



ARCH
ASSOCIATES

APPENDIX 6

DRAINAGE STRATEGY DRAWINGS



NOTES
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1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

2. ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHER INFORMATION IS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT AND ACCURACY OF ALL DIMENSIONS.

4. THE CONTRACTOR IS TO ENSURE THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.

5. THE CONTRACTOR IS TO ENSURE THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.

6. IN CONSIDERATION OF THE CHAMBER, THE BRAKING AND PROPPING FOR PAVING AND THE TEMPORARY CONDITION DURING CONSTRUCTION STAGE, SUCH AS TO ENSURE STRUCTURE STABILITY AT ALL TIMES.

7. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ASCERTAIN THE SAFE STATE OF THE CHAMBER, THE CHAMBER IS TO BE CLAWED OFF THE FRONT AND REINFORCED AS REQUIRED.

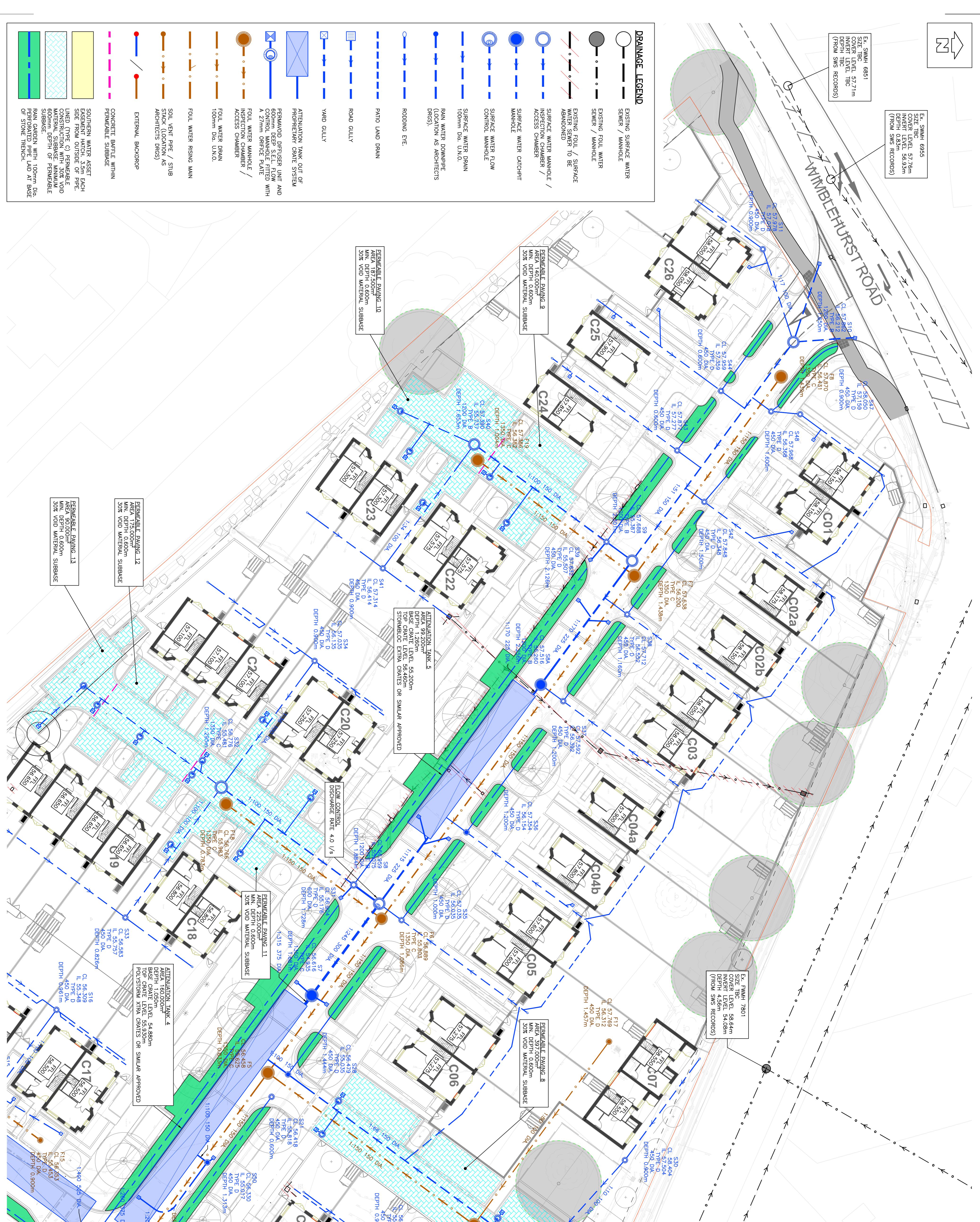
8. ADVERTIAL TIP REQUIREMENTS WILL BE ENTERTAINED.

