01/2024, 09:42

Road 1

Tuesday, 16 January 2024

5 Issues Identified



S22 GULLEY CONNECTIONS



ROAD 1 CAPPING



ROAD GULLEY



ROAD GULLEY



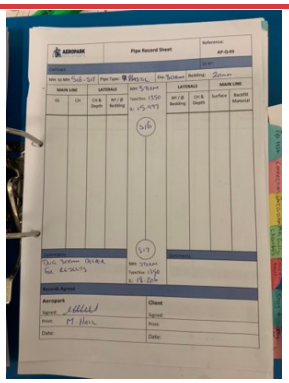
ROAD GULLEY DIG

ROAD 2 STORM

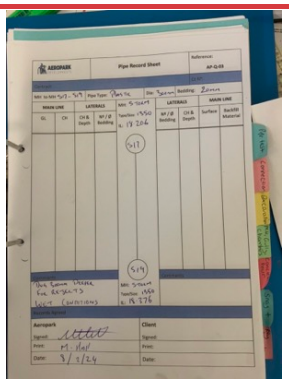
road2 storm line

Friday, 9 February 2024

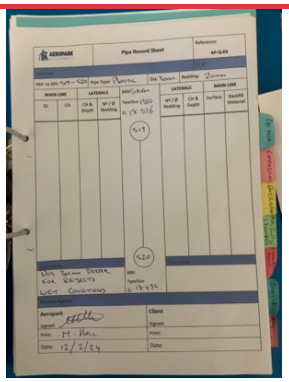
12 Issues Identified



ISSUE 1



ISSUE 2



ISSUE 3



ISSUE 4



ISSUE 5



ISSUE 6



ISSUE 7



ISSUE 8



ISSUE 9



ISSUE 10



ISSUE 11



ISSUE 12

CULVERT ROAD 1 AND DIVERSION

Friday, 16 February 2024

7 Issues Identified



ISSUE 1



ISSUE 2



ISSUE 3



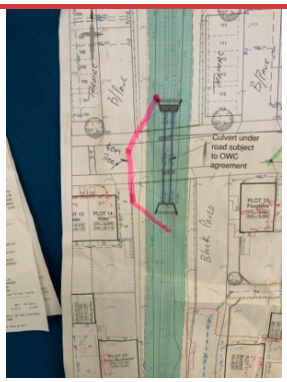
ISSUE 4



ISSUE 5



ISSUE 6



40 M DIVERSION 300MM PIPE 600DEEP BACKFILLED WITH CLEAN REJECTS

CULVERT DIVERSION ROAD 2

Wednesday, 6 March 2024

3 Issues Identified



ISSUE 1

Assigned To 40m Of 300mm Pipe Plus Concrete Capped



ISSUE 2



ISSUE 3

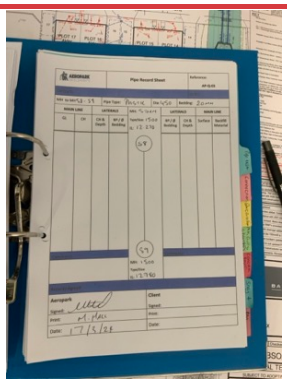
STORM DRAINAGE

Tuesday, 19 March 2024

6 Issues Identified



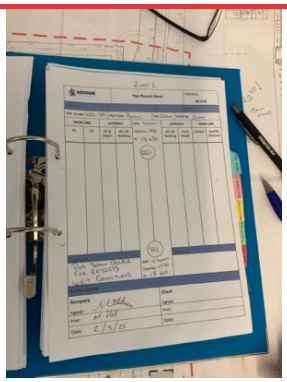
S-MH 9 - 8



S-MH 9 - 8



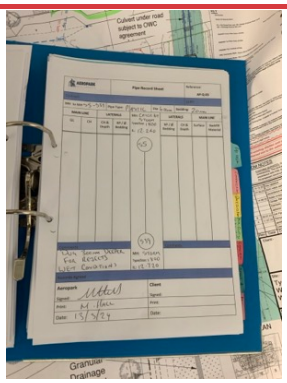
S-MH 20 - 21



S-MH 20 - 21



S-MH 5


