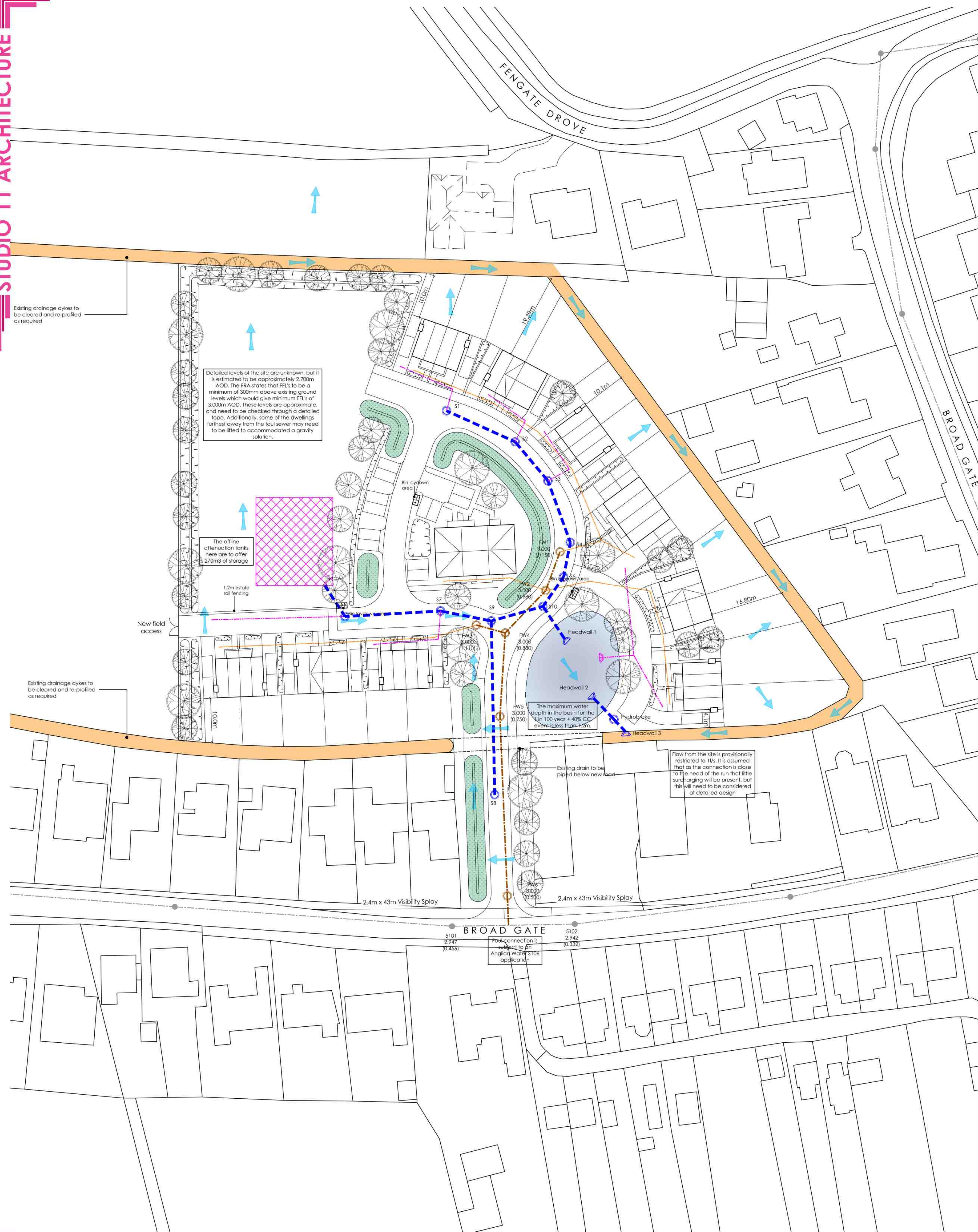




Drainage Key

- | | |
|---|---|
|  | Proposed adoptable surface drainage |
|  | Proposed private surface sewer, showing intent only |
|  | Proposed adoptable foul drainage |
|  | Proposed private foul sewer, showing intent only |
|  | Existing Anglian Water foul |

Adoptable Swale

The main method of drainage the highways the water will pass through a topsoil strip, then porous stone and then finally to a carrier pipe. This system provides both attenuation and water quality.