Rev.	Date	Description	By
P04	24.1.2025	DISCHARGE RATE REDUCED	TA
P03	23.06.2025	UFA AND SW COMMENTS ADDRESSED	TA
P02	14.03.2025	PLANNING SUBMISSION	TA
P01	24.01.2025	PRELIMINARY ISSUE FOR COMMENT	TA
Architect			
AYRE CHAMBERLAIN GAUNT			
Project title			
PHASE 1 AND 2, NOVARTIS SITE,			
HORSHAM,			
WEST SUSSEX.			
Drawing title			
GENERAL ARRANGEMENT.			
Scale	1:500	Page size	A1
		Date	JAN 2025
		Drawn by	TA
		Checked by	CH
		Status	S3

Name	Project code	Project Ref	Section	Form	Issue	Number	Revision
LOVELLS	AAL426-AAL-ED-XX-DP-C-5100-P04						

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COLOURED DRAWING

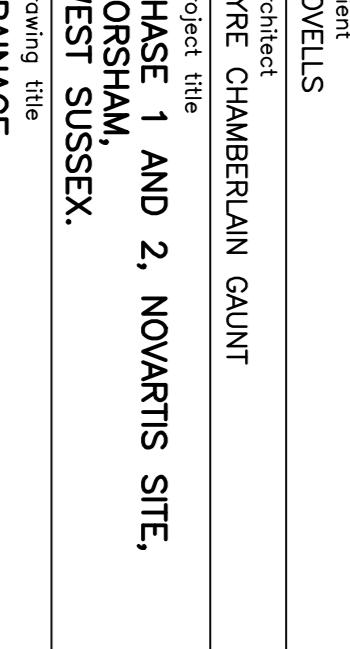
BY
JOHN
WILLIAMS
1880

THESE NOTES ARE BASED ON THE USE OF
EXPERIENCED AND COMPETENT CONTRACTORS
CARRYING OUT THE WORK USING AN

NOTES

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2. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
3. ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHER INFORMATION IS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.
4. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT AND ACCURACY OF ALL DIMENSIONS.
5. THE CONTRACTOR IS TO ENSURE THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.
6. MAIN CONTRACTOR TO PROVIDE AND FIX SUITABLE BRACING AND PROPPING FOR ALL ELEMENTS IN THE

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Client
LOWELLS

Architect
AYRE CHAMBERLAIN GAUNT

Project title
**PHASE 1 AND 2, NOVARTIS SITE,
HORSHAM,
WEST SUSSEX.**

Drawing title
**DRAINAGE,
SHEET 1**

The logo for KCI Architects is a vertical composition. At the top, there is a stylized graphic element consisting of an orange 'K' and an orange 'C' that overlaps it. Above this graphic, the letters 'KCI' are written in a small, orange, sans-serif font. Below the graphic, the word 'ARCH' is written in a large, orange, sans-serif font. At the bottom, the words 'ASSOCIATES' are written in a large, orange, sans-serif font, positioned directly beneath 'ARCH'.

Rev.	Date	Description	By
P01	24.01.2025	PRELIMINARY ISSUE FOR COMMENT	TA

0 X 71 38 S2 E2 D1 +

P04	24.11.2025	DISCHARGE RATE REDUCED	TA
007	07.00000	USE AND OWN CONVENTION APPROVED	TA

KEY PLAN

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KEY TO HEALTH AND SAFETY SYMBOLS	
	THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING
	INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
	INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
	INDICATES A RESIDUAL RISK AS A WARNING
	INDICATES A RESIDUAL RISK FOR INFORMATION

1:250
0m 10.0 20.