Culvert under road subject to CWC agreement
Granular Drainage

S-MH 5 - 39

STORM DRAINAGE

Tye Lane

Friday, 19 April 2024

24 Issues Identified



S9



S9 - 10



S40 - 39



S25 - 26



S26- 27



S10



S10 - 11



S11 - 12



S12



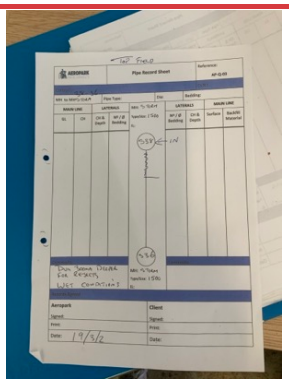
S12-13



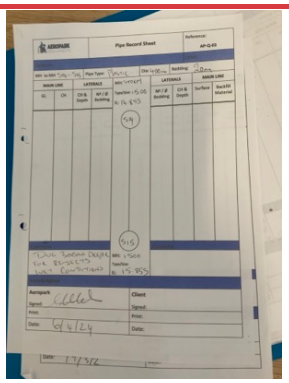
ROAD 1 GULLEYS



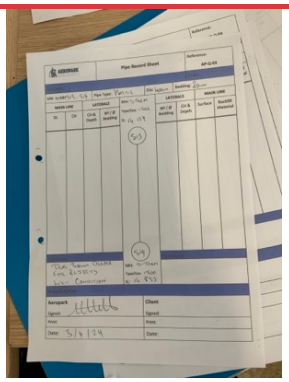
ISSUE 12



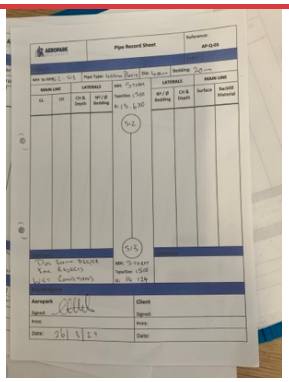
S38 - 36



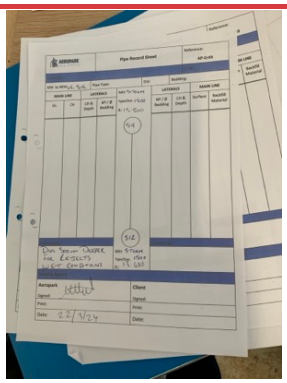
S14 - 15



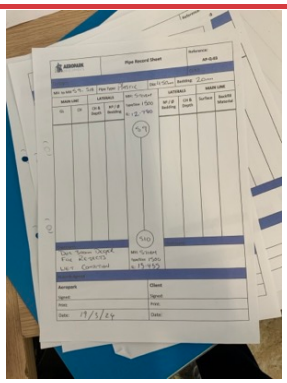
S13- 14



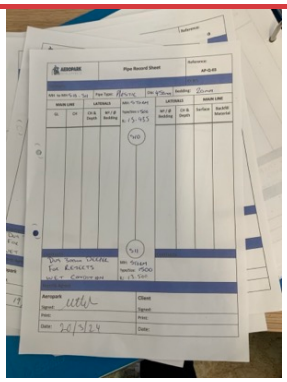
S12- 13



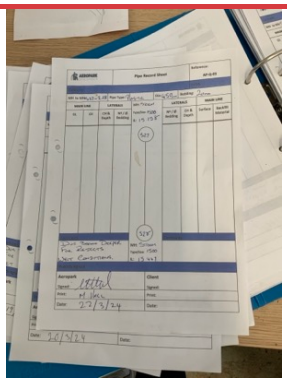
S11 - 12



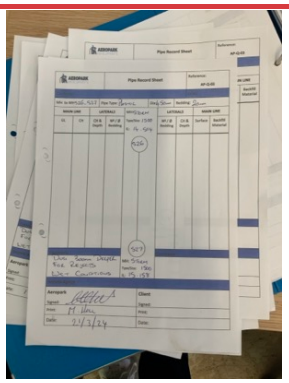
S9 - 10



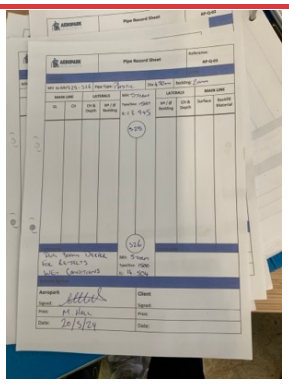
S10 - 11



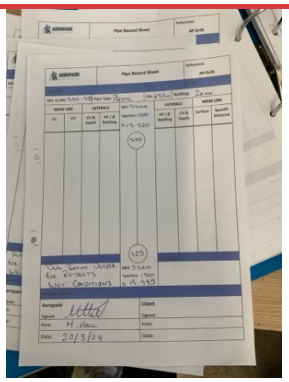
S27 - 28



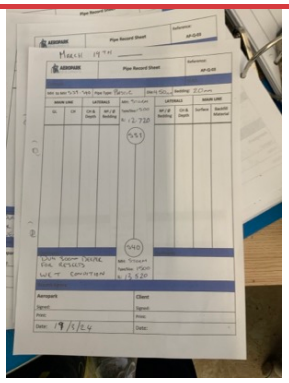
S26 - 27



S25 - 26



S40- 25



S31 - 40

BASIN A 50%

Tuesday 16 July 2024

2 Issues Identified



BASIN A



BASIN A

TYE LANE ROADS 19-6-24 / 19-7-24

Tuesday 16 July 2024

15 Issues Identified

ISSUE 1



SPINE ROAD TO FIELD CLOSE



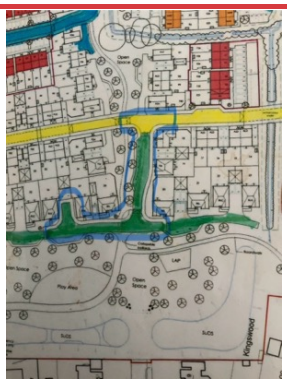
SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



