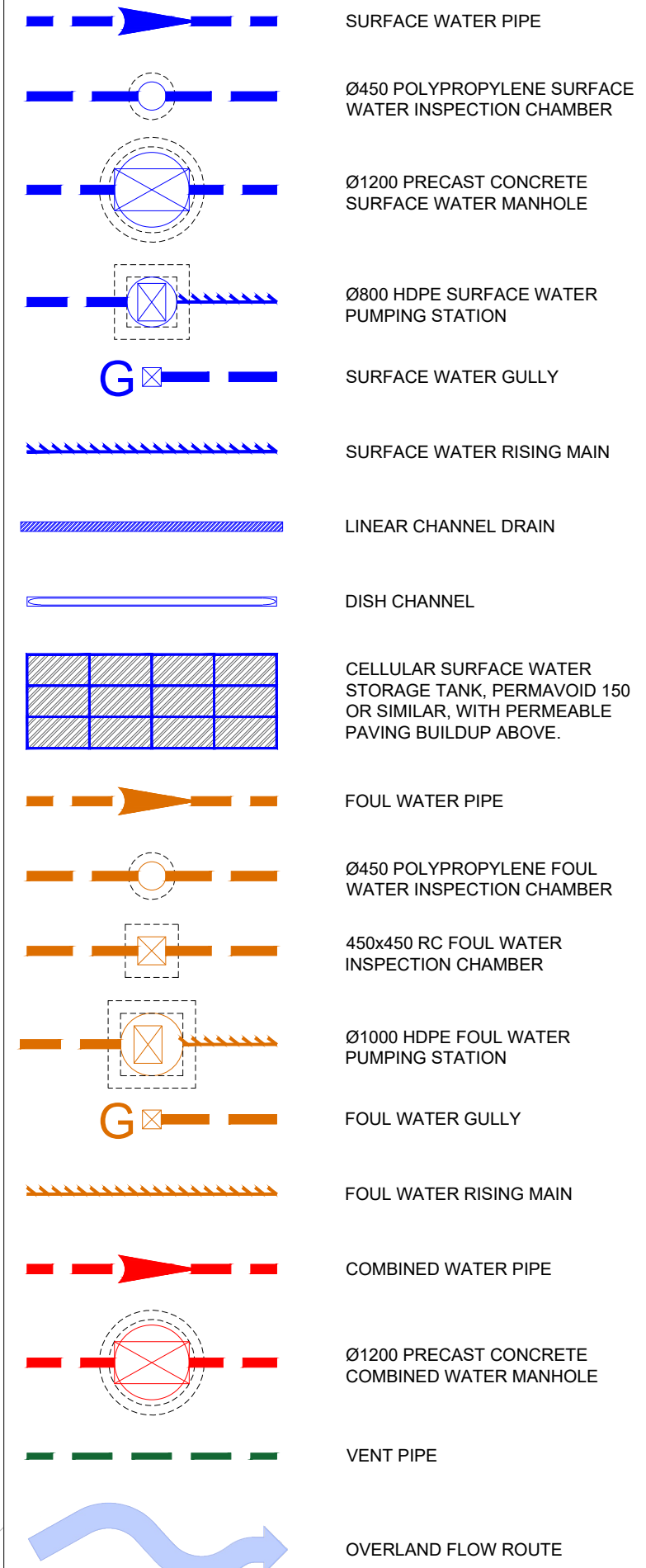


DRAINAGE KEY:



Proposed Site Runoff

Based on proposed impermeable area of 939.2m²

Storm	Peak flowrate (l/s)
1 in 1 year:	5.0
1 in 30 year:	5.0
1 in 100 year:	5.0
1 in 100 year + 40% CC:	5.0

Existing Site Runoff

Based on existing impermeable area of 610.7m²

Storm	Peak flowrate (l/s)
1 in 1 year:	8.6
1 in 30 year:	21.0
1 in 100 year:	27.0

