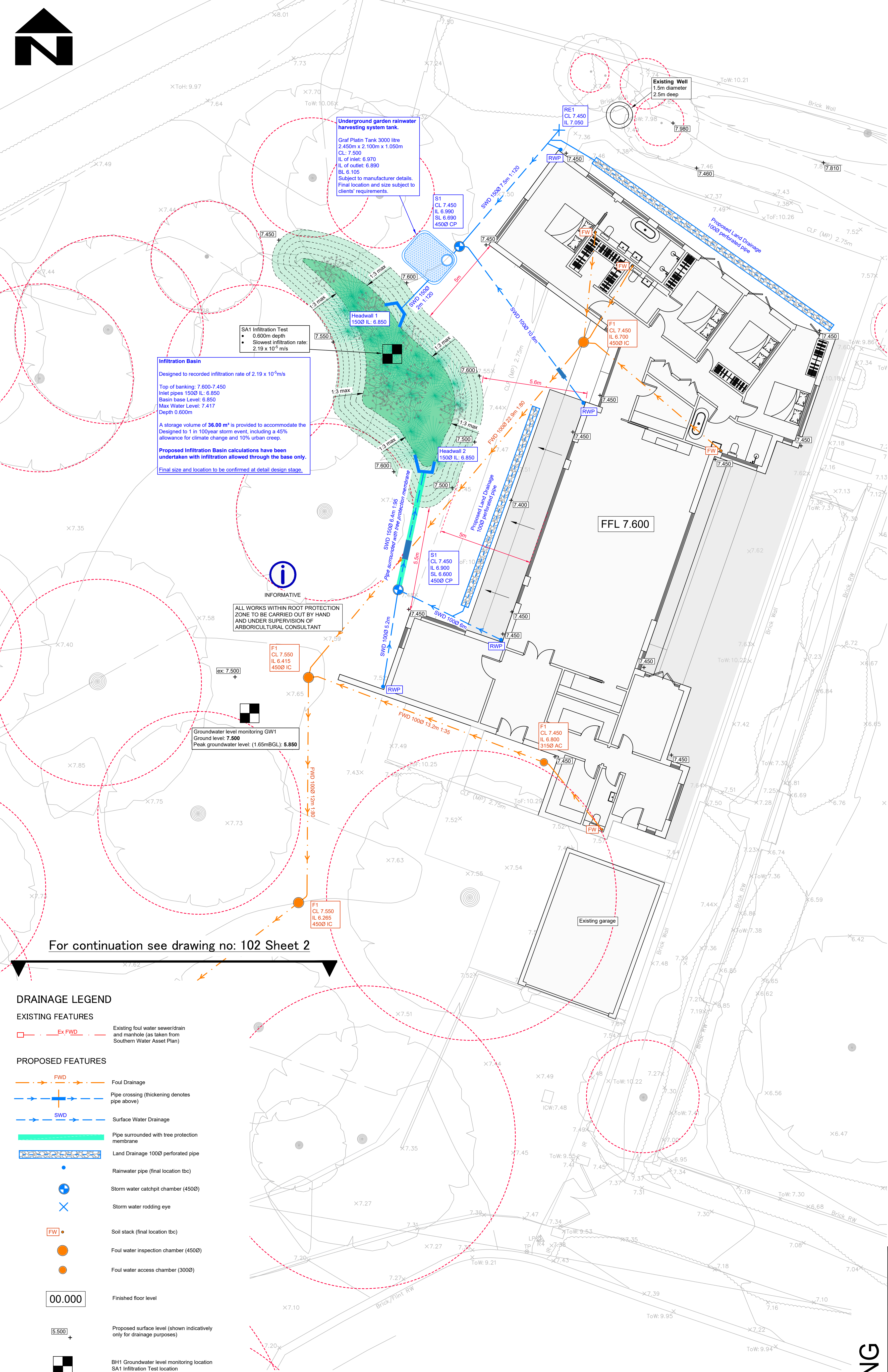


- STANDARD DRAINAGE NOTES
- DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
 - ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
 - THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
 - ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
 - BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SPURS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
 - ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
 - COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
 - ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA
 - ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
 - ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
 - ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN 'SEWERS FOR ADOPTION' 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
 - ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
 - THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
 - STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
 - IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
 - NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
 - ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT.
 - UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION.
 - PROPRIETARY PRODUCTS TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S GUIDANCE.
 - MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD



For continuation see drawing no: 102 Sheet 2

DRAINAGE LEGEND

EXISTING FEATURES

- Ex FWD Existing foul water sewer/drain and manhole (as taken from Southern Water Asset Plan)

PROPOSED FEATURES

- FWD Foul Drainage
- Pipe crossing (thickening denotes pipe above)
- SWD Surface Water Drainage
- Pipe surrounded with tree protection membrane
- Land Drainage 1000 perforated pipe
- Rainwater pipe (final location tbc)
- Storm water catchpit chamber (4500)
- Storm water rodding eye
- FW Soil stack (final location tbc)
- Foul water inspection chamber (4500)
- Foul water access chamber (3000)
- 00.000 Finished floor level
- 5.500 Proposed surface level (shown indicatively only for drainage purposes)
- BH1 Groundwater level monitoring location SA1 Infiltration Test location
- Tree Protection Zone (as taken from Barry Holdsworth Ltd 'Tree Protection Plan' dated: 12.08.25)

- ABBREVIATIONS
- MH - MANHOLE
- IC - INSPECTION CHAMBER
- AC - ACCESS CHAMBER
- CP - CATCHPIT
- BC - BRAKE CHAMBER
- RE - RODDING EYE
- IL - INVERT LEVEL
- SL - SUMP LEVEL
- RA - RESTRICTED ACCESS COVER
- CL - COVER LEVEL
- TL - TOP OF CELLULAR SA
- BL - BASE OF CELLULAR SA
- FL - FORMATION LEVEL
- VP - VENTILATION PIPE
- SU - SUMP UNIT

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

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
LOCATION AND DEPTH OF EXISTING UTILITIES

Site Specific Notes

- Proposed drainage designed based on desktop study, groundwater level monitoring report and infiltration test results.
- Proposed infiltration basin designed to the worst case recorded infiltration rate of 2.19×10^{-5} m/s and to be located min 5m from the building.
- The infiltration system has been designed to cater the Critical 1 in 100 year + 45% climate change event + 10% for urban creep allowance.
- Final RWP's and SWP's locations are to be confirmed at detail design stage.
- The proposed foul water is to be discharged into the existing public foul water manhole located in Church Lane. This connection is to be agreed under S106 application with Southern Water
- External levels to be designed by others..

Prefixed to drawing numbers shall signify the following:-

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

P.	05.11.25	PRELIMINARY ISSUE	MR	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

Consulting Civil Engineers							
CLIENT	VICTORIA AND PETER NEWMAN						
ARCHITECT	OOA LTD						
JOB TITLE	CHURCH FARM HOUSE, YAPTON, BN18 0EP						
DRAWING TITLE	PROPOSED DRAINAGE STRATEGY SHEET 1						
DRAWN	MR	ENGINEER	CS	CHECKED	CS	APPROVED	CS
DATE	NOVEMBER 2025		SCALE @ A1	1:100			
DWG No.	C3267	STATUS	P	DRAWING No.	101	REV.	P-

FOR PLANNING