SPINE ROAD TO FIELD CLOSE



ROAD 1 CAPPING



ROAD 1 CAPPING

HEADWALL 1 AND 2

25/07/2024



Photo 1



Photo 2



Photo 3

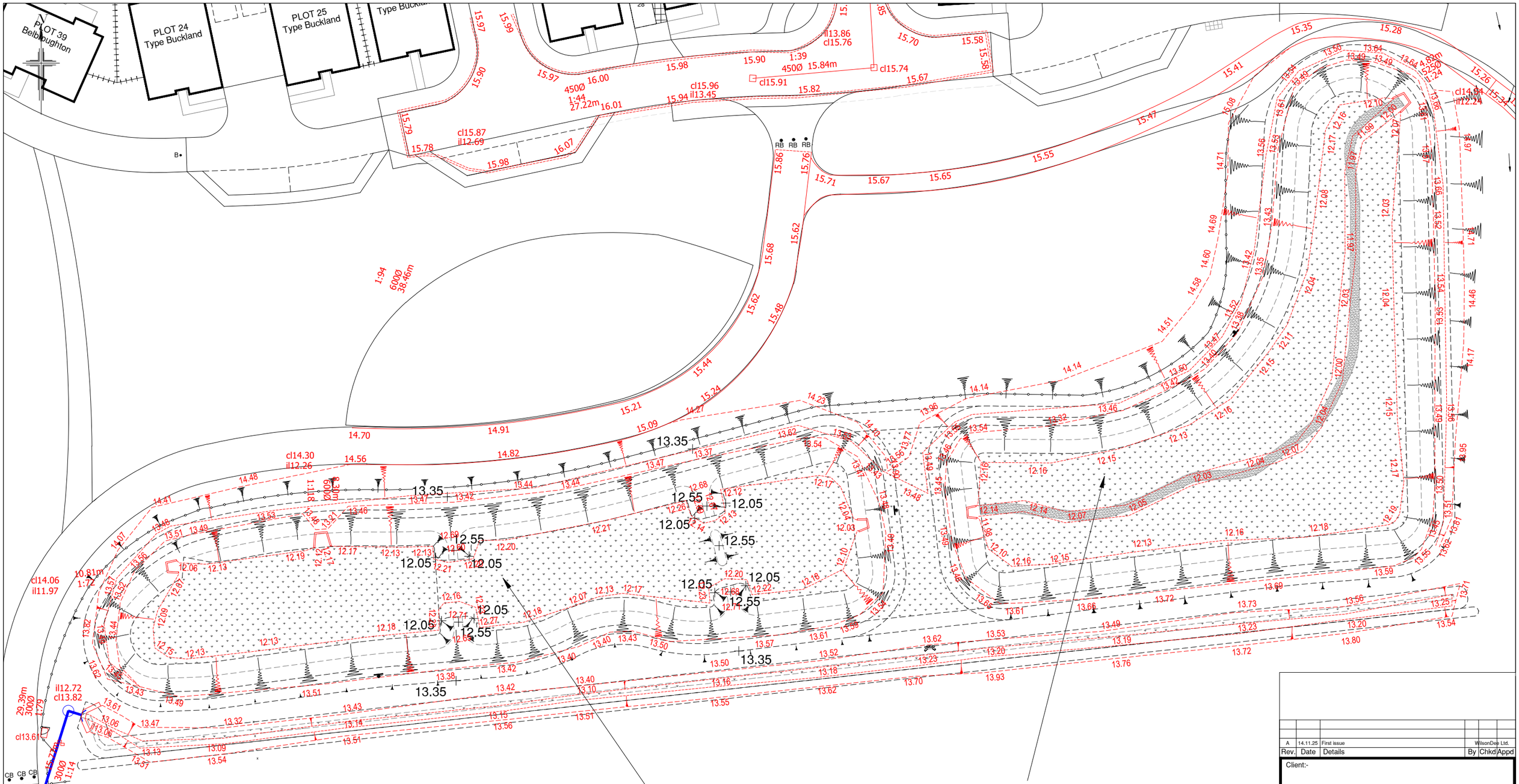


Photo 4

APPENDIX G

ATTENUATION PONDS COMPARISON OF APPROVED DESIGN VS AS-BUILT SURVEY

Copyright © WilsonDee Ltd 2025



Text and lines in RED colour represents as-built survey

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,351m³)*
Area = 1,500m²
Top Water Level = 12.877m
Top of Bank = 13.353m
Freeboard = 476mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.878m
Top of Bank = 13.353m
Freeboard = 475mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue			

WilsonDay Ltd.

Client:-

Site:-

Drawing Title:-
ATTENUATION PONDS. COMPARISON OF APPROVED DESIGN VS AS-BUILT SURVEY

Date: DATE | Scales: SCALE

Drawn: DRAWN | Checked: CHECKED | Approved: APPROVED

Drawing No.
BSO/E5004/470 A

FOR APPROVAL

APPENDIX H

CCTV

Drainage CCTV reports has been carried out by All Hours Plumbing Ltd. on 17th December 2024, 24th March 2025 and 27th March 2025.
CCTV reports are provided separately, as they contain video footage/images that can't be inserted to this report.

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APPENDIX I

LANDSCAPING PLAN / PHASE 1 DRAINAGE OVERLAY

Copyright © WilsonDee Ltd 2025



SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Legend

Existing trees to be retained and protected during construction

Proposed tree planting within soft landscape. See detail on sheet 2

Proposed specimen shrub planting to receive short angular staking on half standards with expandable tree ties. Irrigation tubing to root system of *Amelanchier, Laurus* and *Osmanthus* specimens as required

Proposed climbing plants to be trained up adjacent wall/ fence/pergola with galvanised wires and hook set 250mm apart with support canes removed prior to planting

Proposed hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height

Proposed shrub planting to receive 75mm bark mulch after planting operations

Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices

Proposed grassland areas, to be seeded with EM10 Tussock mix as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved

Proposed basin to be seeded with EG8 meadow grassland as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved

Cut lines

Planting Schedule on Sheet 4

Rev	Date	Details	Drawn
O	10.10.23	Lighting added	LS
K	31.08.23	Layout amended	RH
J	10.07.23	Layout amended	RH
I	24.03.23	Wildflower amended	LS
H	31.01.23	Client Comments	RH
G	26.01.23	Layout revisions	RP
F	15.12.22	Layout revisions	RH
E	07.11.22	Sub station removed	LS

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Malmesbury, SN16 0ES
Tel: 01666 825646

4 & 5 The Old Mill, Fry's Yard, Bridge Street,
Godalming, GU7 1HP
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close,
Eastleigh, SO50 9SX
Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Tye Lane
Walberton, Arundel
client: Barratt Homes
drawing: Landscape Proposals
date: February 2022
scale: 1:200@A1
drawing no: BDWS23688 11 Sheet 6
drawn: LS checked: DKM

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Sheet 5



SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Legend

- Existing trees to be retained and protected during construction
- Proposed tree planting within soft landscape. See detail on sheet 2
- Proposed specimen shrub planting to comprise stout angular staking on half standards with expandable tree ties.
- Proposed *Carpinus* (hornbeam) hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height
- Proposed mixed native hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed decorative mix shrub planting to be planted in groups of 5-7no. of each species and as above
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Proposed native mix scrub planting to be planted in groups of 5-7no. of each species
- Proposed grassland areas, to be seeded with EM10 Tussock mix as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed grassland to be seeded with EH1 Hedgerow seed mix as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed basin to be seeded with EG8 meadow grassland as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed basin to be seeded with EP1 pond edge grassland as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed mown grass path
- Large boulders in bottom of the basin
- Proposed native marginal pond planting to be planted in groups of 2-3no. of each species and as above
- Proposed E22 strong grass seed supplied by Emorsgate and sown at 25 grams per msq, or similar and approved
- Retained grassland. Any bare patches to be seeded with EM10 Tussock Mixture
- Derby Litter Bin
- Hardwood Bench
- Cut lines
- Open Space

