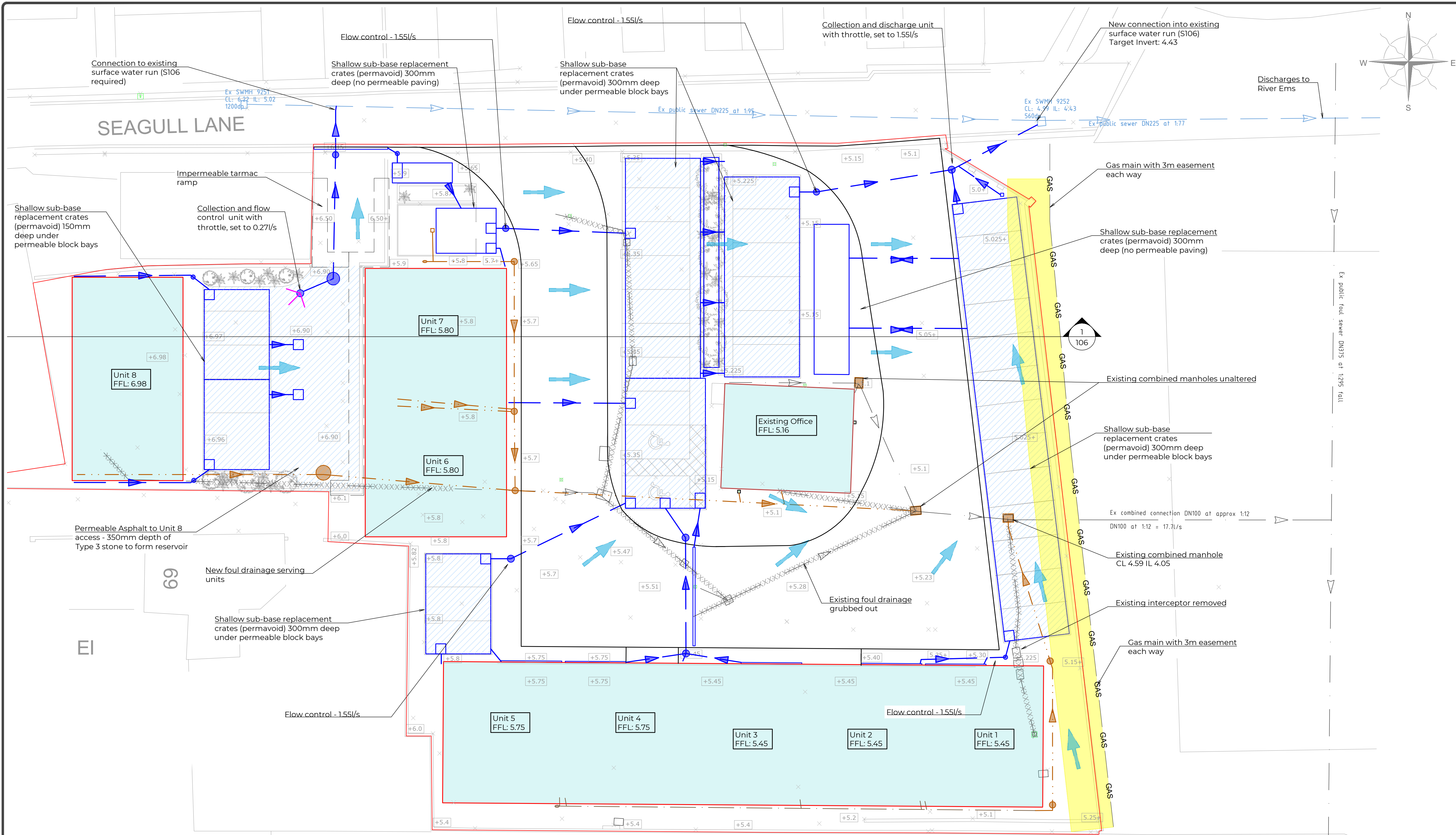




DRAINAGE STRATEGY STATEMENT

EXISTING SITE
The site currently comprises a series of light industrial buildings and concrete hard standings. The topography shows a fall from West to East, from a high point of 7.02 AOD and falling to a low spot of 4.45 in the South-East corner. A less prominent fall exists from North to South.

Due to the topography of the site, none of the run-off generated on site discharges to the existing surface water sewer in Seagull Lane, with all flows passing into the existing below ground drainage before conveyance to the foul sewer to the East of the site. The existing connection is considered a combined sewer, although Southern Water do not recognise it as such.

Intrusive Geotechnical investigation was carried out by Messrs Ground & Water Ltd, which identified a water table within 1.10m of ground level.

