

DRAINAGE STRATEGY

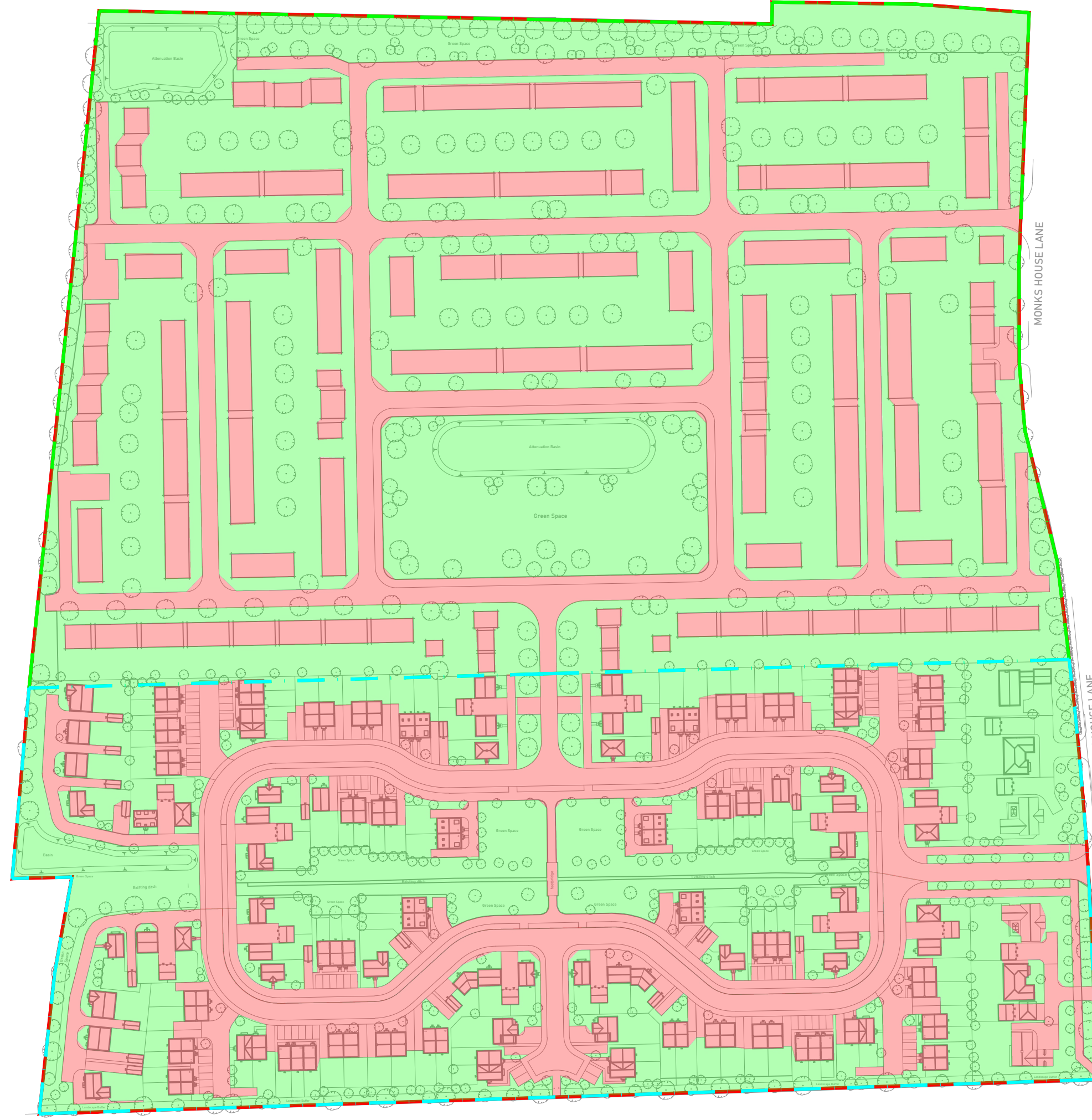
THE FOLLOWING TEXT DESCRIBES THE SURFACE WATER DRAINAGE DISPOSAL STRATEGY FOR THIS DEVELOPMENT.