Planting Schedule on Sheet 2

Rev	Date	Details	Drawn
Q	01.12.23	Compensation planting amended	LS
P	21.11.23	Lighting amended	LS
O	10.10.23	Lighting added	LS
N	31.08.23	Layout amended	RH
M	26.07.23	Drainage Layout amended	RH
L	25.07.23	Drainage Layout amended	RH
K	10.07.23	Layout amended	RH
J	24.05.23	Wildflower amended	LS

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Eastleigh, SO50 9SX
Tel. 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

scheme: Tye Lane
Walberton, Arundel
client: Barratt Homes
drawing: Open Space Proposals
date: February 2022

drawing no: BDWS23688 20Sheet 5
scale: 1:500@A1
drawn: LS checked: DKM

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1:200 KEYPLAN



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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul drainage shown on this drawing is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Ivora Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The position of WPs, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter for serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.507/ X-5278 ALIGN_STRIPPED_08.08.22 - CDP.dwg", issued to RCP on 24/01/2023.
19. Architectural layout based on Carlton Design Partnership Substitute Layouts, drawing numbers 2301-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Pioneer Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671L01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe backfilling of all OWC works to accord with ADC drawing 8000/001 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m.	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	E D G	D400 B125 A15
			RE		Redding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device, S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop, F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections

Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 /02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 /02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

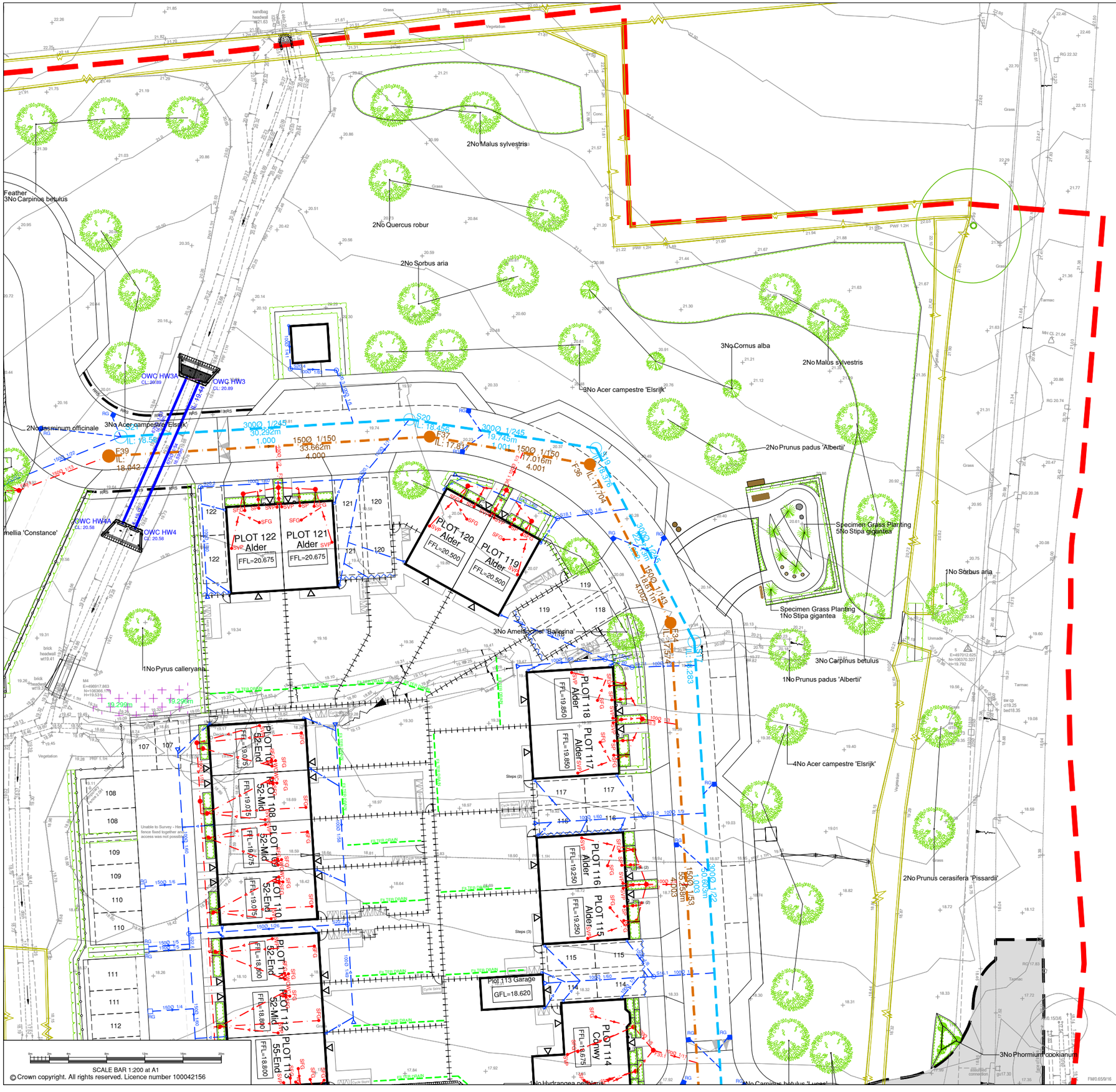
Drawing Title:-
DRAINAGE DESIGN
WITH APPROVED
LANDSCAPE DESIGN
SHEET 2 OF 9

Date: April 2023 | Scales: 1:200 @ A1
Drawn: MLM | Checked: MW | Approved: LAD

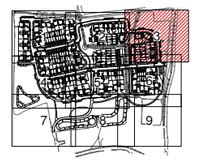
Drawing No.
BSO/E5004/482 A

FOR CONSTRUCTION

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk



1:200 KEYPLAN



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul water drainage is to be constructed in accordance with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iccsa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301-Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of SVP's, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into seperate SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPIC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824/SL01/5L Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.507/ X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 24/03/2023.
19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Prentier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671.01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004411 & 412), Section 104 Drainage Construction Details (BSO/E5004413 to 414) and Domestic Drainage Construction Details (BSO/E5004461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80003301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from S38 works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop F1

