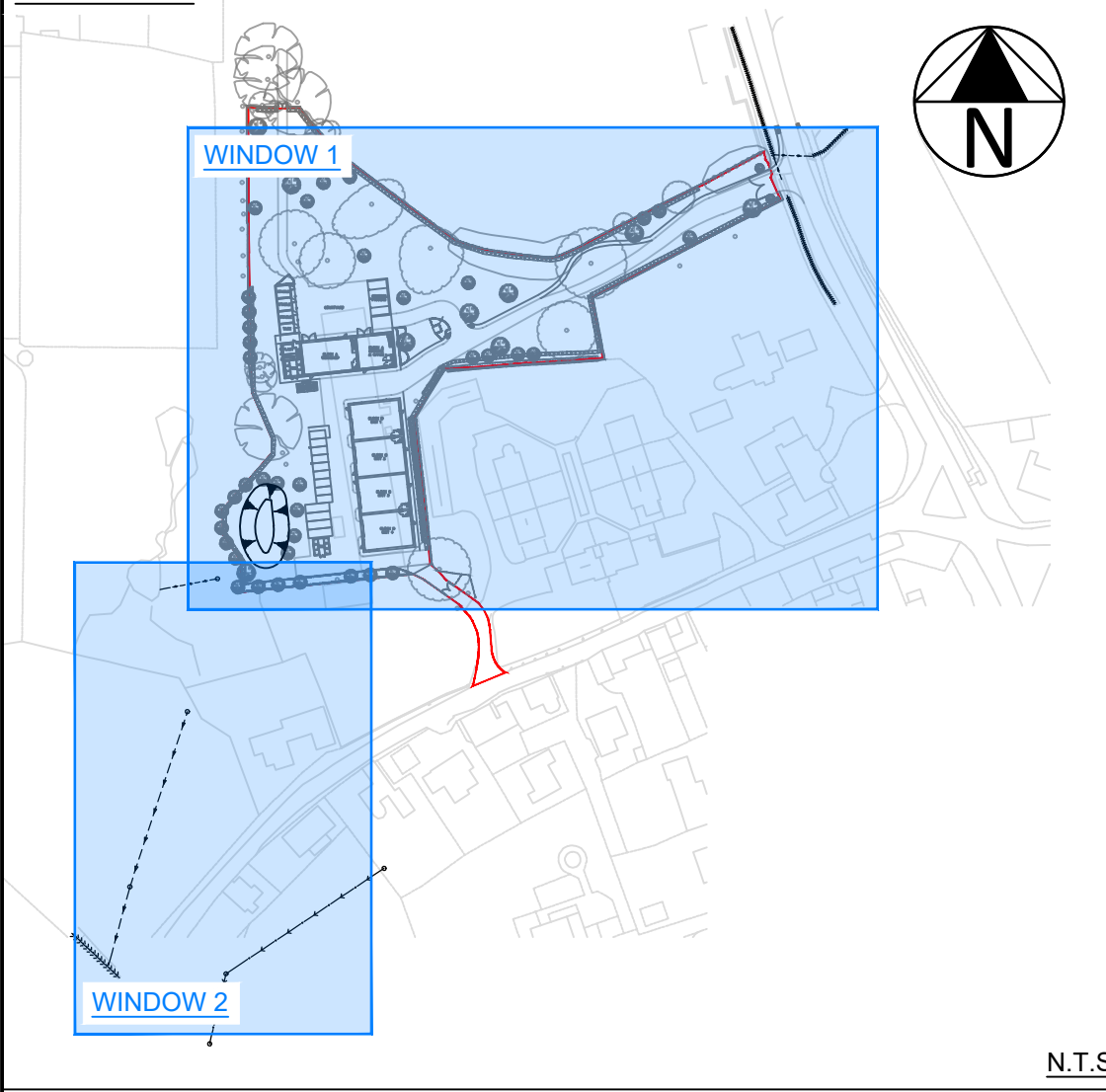