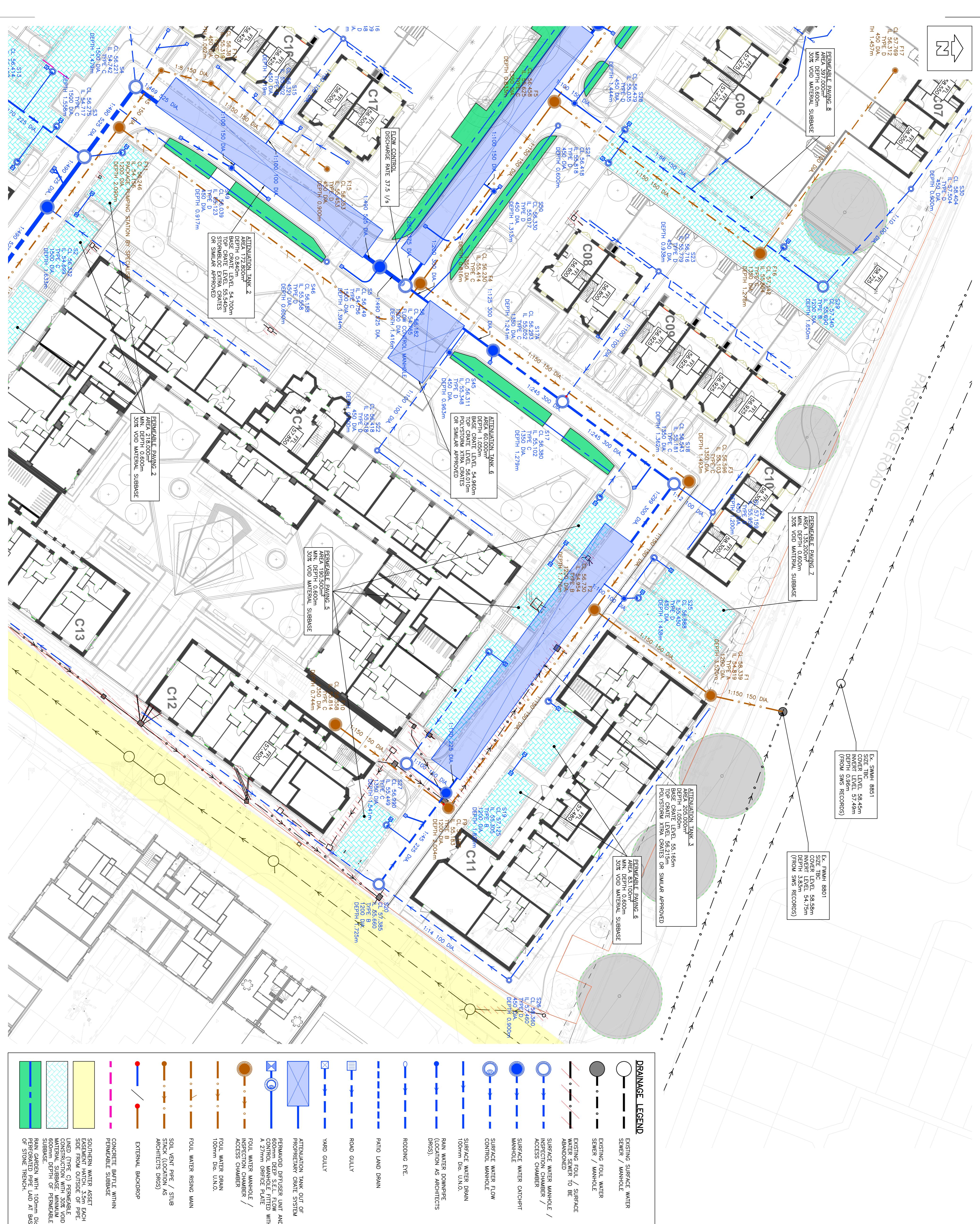
The diagram illustrates a cross-section of a rain garden. It features a central green rectangular area representing the 'LINED (TYPE) CONSTRUCTION MATERIAL SURFACE'. A blue vertical line with a dashed center represents the '600mm DEPTH SUBBASE'. To the left of the rain garden, a vertical yellow scale bar is shown with markings at 0, 500, and 1000. To the right, a yellow rectangular area represents the 'SOUTHERN SIDE FROM GATE EASEMENT HAD'. Below the rain garden, the text 'RAIN GARDEN PERFORATED OF STONE' is written vertically.

NOTES

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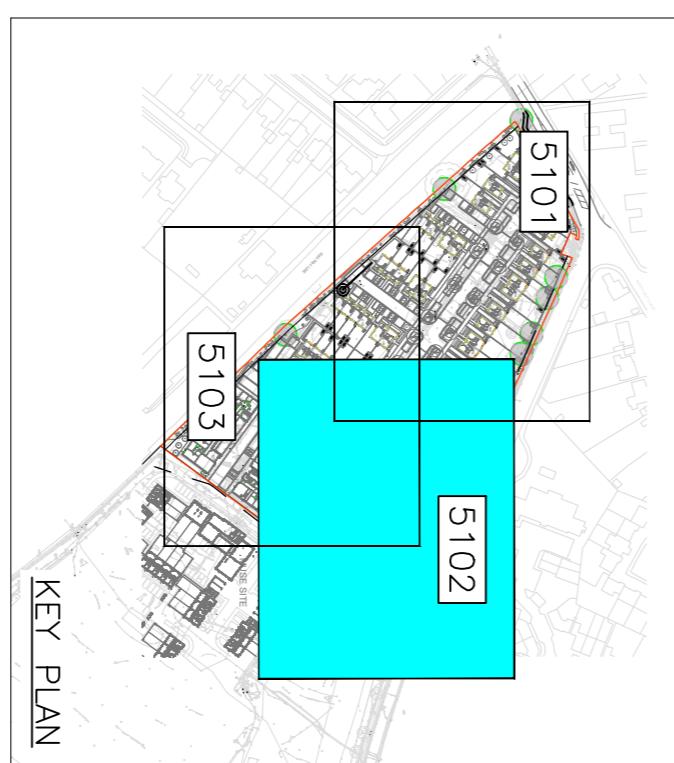


DRAINAGE LEGEND

ND
EXISTING SURFACE WATER

INDICATES A RESIDUAL RISK AS A WAR

COLOURED DRAWING



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CATCHMENT PLAN LEGEND

IMPERMEABLE CATCHMENT AREA

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2. ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHER INFORMATION IS TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS ON SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT AND ACCURACY OF ALL DIMENSIONS.
4. THE CONTRACTOR IS TO ENSURE THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.
5. THE CONTRACTOR IS TO ENSURE THE EXISTING PROPERTY IS PROTECTED FROM EXCAVATION DUST AND DIRT.
6. THE CONTRACTOR IS TO ENSURE THE EXISTING PROPERTY IS PROTECTED FROM EXCAVATION DUST AND DIRT.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR EXCAVATION DUST AND DIRT CONTROL. EXCAVATION DUST AND DIRT CONTROL REQUIREMENTS WILL BE ENFORCED.
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KEY TO HEALTH AND SAFETY SYMBOLS	
THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING	TA
INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION	●
INDICATES A RESIDUAL RISK AS A WARNING	⚠
INDICATES A RESIDUAL RISK FOR INFORMATION	●

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Project title: PHASE 1 AND 2, NOVARTIS SITE,
HORSHAM, WEST SUSSEX.