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye — RE
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain
Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCG 252 /02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCG 252 /02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN
SHEET 3 OF 9

Date: April 2025 — Scales: 1:200 at A1
Drawn: MLM — Checked: MW — Approved: LAO

Drawing No.
BSO/E5004/483 A

FOR CONSTRUCTION

RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. The foul drainage system shall be designed and constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iosa Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of WPs, soil stacks, WC outlets, Bath trap positions etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where sand drain is identified on the Architect's details, connect into seperate SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210624-SL01-5L Revision X, issued to RCP in dwg format on 24/01/2025.
18. Site Access and Section 278 Works as per Paul Basham Associates dwg file "041.507 X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 11/08/2022.
19. Site Architectural layout based on Carlton Design Partnership Substructure Layouts, drawing numbers 2301-SUB01 to 16, issued to RCP in dwg format on 24/03/2023.
20. Topographical Survey as per Prentan Surveys Limited Site Survey, drawing number 6531_SITE_01, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671_01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe backfilling of all OWC works to accord with ADC drawing 8000/001 Rev C.
25. All trench slabs shall have a crosshall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full-width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	B D G	D400 B125 A15
			RE		Redding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device, S1, Backdrop

Adoptable Foul Water Sewers (ICOSA)

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — FI.1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar — YG 18.000
Threshold Drain
Yard Gully and Connection — FILTER DRAIN
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network.
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins — KR
Life Rings & Deep Water Signs at Attenuation Basins
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 /02, Revision 05 issued to RCP by Jpeg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 /02, Revision 05 issued to RCP by Jpeg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTER DRAIN

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN

SHEET 5 OF 9

Date: April 2023 — Scales: 1:200 at A1

Drawn: MLM — Checked: WB — Approved: LAD

Drawing No. BSO/E5004/485 A

FOR CONSTRUCTION

1:200 KEY PLAN

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

SCALE BAR 1:200 at A1

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NOTES

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3. The foul & surface water drainage is to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ECOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
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6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8001-Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The positions of WPs, cat3 stacks, WC outlets, Back drain gullies etc. & rainwater downpipes are to be accurately located from the house setting out drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
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19. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Stiteline Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 10/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 414) and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
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Yard Gully and Connection — YG 18.00

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail

600mm High Knee Railing at Attenuation Basins

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Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN

SHEET 6 OF 9

Date: April 2025 — Scales: 1:200 at A1

Drawn: MLM — Checked: MW — Approved: LAD

Drawing No. BSO/E5004/486 A

FOR CONSTRUCTION

1:200 KEYPLAN

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
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NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing is to be read in conjunction with the Building Regulations & BS8301 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS8404, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Ivora Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The position of WPs, stub stacks, WC outlets, Back inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmD FW Drains are to be laid to minimum fall of 1 in 80 and 150mmD FW Drains are to be laid to minimum fall of 1 in 150.
13. Gullies situated in areas accessible to wheeled vehicles to be of suitable construction for trafficked areas.
14. Where land drain is identified on the Architect's details, connect into nearest SW system.
15. Where catchpits have been shown in rear gardens connecting to land drains, 600mm PPC catchpit to be used.
16. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
17. Site layout shown in this drawing is based on Carlton Design Partnership Site Layout Scheme 5, drawing number 210824-SL01-SL Revision X, issued to RCP in .dwg format on 24/01/2023.
18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDP.dwg", issued to RCP on 24/01/2023.
19. Architectural block based on Carlton Design Partnership Substructure Layouts, drawing numbers 2201-SUB01 to 16, issued to RCP in .dwg format on 24/03/2023.
20. Topographical Survey as per Promtor Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Sitetine Site Survey, drawing number 3671.01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004/211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004/411 & 412), Section 104 Drainage Construction Details (BSO/E5004/413 to 416 and Domestic Drainage Construction Details (BSO/E5004/461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe bedding of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath slabs shall have a crossfall to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full-width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. (If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden	E D G	D400 B125 A15
			RE		Redding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device S1

Adoptable Foul Water Sewers (ICOSA) — Backdrop

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — F1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block).* ***In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.***

Internal Foul Connections

Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain — YG 18.00
Yard Gully and Connection
Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN
Timber VRS with Pedestrian Rail — RRS
600mm High Knee Railing at Attenuation Basins
Life Rings & Deep Water Signs at Attenuation Basins — KR
Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 22Z 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCS 22Z 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DRAINAGE DESIGN WITH APPROVED LANSCAPE DESIGN

SHEET 7 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/497 A

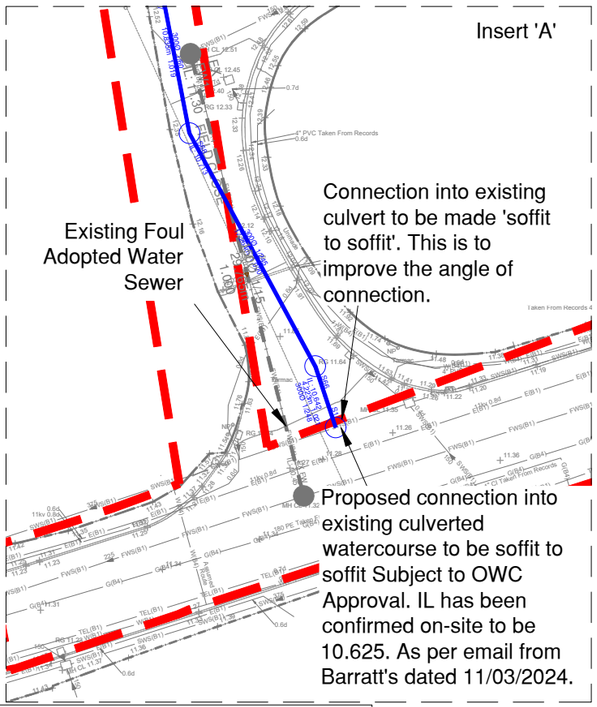
FOR CONSTRUCTION

Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

1:200 KEYPLAN



Insert 'A'



Existing Foul Adopted Water Sewer

Connection into existing culvert to be made 'soffit to soffit'. This is to improve the angle of connection.