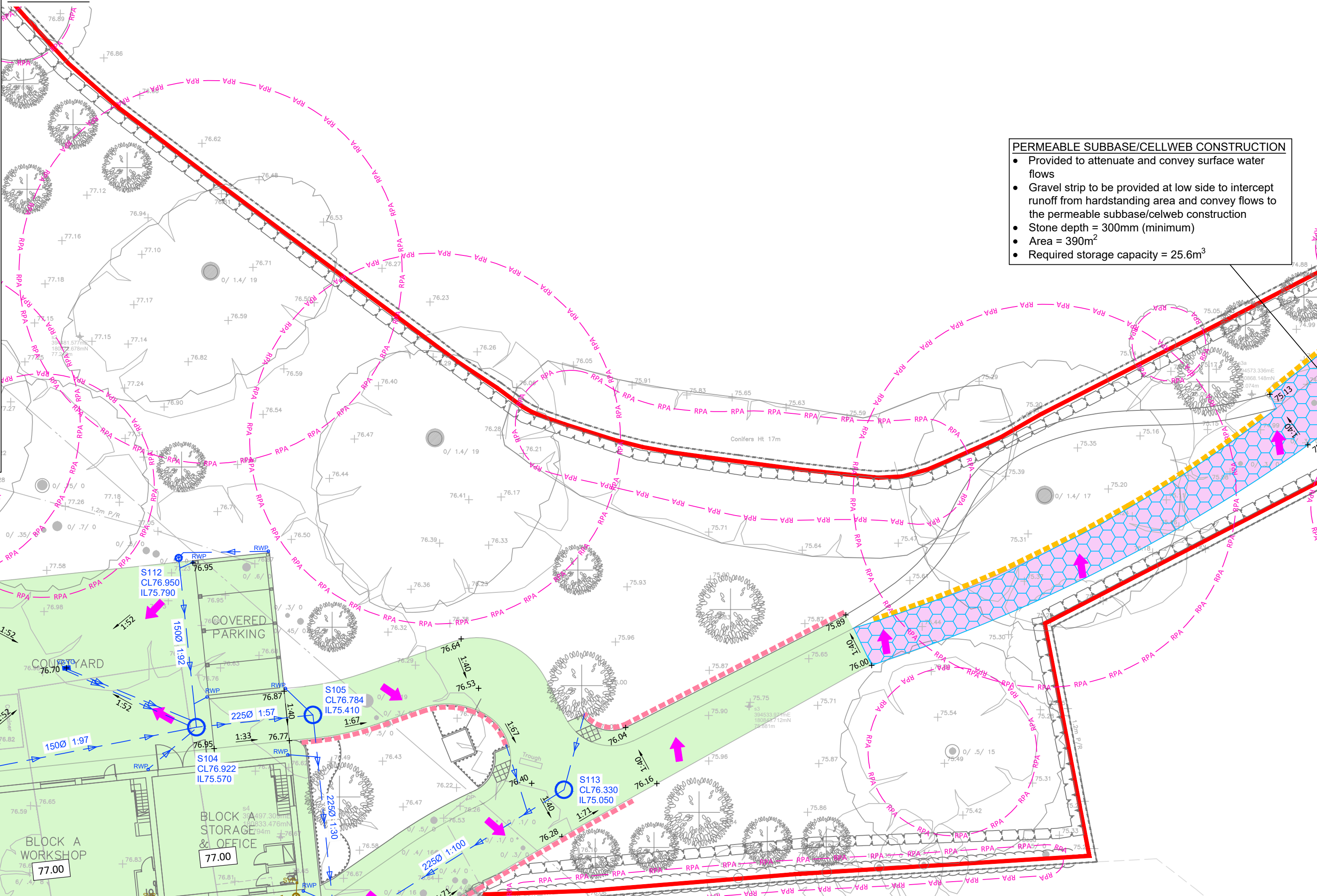