Drawing title: DRAINAGE,
CATCHMENT PLAN.

Scale	Page size	Date	Drawn by	Checked by	Status
1:500	A1	20/25 TA	CH	S3	
Name					
Project code	[Project Number]	[Drawing Number]	[Page Number]	[Revision Number]	

AAL426-AAL-ED-XD-DP-C-5104-P03



OVERLAND FLOW ROUTE LEGEND

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EXPERIENCED AND COMPETENT CONTRACTORS

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EXPERIENCED AND COMPETENT CONTRACTORS

1

		
INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION	INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION	INDICATES OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING
		
INDICATES A RESIDUAL RISK AS A WARNING		
INDICATES A RESIDUAL RISK FOR INFORMATION		

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P03	24.11.2025	DISCHARGE RATE REDUCED	TA
P02	23.06.2025	LLFA AND SW COMMENTS ADDRESSED	TA
P01	14.03.2025	PLANNING SUBMISSION	TA
Rev.	Date	Description	By

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Architect
Client
LOVELLS

AYRE CHAMBERLAIN GAUNT
Project title
PHASE 1 AND 2, NOVARTIS SII

**HORSHAM,
WEST SUSSEX.**

Drawing title

DRAINAGE

OVERLAND FLOW ROUTE PLAN.

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7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR ANY CONSTRUCTIONAL WORKS TO THE EXISTING PROPERTY. EXCAVATED SOILS TO CLAIM RECLAMING FROM ABNORMAL TIP REQUIREMENTS WILL BE ENTERTAINED.

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DRAINAGE NOTES

1. ADAPTABLE HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY DESIGN GUIDANCE.

2. FOR CONSTRUCTION DETAILS REFER TO THE RELEVANT ARCHITECTURE DRAWINGS NUMBERS LISTED ON THE DRAWING ISSUE SHEET.

3. ADAPTABLE HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY DESIGN GUIDANCE.

4. ANY WORKS ASSOCIATED WITH THE HIGHWAY (EXTERNAL WORKS INCLUDING HIGHWAY DRAINS) SHALL BE IN ACCORDANCE WITH THE HIGHWAYS AGENCY MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOL 1, (MCHW), UNLESS OTHERWISE SPECIFIED.

5. ALL ADAPTABLE DRAINAGE WORKS TO BE CONSTRUCTED AS DE ADVISED IN THE CODE FOR ADAPTABLE DESIGN AND CONSTRUCTION GUIDANCE AND THE LOCAL WATER AUTHORITY'S LOCAL PRACTICE NOTE.

6. ALL ADAPTABLE SEWERS WITH LESS THAN 0.30M OF COVER WHEN Laid BENEATH THE ROADS, OR 0.30M OF COVER IN OTHER AREAS, SHALL HAVE CONCRETE PROTECTION IN ACCORDANCE WITH EITHER OF THE DETAILS SHOWN ON THE STANDARD DRAWINGS PROVIDED.

7. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT, THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE INVERT LEVELS IN THE ENGINEER'S CONNECTIONS TO MANHOLES OR LARGER SEWERS ETC. SHOULD BE THE ENGINEER, IF THIS IS NOT POSSIBLE, INFORM THE ENGINEER IMMEDIATELY.

8. COVER LEVELS SHOWN ARE APPROXIMATE, COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.

9. ROAD GULLY PIPES ARE TO BE 150mm Dia. WITH CONCRETE SURROUND AND FLEXIBLE JOINTS, ALL OTHER UN-REFERENCED PIPES ARE ASSUMED TO BE 100mm Dia.

10. SW MIN GRADIENT - 1 IN 40 (100 mm) NO WCS CONNECTED

11. FV MIN GRADIENT - 1 IN 80 (100 mm) MIN 1 WC

12. SW MIN GRADIENT - 1 IN 100 (100 mm)

13. FV MIN GRADIENT - 1 IN 150 (150 mm)

14. ALL GULLIES SHALL BE FITTED WITH DADO GRATINGS AND FRAMES TO BS EN724, UNLESS OTHERWISE STATED.

15. ALL NON ADAPTABLE LATERALS BENEATH THE HIGHWAY SHALL BE BACK FILLED WITH A TYPE 1 GRANULAR MATERIAL AS CL800 (MCW) APPROVED BY THE ENGINEER.

16. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

17. WHERE DRAINS PASS THROUGH FOUNDATIONS, OR CONNECT TO MANHOLES, A FLEXIBLE PIPE JOINT SHOULD BE PROVIDED TO FORM A ROCKER PIPE IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.

18. SHALLOW PRIVATE DRAINS MAY REQUIRE PROTECTION USING CLASS 2 CONCRETE SURROUND OR PAVING STARS BRUGGING THE TRENCH SUBJECT TO THE NHBC INSPECTOR'S REQUIREMENTS.