Proposed connection into existing culverted watercourse to be soffit to soffit Subject to OWC Approval. IL has been confirmed on-site to be 10.625. As per email from Barratt's dated 11/03/2024.

SCALE BAR 1:200 at A1

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2No Ilex aquifolium 'Argentea Marginata'

2No Acer campestre

1No Carpinus betulus

Hydro-brake Opimum MD-SHE-0118-7300-1500-7300 Manhole with restricted discharge rate of 7.3l/s 1.5m design head

Type 4 Sump Manhole as per ADC drawing 80000502 Rev C

Confirmation from Arboriculturilist on extent of RPA's for existing trees, and revised emergency access alignment. Approval required for works within RPA's

Trench for pipe length from S71 to S2 to be be lined with Terram RootGuard or equivalent approved.

1No Malus 'Evereste'

Type Buckland FFL=15.900

2No Juglans regia

Catchpit Manhole

Bio Retention Area

3No Prunus padus 'Albertii'

4No Carpinus betulus

3No Betula nigra

3No Salix cinerea

Southern Ditch Cross Section (BSO-E5004-216)

Top of Bank 13.41
Base of Ditch 13.01
Top of Bank 13.50
Top of Bund 14.00
Ditch Base 0.5m Width
Bund 1.0m
1.0m Buffer from Bund to Boundary

0.5m high bund adjacent to ditch

0.5m deep ditch with connection into proposed surface water system via bag work headwall with Trash screen to be fitted (refer to ADC detail 80000101 Rev B)

Cutline - For continuation see Insert 'A'

1No Magnolia stellata

1No Prunus cerasifera 'Pissardii'

1No Prunus cerasifera 'Pissardii'

3No Prunus padus 'Albertii'

3No Prunus padus 'Albertii'

1No Alnus glutinosa 'Imperialis'

NOTE: CLEAR VIEW MAINTAINED FROM END OF NORTH POUND TO TREES IN MIDDLE DISTANCE

1No Pinus sylvestris

1No Fagus sylvatica 'Purpurea'

Granular Drainage Channel

5No Sorbus aucuparia 'Asplenifolia'

2No Carpinus betulus

225Ø Pipe Groundwater Interceptor Drain

1No Pinus sylvestris

1No Quercus robur

2No Sorbus aucuparia 'Asplenifolia'

2No Salix cinerea

1No Carpinus betulus

3No Betula nigra

3No Carex testacea

3No Carex testacea

2No Salix cinerea

1No Sorbus aria

Lined Attenuation Basin
Base Level 12.053m AOD

Lined Attenuation Basin
Base Level 12.053m AOD

Catchpit Manhole

1No Prunus cerasifera 'Pissardii'

1No Quercus robur

2No

Groundwater Interceptor Drain connects to proposed ditch via bag work headwall (refer to ADC detail 80000102 Rev B)
Top of Bank - 13.50
Headwall Invert - 13.10

0.5m deep ditch with connection into proposed surface water system

0.5m high bund adjacent to ditch

to
bag
be fitted
B)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,351m³)*
Area = 1,500m²
Top Water Level = 12.877m
Top of Bank = 13.353m
Freeboard = 476mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.878m
Top of Bank = 13.353m
Freeboard = 475mm
Basin to be backfilled 600mm above liner with as dug material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

SCALE BAR 1:200 at A1

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NOTES

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3. The surface water drainage is to be constructed in accordance with the Building Regulations & BS8001 & SSG Appendix C Design and Construction Guidance Approved Version 2.2 dated 29 June 2022 and the specific requirements of ICOSA.
4. Drains are to be constructed using flexibly jointed vitrified clay pipes to BS EN 295-1991 "Super Strength" specification (e.g. Hepworth Supersleve or similar) or uPVC drainage pipework to BS4660 & BS2484, bedded & backfilled in accordance with manufacturers instructions.
5. Location of sewers & lateral drains to be in accordance with the SSG Appendix C Design and Construction Guidance Version 2.1 dated 25 May 2021 and the specific requirements of Iceni Water.
6. Backfilling of drain trenches adjacent to dwelling or other structure to be in accordance with BS8301 Fig. 5.
7. Cover levels indicated on the Drainage Schedules are nominal & may be adjusted to suit finished ground levels as necessary.
8. Generally Inspection chamber covers should be Grade D400 in trafficked areas Grade B125 in parking areas and occasional traffic and A15 in pedestrian only areas.
9. Rainwater downpipes to be connected direct to drain using an appropriate adaptor & removable section of downpipe to permit rodding access.
10. The position of WPs, stub stacks, WC outlets, Back Inlet gullies etc. & rainwater downpipes are to be accurately located from the house type working drawings.
11. Generally FW drains are to be laid to falls of 1 in 40, SW drains are to be laid to falls of 1 in 60, both in 100mm diameter pipes. SW pipes are to be 150mm diameter when serving 2 dwellings or 2 RWP connections. FW pipes are to be 150mm diameter when serving 10 dwellings or more unless stated otherwise, or where a schedule is provided.
12. 100mmØ FW Drains are to be laid to minimum fall of 1 in 80 and 150mmØ FW Drains are to be laid to minimum fall of 1 in 150.
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18. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "241.507/ X-SE78 ALIGN_STRIPPED_08.08.22 - CDP.Edit", issued to RCP on 24/03/2025.
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20. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 05/03/2022. Additional topographical survey as per Stiletto Site Survey, drawing number 367L01, issued to RCP in .dwg format on 24/06/2022 & 13/11/2023.
21. This drawing should be read in conjunction with other Domestic Drainage Layouts, Foul and Surface Water Sewer Longitudinal Sections (BSO/E5004211 to 215), Section 104 Adoption Layout (tbc), Surface Water Sewer and Foul Water Sewer Manhole Schedules (BSO/E5004411 & 412), Section 104 Drainage Construction Details (BSO/E5004413 to 414) and Domestic Drainage Construction Details (BSO/E5004461 & 462).
22. Where backdrop is less than 1.0m for domestic drainage, backdrop to be accommodated with internal benching.
23. Surface water from private areas is not to be discharged onto adoptable highway and vice versa.
24. All OWC works to be in accordance with Arun District Council Details. Pipe backfilling of all OWC works to accord with ADC drawing 80000301 Rev C.
25. All footpath cables shall have a crossduct to drain surface water into adjoining gardens.
26. All future private driveways, parking bays, etc to be designed to fall surface water run-off away from SW works. If not achievable, full width ACO drainage to be provided.
27. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