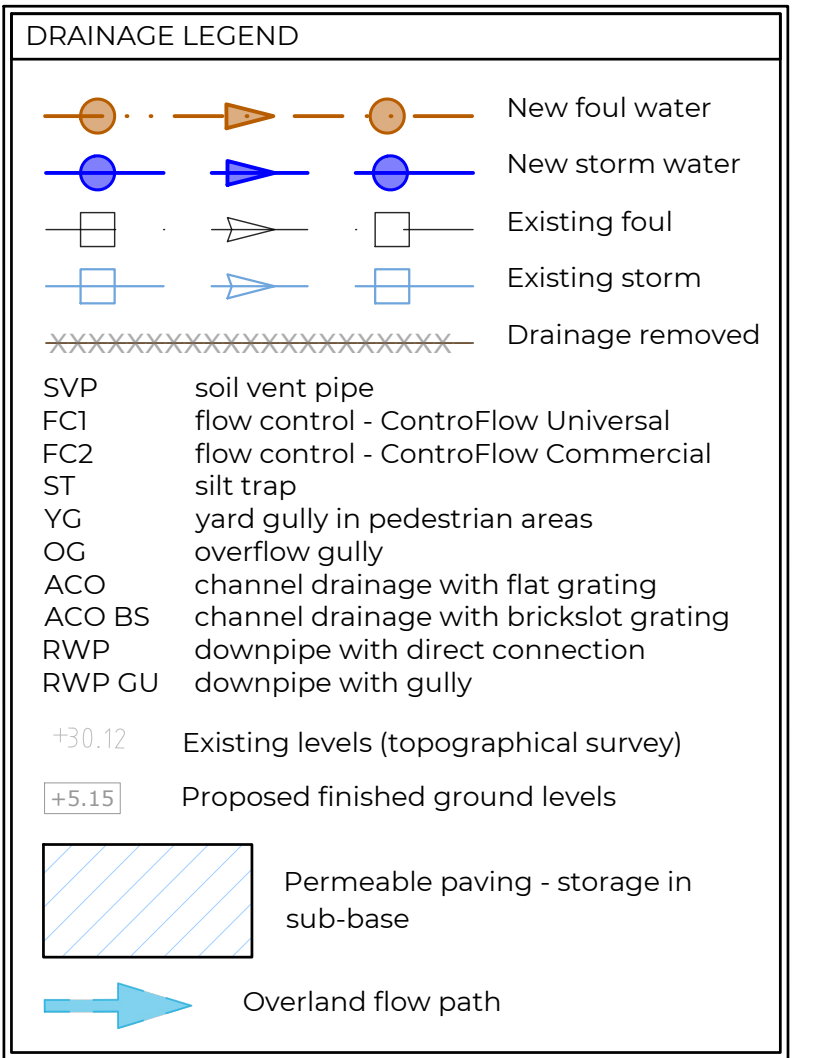
PROPOSED SURFACE WATER
Due to the high water table the use of infiltration techniques has been ruled out.

An attenuated discharge was sought, utilising the existing combined connection, but was rejected by the undertaker. It is therefore necessary to alter the existing site levels to reverse the fall to the North and allow a connection to the surface water sewer in Seagull Lane, which is very shallow.

To account for the shallow discharge point, the strategy leverages permeable paving as a means of draining the hard standings and generally offering capture at or near source, with treatment and attenuation to the run-off.

Overland flows follow the existing West-to-East fall, with exceedance events directed away from the Units and onto parking spaces.

FOUL DRAINAGE
The existing foul drainage will be removed and re-laid to suit the revised building layouts, utilising the existing connection to the foul sewer to the East. The usage and foul load will not change from the existing situation, the the number of units and users staying the same.



NOTE: DRAWING TO BE VIEWED/PRINTED IN COLOUR



DRAINAGE NOTES:

- All work to be in accordance with BS EN 752, BS 4660, BS EN 1401, BS 65 BS EN 124 & to be to the Local Authority approval.
- All private drainage to comply with current Building Regulations, BS EN 752, and other relevant Eurocodes, British Standards and Codes of Practice.
- Private inspection chambers and manholes to be constructed in accordance with Tables 11 & 12 of the Building Regulations Approved Document H.
- Manhole covers and frames to BS EN 124 to be as follows:
D400 in Carriageway
B125/C250 in Other Trafficked Areas
A15 in Landscaped Areas
Covers lockable where noted.
- Private drainage to be constructed using Osma Plastic Drainage System or similar approved, laid to manufacturer's instructions.
All private drainage 100mm dia. unless shown otherwise on table.
- AWA are responsible for below ground drainage terminating at slab level. All above ground drainage is the responsibility of the architect/M&E

designer, inclusive of stand alone pump units (e.g. Saniflo).