19. WHERE DRAINS RUNS PASS CLOSE TO BUILDINGS, OR THEIR INVERT LEVELS ARE BELOW FOUNDATION LEVEL, THEN THE TRENCHES ARE TO BE BACK FILLED IN ACCORDANCE WITH THE STANDARD DETAIL PROVIDED.

20. REFEREE SHOULD MAKE TO THE STRUCTURAL ENGINEERS DETAILS FOR ALL ASPECTS OF FOUNDATION DESIGN AND CONSTRUCTION.

21. THE CONTRACTOR IS TO KEEP A RECORD OF ANY WORKS MADE ON SITE, INCLUDING THE LOCATION OF DRAWINGS, MATERIALS USED IN THE CONSTRUCTION OF THE PROJECT.

22. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE, NO DIMENSIONS ARE TO BE SCALLED FROM THESE DRAWINGS.

23. IT IS THE CONTRACTOR'S/SUBCONTRACTORS' RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

24. STUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER DOWNSPOUT PIPE, SAME GRADIENT AS THE UP OR INTERNAL RWP.

25. ALL DOWNPPIPES ARE TO BE SEALED, IF CONNECTED DIRECTLY TO THE STORMWATER DRAIN, ACCESS POINTS TO BE PROVIDED IN ABOVE GROUND LEVEL FOR EXTERNAL RWPS, AND 1m ABOVE FFL FOR INTERNAL RWPS.

26. STUB CONNECTIONS TO ADAPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF DOWN PIPE GULLIES PRIOR TO CONNECTING TO THE STORMWATER DRAIN, ACCESS POINTS TO BE PROVIDED IN ABOVE FFL FOR INTERNAL RWPS.

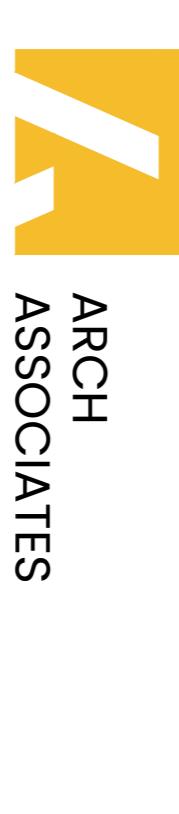
27. UNLESS OTHERWISE NOTED OR SIMILAR APPROVED CHANNEL DRAINS TO BE PROVIDED, MTD DRAIN WITH A GRATING IN STRUCTURAL DESIGN OF MODULAR GEOCELLULAR DRAINS TO BE PROVIDED IN CAR PARKS AND DIA 100mm IN PEDESTRIAN AREAS, C250 IN CAR PARKS AND DIA 100mm IN CARRIAGeways, SLOTTED CHANNEL TO BE USED FOR AREAS WITH FALLS <1:15, 1:15 MESH GRATING TO BE USED WHERE FALLS >1:15.

28. CULLY AND CHANNEL DRAIN POSITIONS ARE UNABLE TO DETERMINE, WHEN THE DESIGN LEVELS HAVE BEEN DETERMINED.

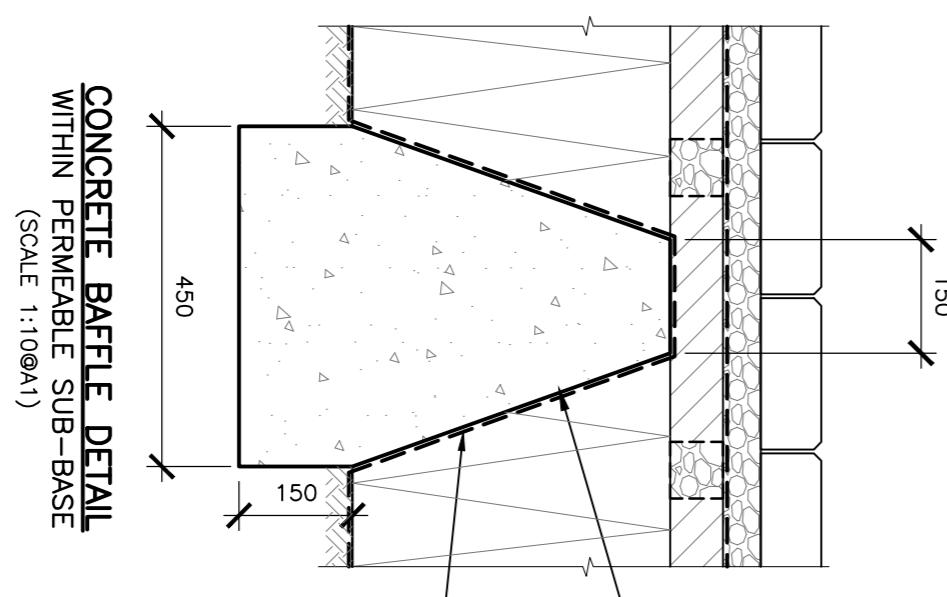
29. MODULAR GEOCELLULAR STORAGE SOAKAWAY SYSTEM TO CONFORM TO CIRIA C793 THE SDS MANUAL 2680 STRUCTURAL DESIGN OF MODULAR GEOCELLULAR DRAINS SYSTEMS, THE MANUFACTURER SHOULD PROVIDE A COMPLETE SET OF INDEPENDENT TEST RESULTS FOR A PROPOSED SYSTEM INCLUDING, AS A MINIMUM, STRESS, STRAIN, CURVES TESTS UNDER SUSTAINED LONG-TERM LOADS, A BBA CERTIFICATE IS NOT INDEPENDENT TEST DATA.