TYPE	DEPTH RANGE	DESCRIPTION	LOCATION	CODE	COVER GRADE
D	Depth from cover level to soffit of pipe up to 3m	Min. 450mm diameter Flexible or Rigid access chamber (Non Entry) in areas subject to vehicle loading. If distance from cover level to soffit of pipe is >1m, access opening shall be restricted to 350mm D or 300mm x 300mm.	Road Driveway Garden Barn	B D G RE	D400 B125 A15 Rodding point at head of drain

KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device, S1, P1, Backdrop

Adoptable Foul Water Sewers (ICOSA)

Adoptable PCC Headwalls (ICOSA)

OWC Diversionary Works - Sewers (Arun District Council)

OWC Diversionary Works - PCC Headwalls (Arun District Council)

OWC Diversionary Works (Arun District Council) - Existing Watercourse 3.0m Access Easement From Top of Ditch and direction of flow

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Private Foul Water Domestic Drainage — FT1.1

House connection via 300mm dia. shallow access chamber not more than 600mm deep *(Based on floor make-up of 75mm screed, 225mm insulation & 150mm beam & block). In the event that conditions on-site result in maximum depth of 600mm being exceeded, then Type D chambers to be used.*

Internal Foul Connections
Soil Vent Pipe — SVP
Soil Pipe — SP
Soil Floor Gully — SFG
Water Closet Pipe — WC
Rodding Eye
'Aco' Channel (showing connecting pipe) or similar
Threshold Drain — YG 18.00
Yard Gully and Connection

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall prior to connection to Surface Water Drainage Network. — FILTER DRAIN

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Root Protection Area
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 252 02, Revision 05 issued to RCP in .dwg format on 25-01-2023).

1.1m High Timber Post & 3 Rail Fencing

Garden Filter Drain as per BDW Designs — FILTER DRAIN
(design parameters and typical sections designed by BDW dated 11/07/2024).

All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A.	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN

SHEET 8 OF 9

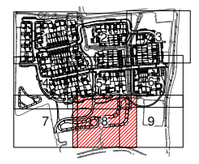
Date: April 2023 | Scales: 1:200 at A1

Drawn: MLM | Checked: WR | Approved: LAD

Drawing No. BSO/E5004/488 A

FOR CONSTRUCTION

1:200 KEYPLAN



RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School Old School Road
Hook Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

Catchpit Manhole

1No Prunus cerasifera 'Pissardii'

1No Quercus robur

2No Carpinus betulus

2No Prunus padus 'Albertii'

1No Prunus cerasifera 'Pissardii'

5No Apple 'Bramley'

5No Pear 'Doyenne du Commice'

3No Plum 'Victoria'

Garden for Little Firs

uation Basin
12.053m AOD

Lined Attenuation Basin Max 1 in 3 Side Slopes
Base of Basin Level = 12.053m *(Volume= 1,616m³)*
Area = 1,687m²
Top Water Level = 12.847m
Top of Bank = 13.353m
Freeboard = 500mm
Basin to be backfilled 600mm above liner with site won material.
TO REMAIN PRIVATE
(For further information on basin layout refer to plan BSO-E5004-465)

SCALE BAR 1:200 at A1

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All existing ditches and culverts being retained are to be cleaned out to the satisfaction of the ADC drainage engineer

CDM NOTES

1. EXISTING SERVICES. Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Rev.	Date	Details	By	Chkd	Appd
A	14.11.25	First issue	WilsonDee Ltd.		

Client:- BARRATT HOMES

Site:-
Tye Lane,
Walberton
West Sussex

Drawing Title:-
DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN
SHEET 9 OF 9

Date: April 2023 | Scales: 1:200 at A1
Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/489 A

FOR CONSTRUCTION

1:200 KEYPLAN



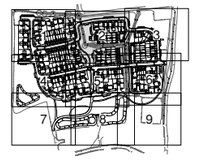
Rogers Cory Partnership
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APPENDIX J

APPROVED EXTERNAL LEVELS PLANS WITH PRIVATE DRAINAGE ADDED AS EVIDENCE OF PREVENTION OF SURFACE WATER DRAINING ONTO THE PUBLIC HIGHWAY

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1:200 KEYPLAN



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5. Site Access and Section 278 Works as per Paul Basham Associates .dwg file "041.5071 X-S278 ALIGN_STRIPPED_08.08.22 - CDPEdit", issued to RCP on 10/01/2023.
6. Architectural blocks based on Carlton Design Partnership Substructure Layouts, drawing numbers 2202/SUB/01 to 16, issued to RCP in .dwg format on 02/06/2023.
7. Topographical Survey as per Premier Surveys Limited Site Survey, drawing number 6531_SITE_R1, issued to RCP in .dwg format on 09/03/2022. Additional topographical survey as per Siteline Site Survey, drawing number 36TL01, issued to RCP in .dwg format on 24/06/2022.
8. This drawing should be read in conjunction with other External Levels Layouts, Section 38 Highways Construction Details (BSO/E5004/321 to 323), Private Highways Construction Details (BSO/E5004/324 to 326), Highways Contours Layouts (BSO/E5004/331 to 339, External Works Layouts (BSO/E5004/351 to 359) and Domestic Drainage Layouts (BSO/E5004/451 to 459).
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KEY

Site Boundary

Section 278 Works By Others

Area of Phase 2 and Phase 3 design

FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000

Existing Ground Level — 14.76

Proposed Ground Level — 17.00

Indication of Falls

Primary Road Contour — 20.000

Secondary Road Contour — 19.950

Primary Driveway & Parking Bay Contour — 20.000

Secondary Driveway / Parking Bay & Footpath Contour — 19.950

Exposed Brickwork (Underbuild)
(With number of brick courses shown)

Raised DPC *(Number denotes number of brick courses shown - (Refer to Architects details for specific detail)*

Raised Tanking *(Number denotes number of brick courses shown) Tanking required where ground level is above FFL and is greater than 2 courses). (Refer to Architects details for specific tanking detail)* .

