



DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
ROOT PROTECTION AREAS

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 BS65 (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'S, 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

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

DRAINAGE LEGEND

EXISTING FEATURES

	Ex FWD	Existing foul water sewer/drain and manhole		Ex SWD	Existing surface water sewer/drain and manhole
		Red Line Boundary			Blue Line Boundary

PROPOSED FEATURES

	FWD	Foul Drainage		CWD	Combined Drainage
	SWD	Surface Water Drainage			Combined water inspection chamber (4500)
		Rainwater pipe		FW	Soil stack (type TBC by architect/m&e engineer)
		Storm water access chamber (3000)			Foul water access chamber (3000)
		Storm water inspection chamber (4500)			Foul water inspection chamber (4500)
		Storm water catchpit chamber (4500)		00.000	Finished floor level
		Extent of permeable paving with porous sub-base			Pipe info - diameter, length, gradient, bedding type
		Permavoid distribution tank			ABBREVIATIONS
		Storm water orifice flow control chamber (5000)			MH - MANHOLE
		Bioretention Planter			IC - INSPECTION CHAMBER

Underground garden rainwater harvesting system tank
Grat Platin Tank 1500 litre
1.250m x 2.100m x 1.015m
Fitted with Non-return valves
CL 11.000
IL of Inlet 10.364
IL of outlet 10.284
BL 9.534
Subject to manufacturer details.
Final location and size subject to clients' requirements.
For Garden use only

Site Specific Notes

- The proposed scheme consists of the demolition of outbuildings and construction of a detached dwelling.
- Onsite infiltration testing failed, with surface water held within the clay layers draining into the trial pit. Groundwater monitoring is currently underway and the well itself was noted to be dry during installation and also dry during follow up visits.
- It is proposed that surface water runoff is to discharge into an existing drainage network that serves the adjacent Wappingthorn Lodge. The existing network is noted to discharge into an existing pond which connects into the wider watercourse network.
- The runoff from the site is to be captured into a positive drainage network prior to discharging into the adjacent network at a restricted rate of 0.9l/s. The proposed network will make use of bio-retention planters and rainwater harvesting in order to reduce the overall volume of runoff.
- The foul water is to be treated on site via an STP with a high quality treated effluent which will connect into the pond and discharge into the wider watercourse network.

FOR CONTINUATION - SEE C2070_102

FOR PLANNING ONLY

P-	25.02.26	PRELIMINARY ISSUE	LH	CS	CS
REV	DATE	DESCRIPTION	BY	CHK	APP
CLIENT LEONARD WARNER					
ARCHITECT SCANDIA-HUS					
JOB TITLE WAPPINGTHORN LODGE STEYNING					
DRAWING TITLE DRAINAGE DESIGN SHEET 1					
DRAWN	LH	ENGINEER	C SLADE	CHECKED	CS
DATE	FEB 2026	SCALE @ A1	1:100		
JOB No.	C2070	STATUS	P	DRAWING No.	101
		REV.	1		