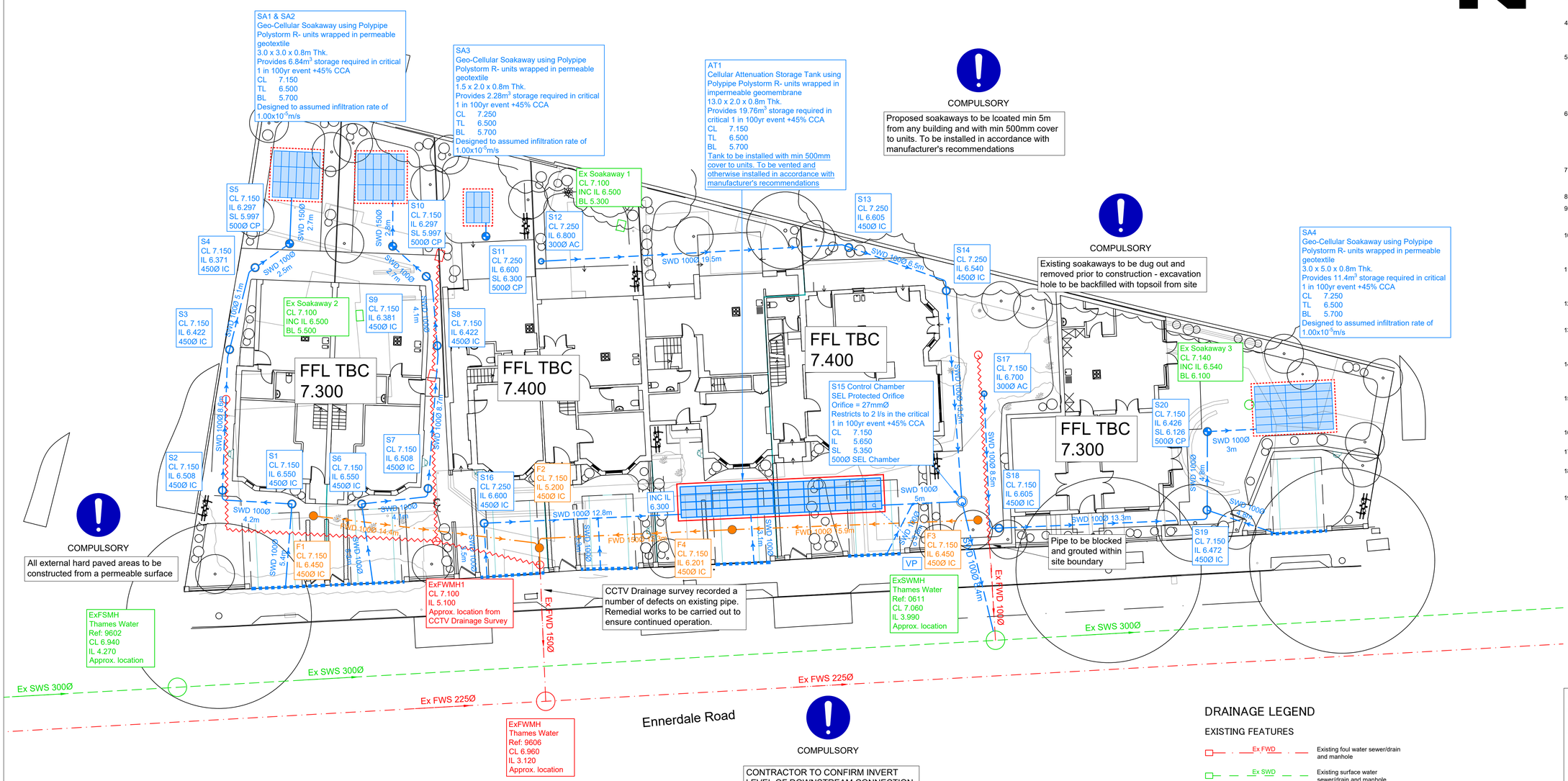

STANDARD DRAINAGE NOTES

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

- 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
- 'B125' IN ALL DRIVEWAYS
- 'C250' IN PRIVATE PARKING AREAS
- 'D400' IN CARRIAGEWAY/ACCESS ROAD

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
ROOT PROTECTION AREAS
INFILTRATION TEST TO BRE365

Site Specific Notes

1. The proposed scheme consists of the demolition of the existing Victoria House Care Home and the construction of 7 No. new dwellings.
2. The British Geological Survey confirms the geology on site to be comprised of Sand, Gravel and Clay. The LandIS Soilscape Application states that the geology is 'Freely Draining' suggesting that infiltration is a viable option for surface water disposal.
3. A CCTV Drainage survey confirms that the existing care home discharges all surface water runoff to ground via infiltration through the use of soakaways, into the existing foul water network or with the RWPs discharging directly to ground. The foul water is recorded to discharge into the existing foul water sewer within Ennerdale Road. A section of the existing foul water network is believed to discharge into an existing surface water sewer.
4. The surface water runoff from proposed roof areas is to be split, with 3 out of the 7 proposed dwellings discharging all surface water runoff to ground via infiltration. The other 4 proposed dwellings are to discharge runoff from roof areas into the existing surface water sewer within Ennerdale Road. This split in discharge is due to the lack of space to utilise soakaways for all proposed plots.
5. The foul water is proposed to be discharged into the existing foul water sewer within Ennerdale Road via a new connection into an existing chamber on site. Remedial works on the existing connection are required to ensure continued operation.
6. Both connections to the Thames Water sewer are subject to approval under a Section 106 application.
7. Due to the revision of the drainage network which serves the site; the surface water connections into the existing foul water sewer is to be removed which will alleviate flows from the overburdened foul sewer. The flows are then to be discharged into the larger surface water at a restricted flow rate which provides a 67% betterment within the 1 in 2-year storm.

DRAINAGE LEGEND

EXISTING FEATURES

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

PROPOSED FEATURES

- FWD — Foul Drainage
- SWD — Surface Water Drainage
- CD — ACO MonoDrain or similar approved - Channel drain
- Storm water access chamber (300Ø)
- Storm water inspection chamber (450Ø)
- Storm water catchpit chamber (450Ø)
- Storm water orifice flow control chamber (500Ø)
- 00.000 — Finished floor level
- 100Ø 4.5m 1:100 Z BED — Pipe info - diameter, length, gradient, bedding type

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

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

REV	DATE	DESCRIPTION	BY	CHK	APP
P-	13.11.24	PRELIMINARY ISSUE	LH	CS	CS

cgs civils
Consulting Civil Engineers

CLIENT: THE PARK PROPERTY GROUP

ARCHITECT: MICHAEL JONES ARCHITECTS

JOB TITLE: VICTORIA HOUSE KEW GARDENS

DRAWING TITLE: DRAINAGE STRATEGY

DRAWN	ENGINEER	CHECKED	APPROVED
LH	C SLADE	CS	CS

DATE: NOV 2024 — SCALE @ A1: 1:200

JOB No.	STATUS	DRAWING No.	REV.
C3247	PL	101	PL-

FOR PLANNING ONLY