30. ALL REDUNDANT DRAINAGE IS TO BE ABANDONED ONCE THE CONTRACTOR HAS SATISFIED HIMSELF THAT NO CONNECTIONS REMAIN LIVE. REDUNDANT DRAINAGE TO BE GRUBBED OUT.

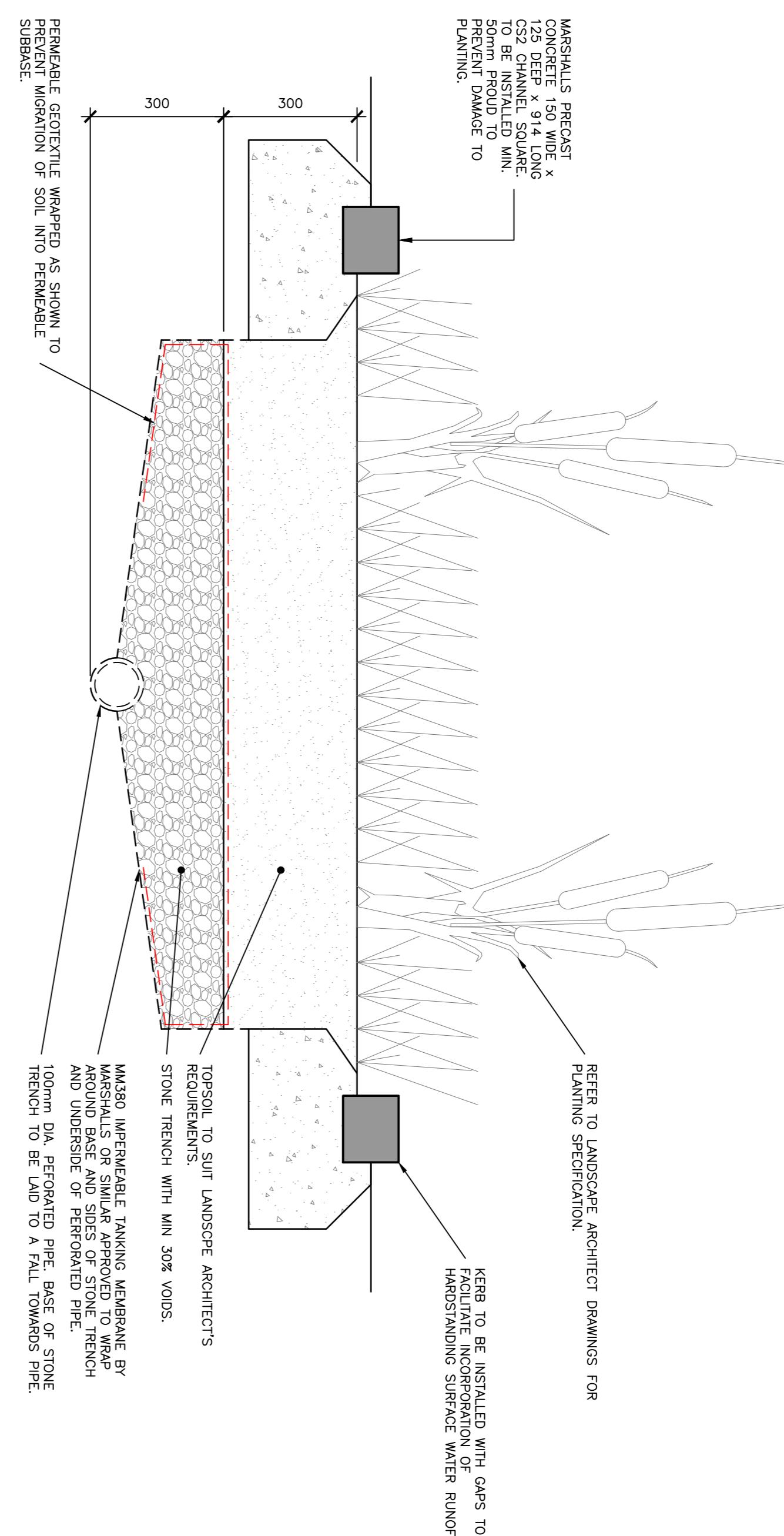
31. ALL BELOW GROUND CONCRETE TO ACCORD WITH BS5326:997 SULPHATE CLASS TBA.