The final adoption of this item is subject to discussion with LCC and AW, and the swale will be adopted by either 1 or both.

Attenuation Basin

The main method of attenuation, restricting the run-off rates is via a Hydrobrake which slows the flow and is stored within this basin.

It is intended that this basins will be online, and as the site is generally design in accordance with a SuDS treatment train it will be adopted by Anglian Water - to be determined at the detailed design phase.

Main surface flow routes

This is a preliminary drainage strategy only. Final detailed design is subject to Anglian Water specific requirements and proposed level strategy. All drainage is subject to relevant permissions and confirmation of connection depths.

All storms up to and including the 1 in 100 year + 40% climate change event have been designed to be contained on-site within pipework, manholes, tanked porous paving, attenuation tank, flood routing or within the dry basin.

Finished Floor Levels to be set at a minimum level of 300mm above ground levels in accordance with the FRA. The FFL's shown on this drawing are preliminary only, and subject to detailed design.

The discharge from site has been determined as 1.0l/s (Q_{BAR}) - calculated in full accordance with the HR Wallingford's greenfield run-off calculator and guidance. The rate will need to be agreed with the Lead Local Flood Authority. The developer must still apply to the IDB for consent to undertake the works/discharge, and obtain any landowner consent. For maintenance purposes, a higher discharge rate to be discussed at detailed design.

Refer to drainage statement for additional details on the drainage strategy.

Surface water details have been omitted for clarity. The calculations have been undertaken through an accurate representation of the scheme and can be found in the report.

Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.

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The General Contractor is to check all dimensions on site and report discrepancies to the designer.

The details and information shown hereon relating to existing underground drains, main services, cables, etc. and existing structural details, are as obtained by normal survey observation method. Although all reasonable effort has been made, no guarantee can be made or given for the completeness or accuracy of this information.

Note:

1. All drawings to be read in conjunction with Structural Engineers Drawings.
 2. All dimensions are in metres unless noted otherwise, drainage pipes are specified in millimetres.
 3. Private drainage to be constructed in accordance with building regulations part H.
 4. Adoptable Drainage to be constructed in accordance with Sewers for Adoption 6th edition, and any relevant addendums.
 5. Drawings to be read in conjunction with all other relevant details.
 6. Setting out to be in accordance with the Architectural plans.
 7. All proprietary items to be installed in strict accordance with the manufacturers instructions and recommendations.
 8. All works to be carried out in accordance with the current British Standards, Codes for practice and Building Regulations.
 9. The site is designed to ensure that all storms up to and including 100 year + 40% climate change event are managed within the site.
 10. Kerbhole covers to be installed in accordance with the standards and the main access way, C250 for shored parking areas, B125 for private domestic car parking and A15 for soft landscaped and non-vehicle areas.
 11. Foul water connection to the Anglian Water Sewer to be agreed.
 12. Position and depth of both the existing Anglian Water foul sewer and the existing surface water ditch to be confirmed prior to construction. Design is not valid until these items have been confirmed and the engineer has ratified the design.
 13. All drainage located within the adoptable highway to have a minimum of 1.2m cover, if not the pipe will require additional protection measures. It is the contractors responsibility to ensure adequate depth/protection is provided.
 14. For Private drainage drainage, the pipework needs concrete pipe protection if the following depths to soffits cannot be achieved:
 - 14.1. For PVC - 0.9m in vehicular areas or 0.6m in soft landscaped.
 - 14.2. For clayware or concrete - 1.2m in vehicular areas or 0.6m in soft landscaping
- NB. Refer to building regulations part H for further guidance.
15. Building construction to be in accordance with the FRA.
 16. Prior to commencement of construction, the developer will need to obtain discharge consent from the IDB for surface water and AW for the foul water.
 17. It is the developers responsibility to ensure that third party rights of connection into the ditch have been consented.

A REVISION	13.11.2025 DATE	EG DRAWN	Revised flow routes, and additional notes added. DESCRIPTION
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CLIENT	Halgarth
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PROJECT Proposed Residential Development at
Land off Broad Gate, Weston Hills

DRAWING Drainage Strategy

DRAWN S11	PROJECT DESIGNER OS	PROJECT DIRECTOR KB
DATE 17.11.2024	SCALE 1:500	PAPER SIZE A1

DRAWING NUMBER
622-S11-00-SI-SK-C-9000