



Key Plan

### Pumping Strategy Notes

- All foul water drainage from ground floor, lower ground floor and basement to discharge via a pumped system.
- GRP Pumped systems to be separate for each unit. 24hr storage is required for each pump (approximately 0.75m3 based on assumption of 5 people per unit), the proposed discharge rate for each pump is 1.79l/s.
- Foul water to be pumped to high level before connection to the above ground drainage and discharging by gravity to the existing outfall to the Thames Water sewer. Refer to 2673-HTS-ZZ-00-DR-C-4000 for indicative locations of high level outfalls.
- Foul water from residence lounge and plant to be pumped to high level before connection to the above ground drainage and discharging by gravity to the existing outfall to the Thames Water sewer. The proposed discharge rate for FWPS13 is 2.67l/s. Building Control to confirm if 24hr storage is required. Further information required to confirm the pool back wash flow rates.
- Rising main, cable duct and vent pipe routing by the M&E engineer for each pump.
- All foul water drainage from first and second floor and above to discharge by gravity to the sewer beneath Elsworth Road sewer as shown on 2673-HTS-ZZ-00-DR-C-4000
- Surface water pumping stations to serve the lightwells from Lower ground floor.

100mm @ A1 (50mm @ A3)

1 This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

2 Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check drawing has been printed to the intended scale the above bar should be 100mm

3 All drainage to be 100mm diameter unless otherwise noted.

4 Gradient and diameter of proposed pipework to be confirmed following receipt of discharge units.

5 All drop points shown are indicative only, to be set out by others.

6 Proposed manhole and pump locations to be confirmed by the Architect.

7 Drainage arrangement subject to further design development and receipt of discharge units and drop points from Public Health Engineer.

8 All gullies in Mechanical Plants to include waterless traps

9 This drawing has been based on the following external inputs:

9.1 Architect: DOMVS London  
Drawing title: 208-1101P4  
Proposed Basement Floor Plan  
Date issued: 08.03.2023

9.2 M+E Engineer Integration  
Drawing title: 723-INT-XX-B1-DR-P-3200  
PUBLIC HEALTH SERVICES Drainage Services  
Layout Basement  
Date issued: 17.03.2023

10 Cavity Drainage being for information only and shown indicatively. Design TBC by others.

11 All drainage gullies to have IL: 36.350 unless noted otherwise.

12 All RWP/FWP to have IL: 36.350 Unless noted otherwise.

### Drainage Key

Proposed FW drain run

Proposed Pumped Rising Main

RWP

FWP

CD

RWP-RA

FWP-RA

Rain Water / Foul Water pipe with above ground rodding access

FG

Proposed / Existing Gully

RE

Proposed / Existing Rodding Eye

Proposed FW Manhole

Pumping Chamber

Proposed Cavity Drain Manhole

T1	21.06.23	KD	NT	Stage 4 issue
P2	28.04.23	LS	NT	Draft Stage 4 issue
P1	01.03.23	CDU	NT	Stage 3 issue
Rev	Date	By	Eng	Amendment

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Job Name  
**52-54 Avenue Road**  
**NW8 6HP**

Drawing Title  
**Proposed Basement  
Drainage Sheet 2**

Purpose of Issue Tender Scale at A1 As indicated

Drg No **2673-HTS-ZZ-B1-DR-C-4002**

HTS Job No 2673 Suitability Rev **T1**