POI	14.03.2025	PLANNING SUBMISSION	TIA
Rev.	Date	Description	By
 <p>01483 890004 admin@archassociates.co.uk www.archassociates.co.uk</p> <p>Client LOVELLS</p> <p>Architect AYRE CHAMBERLAIN GAUNT</p> <p>Project title PHASE 1 AND 2, NOVARTIS SITE, HORSHAM, WEST SUSSEX.</p> <p>Drawing title DRAINAGE NOTES.</p>			

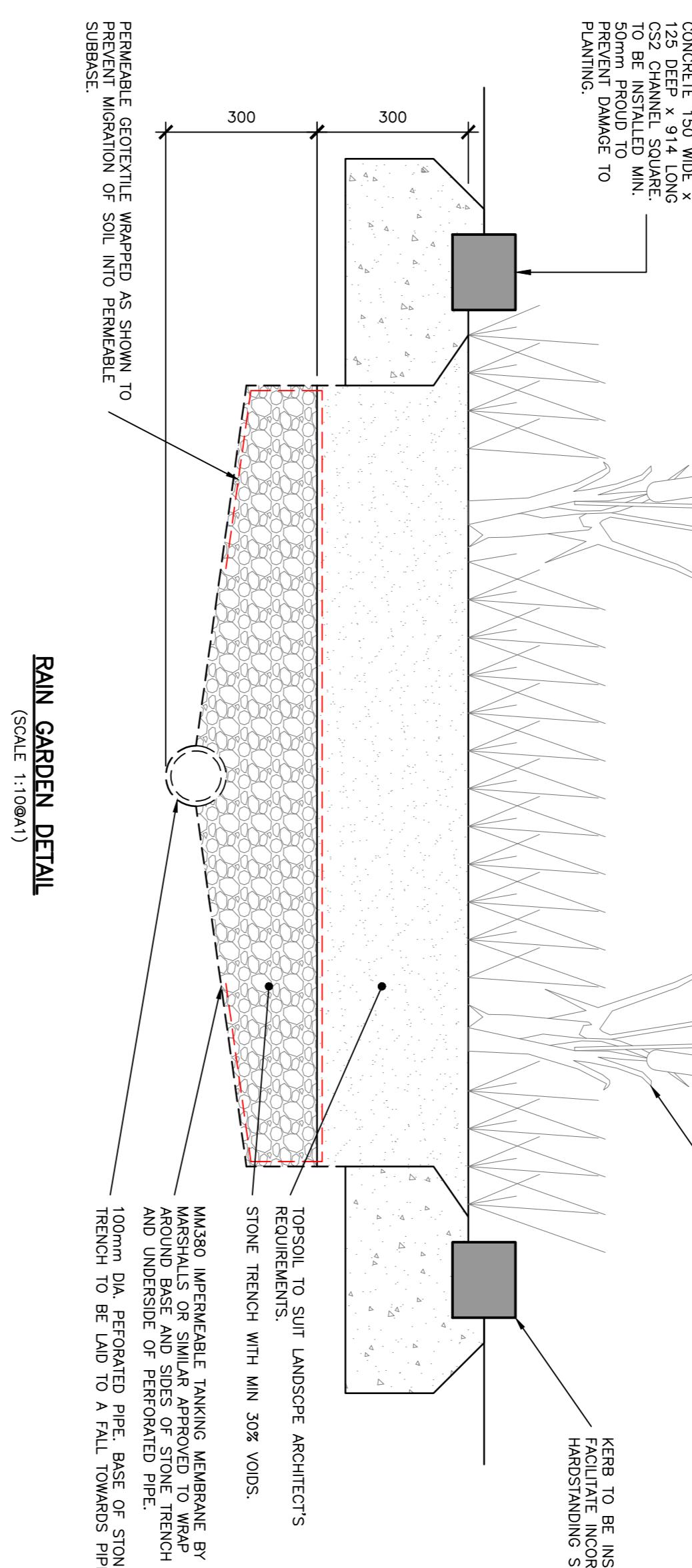
Scale 1:100mm



CONCRETE BAFFLE DETAIL
WITHIN PERMEABLE SUB-BASE
(SCALE 1:100A1)



