

DRAINAGE LEGEND

EXISTING FEATURES

Existing surface water sewer/drain and manhole

PROPOSED FEATURES

FWD Foul Drainage

SWD Surface Water Drainage

Pipe crossing (thickening denotes pipe above)

Storm water access chamber (3000)

Storm water inspection chamber (4500)

Storm water catchpit chamber (4500)

Storm water rodding eye

Foul water inspection chamber (4500)

Extent of infiltrating permeable paving with porous sub-base

Permavoid distribution tank

Bioretention Planter

'NO DIG' Construction

Assumed Finished Floor Levels - TBC by architect

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

Extent of 15m Ancient Woodland Buffer

Temporary Root Protection Fencing

Extent of impermeable area to be retained

PP1 Permeable Paving with Porous Sub-base

Infiltration Storage
• 50mm thick 20mm agg gravel
• 300mm Type 3 Porous sub-base
• Geotextile

PP2 Permeable Paving with Porous Sub-base

Infiltration Storage
• 60mm Porous Blocks
• 50mm 2/6mm Laying Course
• Geotextile
• 250mm 5/20mm Sub Base
• Geotextile

All Underground garden rainwater harvesting system tank to be:

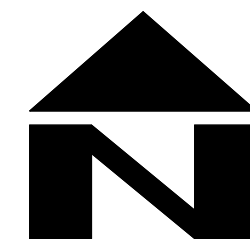
Graf Platin Tank 1500 litre
1.250m x 2.100m x 1.015m
Fitted with Non-return valves
Subject to manufacturer details.
Final location and size subject to clients' requirements.
For Garden use only

SA2 Geo-Cellular Soakaway using Polypropylene R-units (or similar approved) wrapped in permeable geotextile
14.0 x 4.0 x 0.4m Thk. (1 No. Layers of units)
Provides MAX 21.28m³ storage
CL 10.930
TL 10.430
BL 10.030
MIN COVER THICKNESS = 0.5m



INFORMATIVE

Proposed drainage within extent of 15m ancient woodland buffer subject to Arboricultural Consultant Review.



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 BS95 (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 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 DRAWINGS 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 COVER, 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

Prefix to drawing numbers shall signify the following:-

PL = PLANNING
P = PRELIMINARY
T = TENDER
C = CONSTRUCTION
R = RECORD

Shall not be used for contract or construction purposes
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Shall not be used for construction purposes
These are the only drawings that shall be used for construction purposes
Record of actual completed work

P-	30.07.26	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

 Consulting Civil Engineers				
CLIENT MR & MRS HEALY				
ARCHITECT STARC ARCHITECTS				
JOB TITLE ST JOHNS FARM BROOKS GREEN				
DRAWING TITLE DRAINAGE LAYOUT SHEET 1				
DRAWN LH	ENGINEER C SLADE	CHECKED CS	APPROVED CS	
DATE JULY 2026		SCALE @ A1 1:200		
JOB No. C3841	STATUS PL	DRAWING No. 101		REV. 1

FOR PLANNING ONLY

DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
GROUNDWATER DEPTH
ORDINARY WATERCOURSE APPROVAL
LOCATION AND DEPTH OF EXISTING UTILITIES
*FINISHED FLOOR LEVELS

Site Specific Notes

- The proposed development will consist of the demolition of existing buildings and the erection of 4 No. dwellings with associated parking and landscaping.
- The underlying geology is noted to be comprised of Weald Clay Formation, with on site testing confirming clay at a depth of 0.6m bgl. Infiltration testing recorded a worst-case infiltration rate of 1.15x10⁻⁹ m/s. It is proposed that the findings of this test is further supported by a separate infiltration test to BRE365 within the winter window and a full winters groundwater monitoring.
- It is proposed that all surface water runoff is discharged to ground via infiltration. Open SuDS features are to be utilised where possible with the remainder of surface water runoff discharging to ground through the sub-base of a permeable parking area. The infiltration features have been designed to cater for the 1 in 100-year +45% CCA +10% urban creep.
- The foul water is to be treated via a new package treatment plant and the treated effluent runoff will discharge into an adjacent drainage ditch. The proposed discharge will require Environment Agency approval.