Retaining Wall Designed as Part of Screen Wall (Maximum retained height 300mm) *(Design by Structural Engineer)*

Brickwork Retaining Walls (Maximum retained height indicated) *(Design by Structural Engineer) (Architect to provide detail for railings to be installed where retained height is greater than 600mm) (This reference is based only on the maximum retained height, reference **MUST** be made to the Structural Engineers Retaining Wall Specification Drawings).* — 600 R/W

150, 300, 450 or 600mm Concrete Gravel Board Retaining Wall ***Use of 450mm & 600mm Concrete Gravel Board Retaining Wall subject to confirmation of detail from Structural Engineer.*** — 150/300/450/600 CGB

Indicative earthworks, actual amount to be determined on site ***(Where located with "No Dig" Root Protection Areas, 20-40mm No Fines Stone to BS EN 13242 Fill Material to be used).***

Proposed banking/roliver Maximum 1:3

Proposed reinforced banking maximum 1:1 with erosion mat to specialist design.

Adoptable Surface Water Sewers (ICOSA) — Flow Control Device — S1

Adoptable (ICOSA) Road Gully & Connection — RG

Private Road Gully & Connection — RG

Private Surface Water Domestic Drainage — S1.1

Rodding Eye — RE

'Aco' Channel (showing connecting pipe) or similar

Threshold Drain

Yard Gully and Connection — YG 18.00

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Timber VRS with Pedestrian Rail — RRS

600mm High Knee Railing at Attenuation Basins — KR

Life Rings & Deep Water Signs at Attenuation Basins

Indicative steps, for a level difference of 450mm and above steps to have suitable handrail to one side. Grippable handrail to be 850-1000mm above the pitch line of the flight and extend a minimum of 300mm at the top and bottom of nosings. — Steps (3)

1.1m High Timber Post & 3 Rail Fencing

Root Protection Areas
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023)

Tree Protection Fencing
(Based on Ramsay & Co. Landscape Architecture, Tree Protection Drawing, drawing number RCo 232 / 02, Revision 05 issued to RCP in .dwg format on 25/01/2023).

Garden Filter Drain as per BDW Designs
(design parameters and typical sections designed by BDW dated 11/07/2024). — FILTERDRAIN

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G	07.02.25	Drawings revised as per client mark-up received 30.01.25.	JC	LD	LD
F	15.08.24	SSL's removed from plan.	JC	JC	TRS
E	13.08.24	Additional filter drains added to back gardens as request by client	JC	LD	TRS
D	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
C	14.08.23	Revisions as clouded. Key amended.	MLM	NW	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- EXTERNAL LEVELS LAYOUT

SHEET 2 OF 9

Date: April 2023 — Scales: 1:200 @ A1

Drawn: MLM — Checked: NW — Approved: LAD

Drawing No. BSO/E5004/502 H

FOR CONSTRUCTION

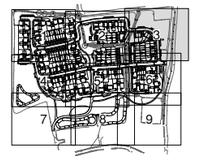
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SCALE BAR 1:200 at A1

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1:200 KEYPLAN



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KEY

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- Section 278 Works By Others
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- FFL = Plot Finished Floor Level / GFL=Garage Finished Floor Level — FFL/GFL=18.000
- Existing Ground Level — 14.76
- Proposed Ground Level — 17.00
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- Primary Road Contour — 20.000
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- Proposed reinforced banking maximum 1:1 with erosion mat to specialist design.
- Adoptable Surface Water Sewers (ICOSA) — Flow Control Device — S1
- Adoptable (ICOSA) Road Gully & Connection — RG
- Private Road Gully & Connection — RG
- Private Surface Water Domestic Drainage — S1.1
- Rodding Eye — RE
- 'Aco' Channel (showing connecting pipe) or similar
- Threshold Drain
- Yard Gully and Connection — YG 18.00
- Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction
- Timber VRS with Pedestrian Rail — RRS
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C	14.08.23	Revisions as clouded. Key amended.	MLM	NW	TRS

Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- EXTERNAL LEVELS LAYOUT

SHEET 3 OF 9

Date: April 2023 | Scales: 1:200 at A1

Drawn: MLM | Checked: MW | Approved: LAD

Drawing No. BSO/E5004/503 G

FOR CONSTRUCTION

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D	07.12.23	Status updated to 'For Construction'.	JC	LD	TRS
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Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- EXTERNAL LEVELS LAYOUT

SHEET 5 OF 9

Date:	April 2023	Scales:	1:200 at A1	
Drawn:	MLM	Checked:	MW	Approved: LAD

Drawing No. BSO/E5004/505 H

FOR CONSTRUCTION

1:200 KEYPLAN

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Architectural and Civil Consultants
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Client:- BARRATT HOMES

Site:- Tye Lane, Walberton West Sussex

Drawing Title:- EXTERNAL LEVELS LAYOUT

SHEET 6 OF 9

Date: April 2023 — Scales: 1:200 at A1

Drawn: MLM — Checked: MW — Approved: LAD

Drawing No. BSO/E5004/506 H

FOR CONSTRUCTION

1:200 KEYPLAN



Rogers Cory Partnership
Architectural and Civil Consultants
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T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

SCALE BAR 1:200 at A1

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