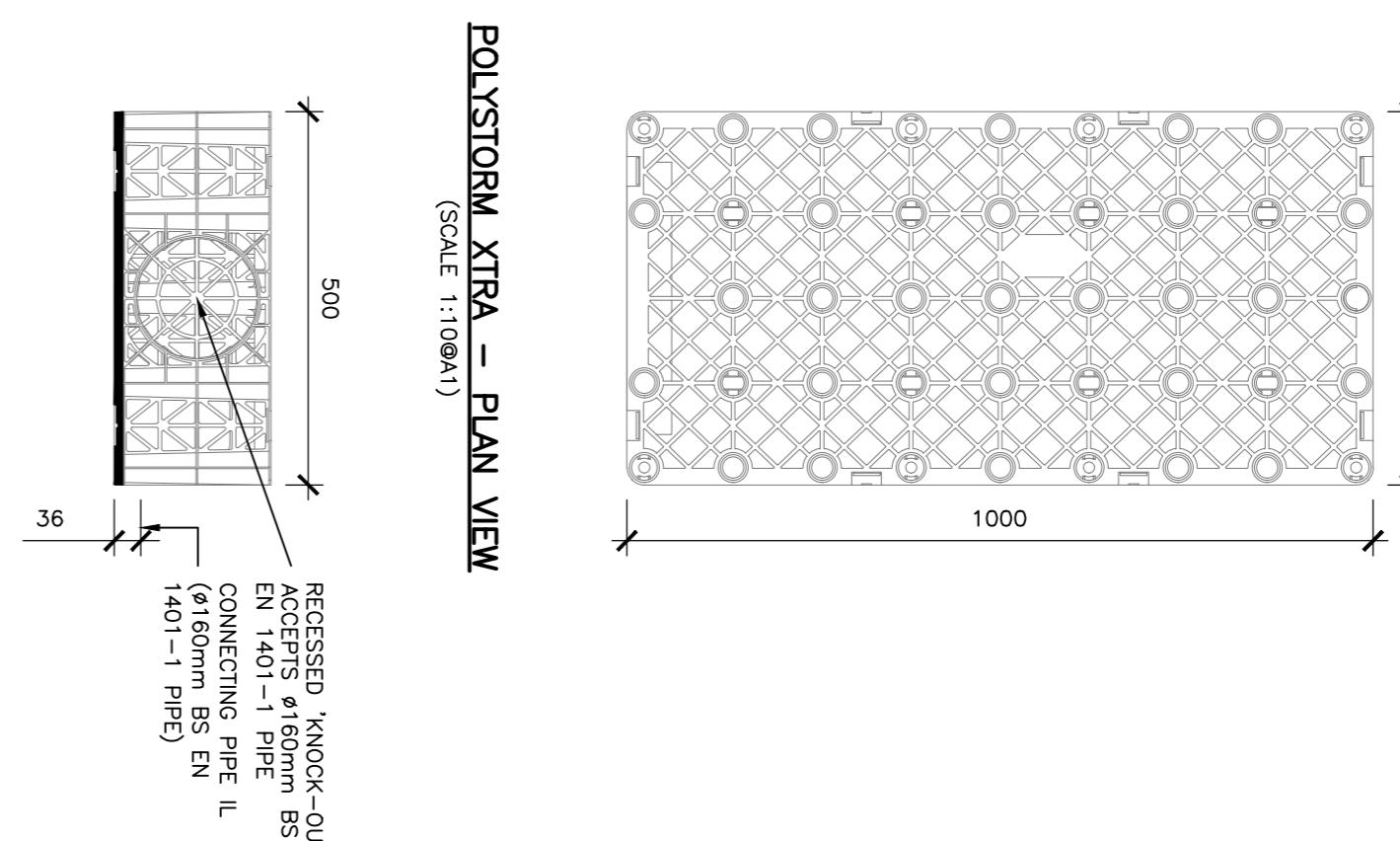
RAIN GARDEN DETAIL
(SCALE 1:100A1)



MARSHALLS PRECAST CONCRETE 150 MM WIDE x 125 DEEP x 914 LONG CS2 CHANNEL SQUARE. TO BE INSTALLED MIN. 50MM PROUD TO PLANTING.

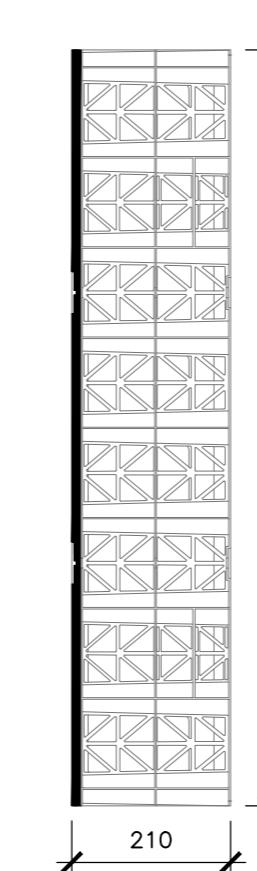
100

POLYSTORM XTRA – PLAN VIEW
(SCALE 1:100A1)



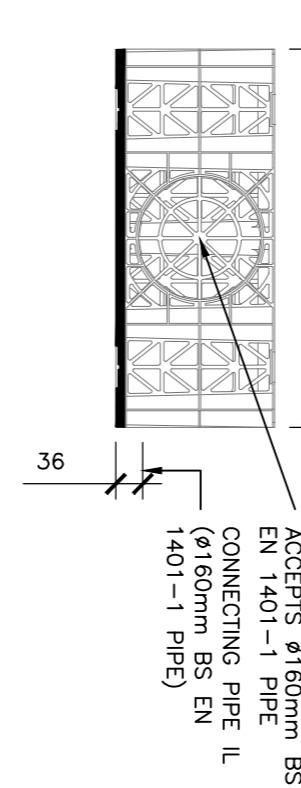
POLYSTORM XTRA – PLAN VIEW
(SCALE 1:100A1)

POLYSTORM XTRA – SIDE ELEVATION
(SCALE 1:100A1)



POLYSTORM XTRA – SIDE ELEVATION
(SCALE 1:100A1)

POLYSTORM XTRA – END ELEVATION
(SCALE 1:100A1)



POLYSTORM XTRA – END ELEVATION
(SCALE 1:100A1)

PERMEABLE GEOTEXTILE WRAPPED AS SHOWN TO PREVENT MIGRATION OF SOIL INTO PERMEABLE SUB-BASE. REFER TO PLANTING SPECIFICATION.

KERB TO BE INSTALLED WITH GAPS TO FACILITATE INCORPORATION OF SURFACE WATER RUNOFF.

REFER TO PLANTING SPECIFICATION.

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