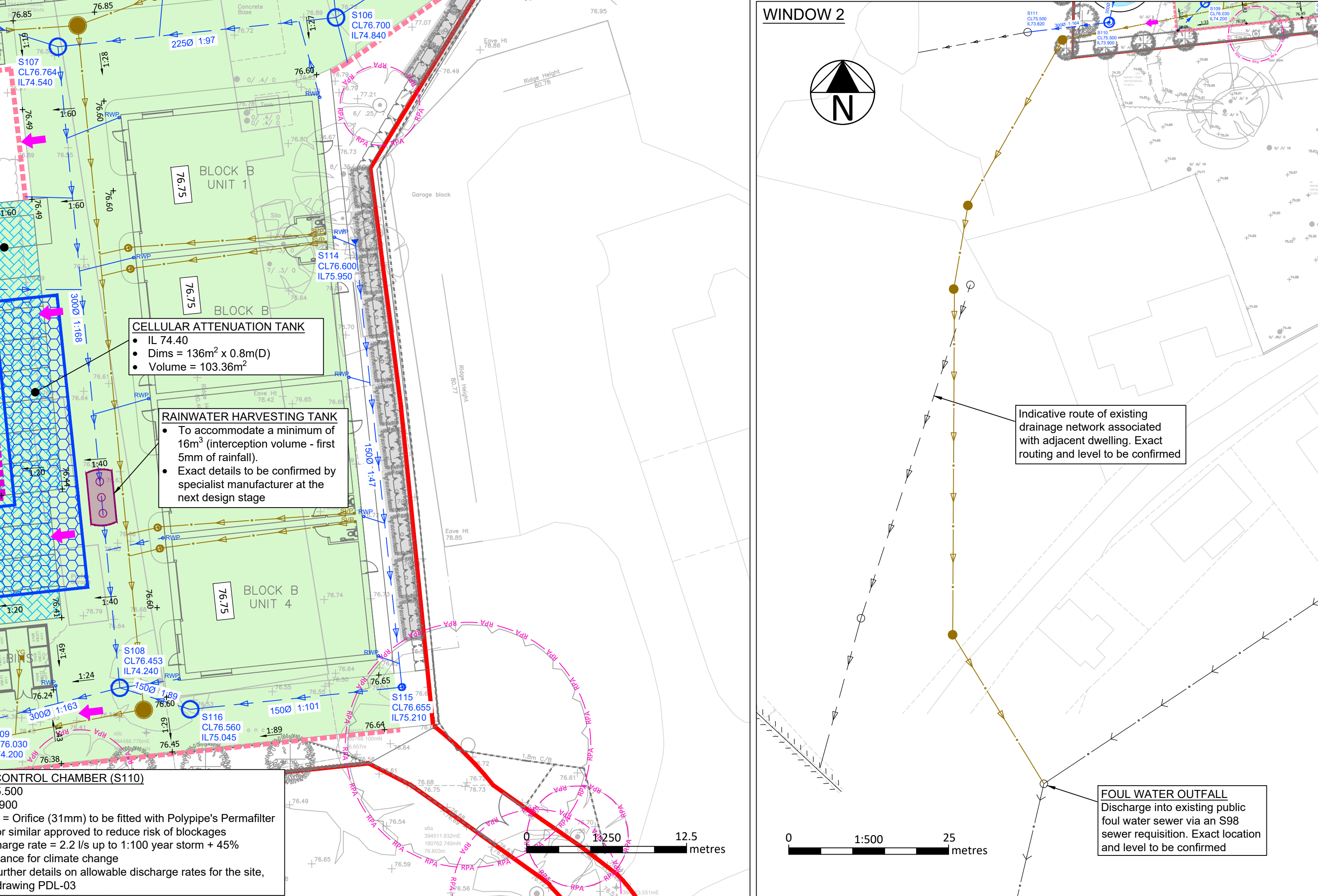
KEY PLAN



WINDOW 1



WINDOW 2



FLOW CONTROL CHAMBER (S202)

- CL74.400
- IL73.930
- Type = Orifice (23mm) to be fitted with Polypipe's Permafilter unit or similar approved to reduce risk of blockages
- Discharge rate = 0.6 l/s up to 1:100 year storm + 45% allowance for climate change
- For further details on allowable discharge rates for the site, see drawing PDL-03

SURFACE WATER OUTFALL (NETWORK 2)

Discharge into existing ditch. It is understood that this ditch falls within the site ownership extent to enable a connection here. Exact level and location to be confirmed

Bullnose kerb to be provided at interface with public highway to ensure surface water runoff does not cross onto the highway and instead channel runoff into the onsite network.