THE SITE IS CLASSIFIED AS GREENFIELD. KEY POINTS FOR THE STRATEGY ARE AS FOLLOWS:

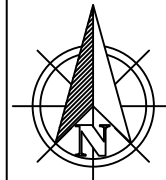
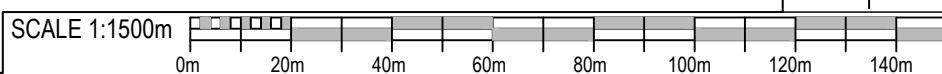
- THE BROWNFIELD RUNOFF RATE FOR PHASE 1 OF THE SITE HAS BEEN CALCULATED TO BE 19.20%. FACTORING IN A 50% REDUCTION OF THIS, AS WILL BE REQUIRED BY THE LULA, THE MAXIMUM ALLOWABLE DISCHARGE RATE WILL BE 9.60%.
- THE GREENFIELD RUNOFF RATE (GBAR) FOR PHASE 2 OF THE SITE HAS BEEN CALCULATED TO BE APPROXIMATELY 7.20%.
- PHASE 1 QUICK STORAGE ESTIMATE (@ 60%) = 3123-3801m³.
- PHASE 2 QUICK STORAGE ESTIMATE (7.20%) = 3487-4119m³.



EXISTING AREAS



PROPOSED AREAS



PRELIMINARY DRAWING

THIS DRAWING IS FOR PRELIMINARY INFORMATION PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT

DRAWING REFERENCE LIST

DRAWING NUMBER	REV	DATE	CREATOR

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEER'S AND ARCHITECT'S DRAWINGS, DETAILS AND SPECIFICATIONS
2. REFER TO THE ARCHITECT & SERVICES ENGINEER FOR FINAL SETTING OUT OF ALL BUILDINGS & INTERNAL DOWNPIPES & RWPS
3. REFER TO SERVICE ENGINEER FOR ABOVE GROUND PLUMBING ROUTES FROM APPLIANCES TO STUB STACKS ETC
4. EXISTING DRAINAGE THAT IS TO BE ABANDONED TO BE 'PLUGGED' IN WITH MASS CONCRETE (150mm MIN) OR REMOVED ENTIRELY
5. ANY EXISTING SERVICES TO BE LOCATED AND CLEARLY MARKED PRIOR TO EXCAVATIONS BY CONTRACTOR
6. ALL LEVELS ARE TO BE CONFIRMED BY THE CONTRACTOR ON SITE PRIOR TO CONSTRUCTION
7. IT IS ASSUMED THAT ALL RWPS, SINK AND TOILET DRAINAGE POINTS WILL HAVE RODDING ACCESS AT THE APPLIANCE BASE
8. CONTRACTOR TO AVOID UNDERMINING ANY EXISTING FOOTPATHS/BUILDINGS DURING WORKS BY ALLOWING ADEQUATE PROTECTION ADJACENT TO THESE AREAS
9. ALL BELOW GROUND DRAINAGE PIPES WITH LESS THAN 900mm COVER TO SOFFIT LEVEL IN TRAFFICKED AREAS I.E. CAR PARK AND SERVICE YARD, TO HAVE CLASS Z BEDDING SURROUND. REFER TO THE MANHOLE SCHEDULE AND DETAIL SHEETS FOR FURTHER DETAILS
10. ALL BELOW GROUND DRAINAGE WITHIN THE SITE BOUNDARY HAS BEEN DESIGNED TO BS EN 752 2008 AND BUILDING REGULATIONS - PART H 2015. THE OFF SITE DRAINAGE TO THE PUBLIC SEWER ARE DESIGNED TO THE SEWERAGE SECTOR GUIDANCE

EXISTING AREAS:

	PHASE 1 - IMPERMEABLE AREA = 2.435m²
	PHASE 2 - IMPERMEABLE AREA = 0m²
	PHASE 1 - PERMEABLE AREA = 54.500m²
	PHASE 2 - PERMEABLE AREA = 81.988m²
	PHASE 1 - TOTAL AREA = 56.935m²
	PHASE 2 - TOTAL AREA = 81.988m²

PROPOSED AREAS:

	PHASE 1 - IMPERMEABLE AREA = 28.353m²
	PHASE 2 - IMPERMEABLE AREA = 29.600m²
	PHASE 1 - PERMEABLE AREA = 28.582m²
	PHASE 2 - PERMEABLE AREA = 52.388m²
	PHASE 1 - TOTAL AREA = 56.935m²
	PHASE 2 - TOTAL AREA = 81.988m²

LEGEND:

	SITE PLAN
	PHASE 1 BOUNDARY
	PHASE 2 BOUNDARY

P01	24/09/2024	ISSUE FOR PLANNING		CN	KE	KE
Rev	Date	Description	By	Check	App.	

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Title	AREAS PLAN GENERAL ARRANGEMENT
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Scale @ A1	1:1500	Status	PRELIMINARY
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Project Ref	8/3024	Originator	CCL	Volume	00	Level	XX
File Type	DR	Discipline	C	Drawing No.	4000	Revision	P01