- Private drains located adjacent to dwellings are to be constructed in accordance with Diagram 8 of the Building Regulations Approved Document H.
- Foul popup positions are to be checked against the Architect's drawings to ensure compatibility. The venting requirements are the responsibility of others and any notation of 'SVP' on AWA drawings does not constitute design input of vent locations.
- Rainwater downpipes are to be connected direct to drain via suitable adaptor removable to permit access for rodding.
- Rainwater downpipe positions are to be checked against Architect's drawings to ensure compatibility (any discrepancies to be referred to the Architect).
- Any external linear channels shall have their grating style and material choice agreed by the Architect/Landscape Architect to suit the client's aesthetic preference. Loading categories to be in accordance with Note 4. In hygiene sensitive environments such as commercial kitchens, hospitals etc, the material, finish and grating performance requirements are to be specified by the Architect/M&E designer. AWA input is strictly

limited to the hydraulic performance of channels.

- The Main Contractor is to provide all necessary sleeves or lintels where drainage pipes pass through walls or foundations.
- Drainage runs adjacent to or through foundations may result in deepening the foundations locally. Where pipelines pass within 1m of buildings or walls the foundations are to be taken down below the bottom of the trench.
- The back filling of drainage trenches which are in the proximity of foundations must be in accordance with any special requirements as set out or requested by the Structural Engineer and the Building Regulations.
- Use of this drawing does not absolve the Client or Contractor from their responsibilities under Health and Safety: The Construction (Design & Management) Regulations 2015.
- Unless noted otherwise all levels are in metres.
- Unless noted otherwise, this drawing including the existing site levels, foul and surface water invert levels, have been produced with reference to survey information compiled by others and supplied to AWA. No responsibility is taken for any inaccuracies and/or omissions in the information as supplied

- Where new connections are to be made to existing manholes/sewers, the invert levels should be checked prior to commencement of works and any variance reported to the Engineer immediately.
- This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist Sub-contractor's drawings and The Specification.
- All setting-out is to be in accordance with the Architects drawings. Any discrepancies between the Engineer's and Architect's drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
- Where drains pass through foundations or connect to manholes, flexible pipe joints are to be provided within 150mm of the face of the structure and within a further 600mm to form a rocker pipe.
- Where depth to invert does not exceed 600mm and the pipe size does not exceed 100mm diameter, 300mm dia. polypropylene mini access chambers (MACs) may be used. Elsewhere, proprietary polypropylene or precast concrete manholes are to be used. Refer to manhole schedule for full details.
- Where pipelines cross, each is to be surrounded with grade C16/20 mass concrete for a distance not less than 1m centred on the crossing point. Length of surround to

- be extended as necessary to within 150mm of the next nearest flexible joint.
- All pipework with less than 600mm of effective cover is to be surrounded with grade C16/20 mass concrete as follows:
100mm dia. = 100mm thick surround
150mm dia. = 150mm thick surround
Flexible joints are to be provided at all pipe joints.
- Effective cover' is the minimum depth of cover over the pipe crown at any time during the construction process.
- The Contractor is to ensure that protective measurers are not damaged by site traffic prior to oversite filling operations being completed around buildings.
- The top run of each foul private network is to be laid no slacker than 1:60.
- All surface water drainage to be 1000 and all foul water drainage to be 1000 U.N.O
- Pipeline arrangements shown are indicative only, Contractor is to ensure all pipework connections are arranged to ensure flows are directed down or into the main channel in the direction of the main flow. Where necessary 3#4 bends are to be used on oblique

- connections inside the manhole benching where sufficient room exists or the pipelines on oblique connections are arranged outside the chamber to be able to divert flows down the main channel. Connection bought in perpendicular to the main channel are not acceptable. Where possible the main channel flow shall be from any connections with WCs to ensure a flush through the main channel is achieved.
- The Contractor's attention is drawn to the need to ensure any trenches excavated through previously compacted filled areas in particular under the building footprint and immediately around the outside are re-compacted to ensure localised differential settlement does not occur.
- Unless noted otherwise, the services indicated are taken from information supplied by the relevant statutory authority or groundscan survey. No guarantee is given as to their accuracy and the Contractor is responsible for locating all existing services prior to the commencement of the works.

P3	6/1/24	PV7 resized	CJB	CB
P2	4/1/24	Issued for Approval	CJB	CB
P1	15/5/24	First Issue	CJB	CB
REV	DATE	REVISED	REV BY	CHK BY
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ARCHITECT		pwp architects		
CLIENT		Alitex DBSSASS		
JOB TITLE		6 SEAGULL LANE, EMSWORTH		
DWG TITLE		SITE DRAINAGE STRATEGY		
STATUS		APPROVAL		
DWG NO		13505-100	REV	P3
SCALE	DATE	DRAWN BY	CHECKED BY	
150 @ A1	MAY 2024	CJB	CB	