Existing culvert to be extended to accommodate revised access arrangement. Existing diameter to be retained

PERMEABLE SUBBASE/CELLWEB CONSTRUCTION

- Provided to attenuate and convey surface water flows
- Gravel strip to be provided at low side to intercept runoff from hardstanding area and convey flows to the permeable subbase/cellweb construction
- Stone depth = 300mm (minimum)
- Area = 390m²
- Required storage capacity = 25.6m³

KEY

- RPA Tree root protection area
- Overland flood flow route

PROPOSED LEVELS

- 76.75 Finished floor level (Shown as per site layout)
- 76.60 Proposed ground level
- 1:60 Gradient

NOTES:

- All proposed levels have been developed to aid the development of the drainage proposals. All levels are indicative only and are subject to confirmation by others at the detailed design stage.

CATCHMENT AREAS

- Proposed catchment area (Network 1) = 0.306 ha
- Proposed catchment area (Network 2) = 0.039 ha

EXISTING PRIVATE DRAINAGE

- Public foul water sewer
- Private surface water drain
- Watercourse/ditch

NOTES:

- The location of existing public drainage assets have been determine by information provided based on asset records. The exact location, levels and extent must be confirmed prior to the commencement of any works and reviewed against the design proposals.
- Existing private drainage is also present onsite. The exact routing and level must be confirmed prior to the commencement of any works and drainage proposals reviewed and updated to suit.
- Prior to abandoning any drainage a survey must be carried out to confirm that no upstream live connections will be severed.

PROPOSED PRIVATE DRAINAGE (FOR TYPICAL SUDS DETAILS REFER TO PDL-102)

- Foul water drain (150Ø unless stated otherwise)
- Surface water drain
- Foul water inspection chamber
- Surface water inspection chamber (300mm sump)
- Surface water manhole (300mm sump)
- Flow control chamber
- Rainwater pipe (exact location to be confirmed by others)
- Below slab foul water pick-ups (exact location to be confirmed by others)
- Yard gully (foul water) provided within bin store & stable (exact location to be confirmed by others)
- Yard gully (surface water) provided within bin store & stable (exact location to be confirmed by others)
- Permeable paving
- Permeable subbase/cellweb construction
- Cellular soakaway
- SC Fin drain located at low point of permeable paving within stone subbase with connection to proposed drainage network
- Gravel strip to intercept runoff from adjacent hardstanding and convey flow to stone subbase/cellweb below access road
- Filter drain
- Rainwater harvesting tank (exact details to be confirmed by specialist manufacturer at the next design stage)

NOTES:

- This drawing has been developed to support gaining planning approval only and is to be developed at the detailed design stage.
- This drawing is to be read in conjunction with Sustain Environmental's Flood Risk Assessment and Drainage Strategy Report.
- All building drainage works shall be carried out in accordance with the current British/European Standards BSEN752, the current Building Regulations and the Local Authority Building Control specifications and requirements.
- Exact location of rainwater downpipes and all internal drainage points to be confirmed by architect. Following confirmation all drainage proposals are to be reviewed and updated as required.
- All drainage works to be constructed from the outfall towards the head of run to ensure the outfall can be achieved.
- Contractor to verify location & level of receiving existing drainage prior to commencement of any works.
- Contractor to verify locations of all existing drainage and services prior to commencement and arrange for any necessary protection, diversion or lowering works as required.
- All proposals shown are based on information available at the time.
- Prior to the commencement of any works all required agreements must be in place with the relevant authority (i.e. S106 to communicate with the public sewer, S98 sewer requisition, etc)

F	Drainage routing amended to provide an online detention basin. Note added at access requiring bullnose kerb	19/02/26	JH	AC
E	Proposed levels added and drainage updated to suit	14/01/26	JH	AC
D	Drainage updated to suit revised site layout and LLFA planning comments	14/10/25	JH	JH
C	Boundary removed	30/07/25	JH	AC

DRAWING STATUS: FOR INFORMATION ONLY

DESIGN BY:



CLIENT:

ARCHITECT:

PROJECT: Upper Seagry

TITLE: Drainage Strategy

SCALE @ A1: AS SHOWN

PROJECT NO: 23075 DRAWING NO: PDL-01 REV: F