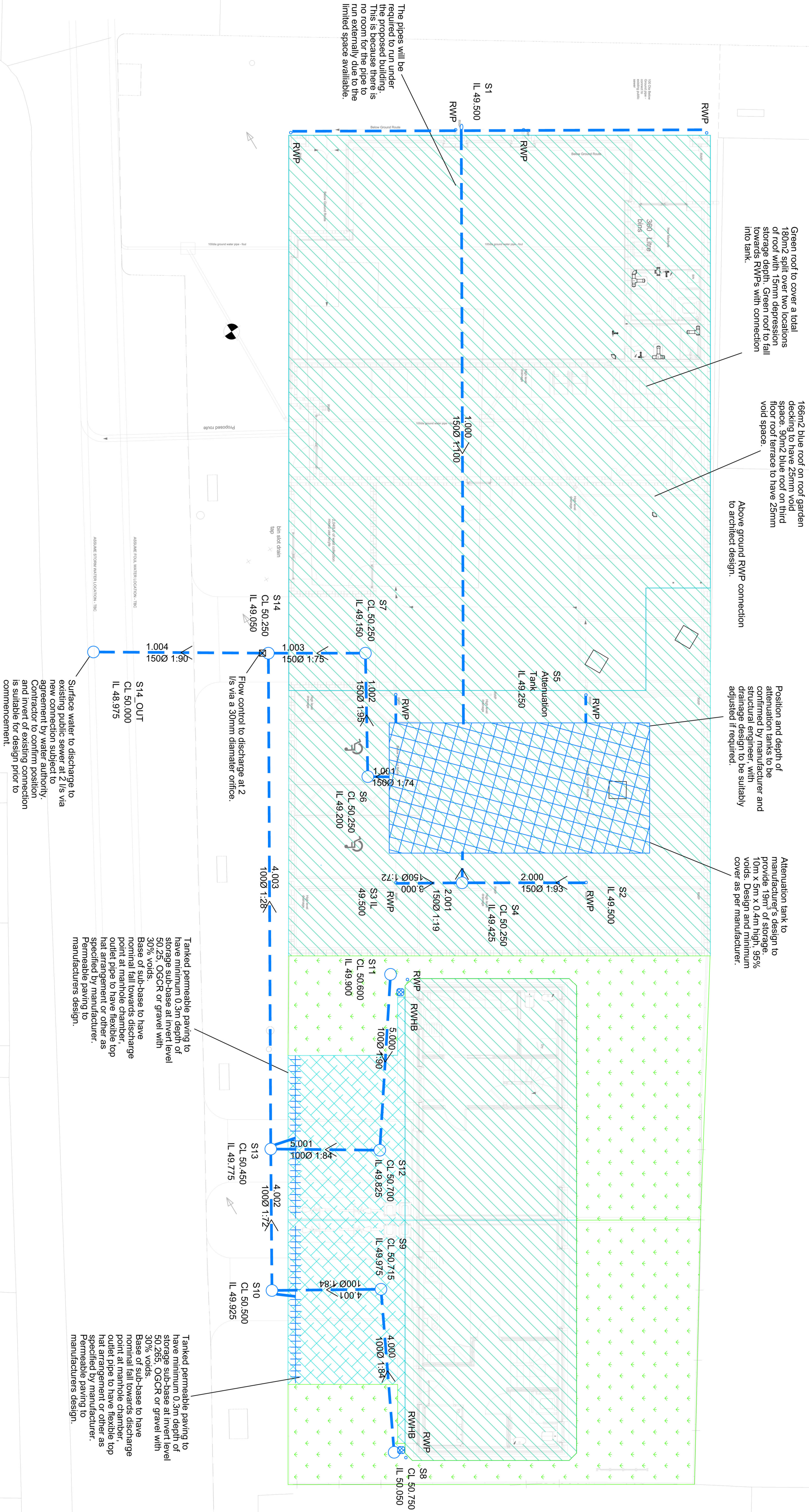


- Drainage Strategy**
- Drainage strategy consists of rain water harvesting butts, permeable paving, green roofs, an attenuation tank and controlled discharge to the nearby public surface water sewer. RWMPs from the roof should be directed into the tank.
 - Permeable paving will discharge via perforated pick up drains or top hat type outlets, base of storage sub-base to fall towards pick up / discharge points, all as manufacturer design.
 - Surface water will discharge to nearby public sewer via new connection subject to agreement by sewer authority and third party landowners. Discharge rate will be controlled by orifice at 2 l/s, subject to approval.



KEY:	
	Buildings 630m²
	Soft landscaping
	Permeable paving 60m²
	Attenuation tank
	Rain water pipe
	Surface water drain
	Surface water manhole with reference number
	Cover level
	Invert level
	Flow control at manhole
	Assumed falls
	RWMB
	Rain water harvesting butt
	Spot level
	Sub-base perforated pick-up drain
	Rodding eye

Notes

- Do not scale from this drawing.
- All dimensions are in millimeters unless otherwise stated.
- This drawing is to be read in conjunction with all other drawings and specifications.
- All drainage to be constructed to Civil Engineering Specification for Water Industry 7th Edition, current British standards and building regulations and other relevant standards.
- Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect. Rain water pipe connections to have rodding access, sump and grated cover.
- Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or removal of services.
- All specialist drainage components such as permeable paving to be designed and installed as per manufacturers requirements.
- Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events.
- Private surface water pipes to be 1000 with minimum fall of 1:100 unless otherwise stated.
- Permeable paving and outlets to be as recommended design and recommendations.
- The proposed ground levels are complete the position of the drainage pick up features and the permeable paving design should be reviewed to ensure sufficient storage is provided and that the drainage pick up features are positioned correctly.
- Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.
- Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for rigidly installed areas or slightly below ground level.
- As the site has no previously been developed an existing suitable discharge point may already be present on the site. A survey of existing drainage should be undertaken to confirm.
- Assumed patio and pathways to drain towards garden.
- Inverts of pipes beneath building to be confirmed as suitable by structural engineer.
- Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.

Rev	Date	Detail	Drawn	Checked
P01	22.03.22	Added blue roof	DS	MG
P01	04.03.22	Initial issue	DS	MG

Client: HSD Developments (UK) Ltd

Project: Star Pub

Drawing Title: Proposed Drainage Layout

Scale: 1:100 @ A1

Status: Preliminary

Issue: P02

Geosmart Information

Environmental Thinking

Scale 6 x 1, 1st Floor: Old Bank Buildings, Beckton, Sharnbrook, SY1 1HU

Drawn by: DS

Checked by: MG

Date: March 2022