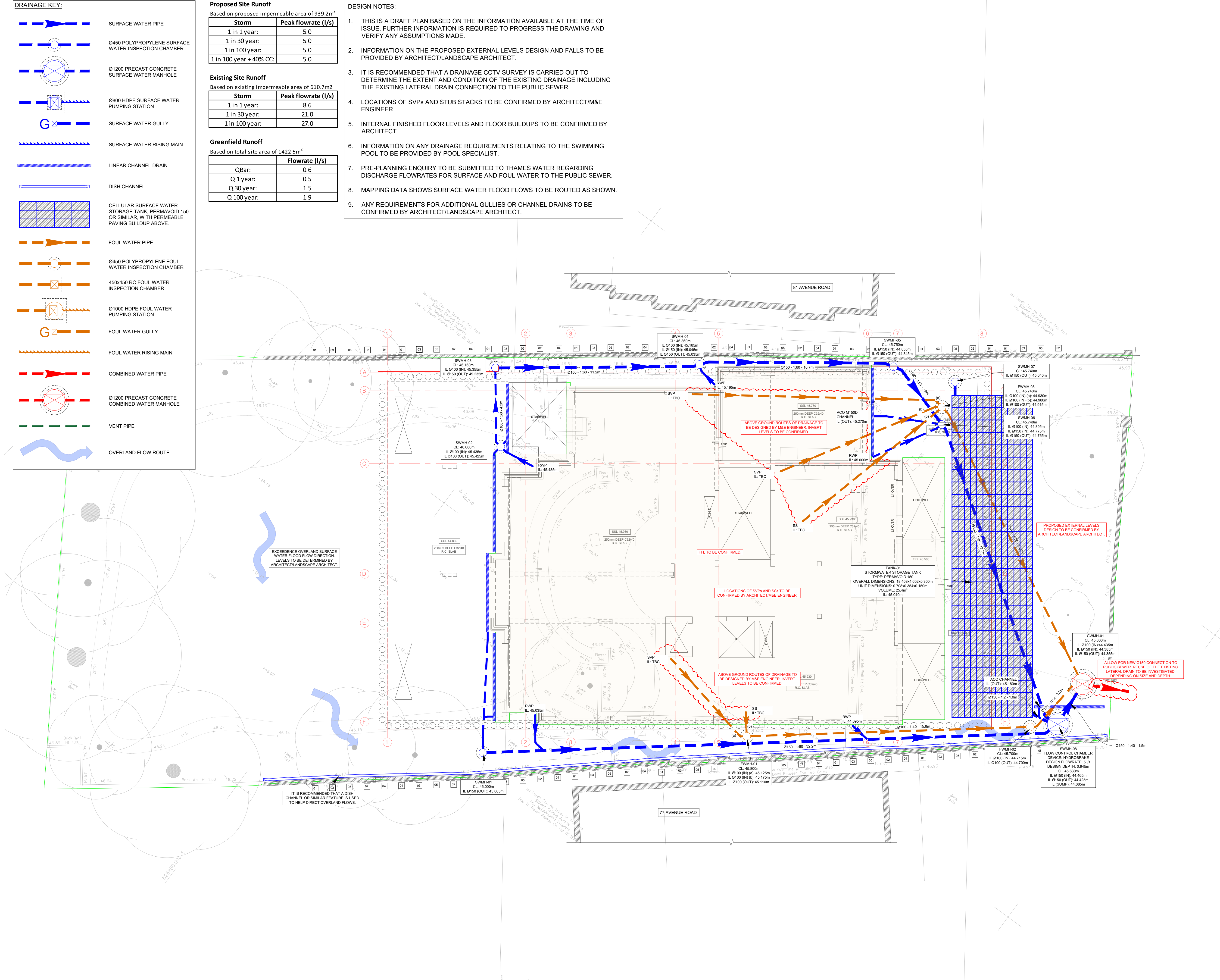
Greenfield Runoff

Based on total site area of 1422.5m²

	Flowrate (l/s)
QBar:	0.6
Q 1 year:	0.5
Q 30 year:	1.5
Q 100 year:	1.9

DESIGN NOTES:

- THIS IS A DRAFT PLAN BASED ON THE INFORMATION AVAILABLE AT THE TIME OF ISSUE. FURTHER INFORMATION IS REQUIRED TO PROGRESS THE DRAWING AND VERIFY ANY ASSUMPTIONS MADE.
- INFORMATION ON THE PROPOSED EXTERNAL LEVELS DESIGN AND FALLS TO BE PROVIDED BY ARCHITECT/LANDSCAPE ARCHITECT.
- IT IS RECOMMENDED THAT A DRAINAGE CCTV SURVEY IS CARRIED OUT TO DETERMINE THE EXTENT AND CONDITION OF THE EXISTING DRAINAGE INCLUDING THE EXISTING LATERAL DRAIN CONNECTION TO THE PUBLIC SEWER.
- LOCATIONS OF SVPs AND STUB STACKS TO BE CONFIRMED BY ARCHITECT/M&E ENGINEER.
- INTERNAL FINISHED FLOOR LEVELS AND FLOOR BUILDUPS TO BE CONFIRMED BY ARCHITECT.
- INFORMATION ON ANY DRAINAGE REQUIREMENTS RELATING TO THE SWIMMING POOL TO BE PROVIDED BY POOL SPECIALIST.
- PRE-PLANNING ENQUIRY TO BE SUBMITTED TO THAMES WATER REGARDING DISCHARGE FLOWRATES FOR SURFACE AND FOUL WATER TO THE PUBLIC SEWER.
- MAPPING DATA SHOWS SURFACE WATER FLOOD FLOWS TO BE ROUTED AS SHOWN.
- ANY REQUIREMENTS FOR ADDITIONAL GULLIES OR CHANNEL DRAINS TO BE CONFIRMED BY ARCHITECT/LANDSCAPE ARCHITECT.



NOTES

NOTES

ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DRAINAGE CONSTRUCTION DETAILS AND THE REQUIREMENTS OF BS EN 752.

ACCESS COVERS AND FRAMES SHALL COMPLY WITH THE LOADINGS SPECIFIED AND TO BS EN 124 AND KITEMARKED OR IF RECESSED COVERS ARE SPECIFIED THEN IN ACCORDANCE WITH FACTA ASSOCIATION EQUIVALENT.

THE PROPOSED BUILDING OUTLINES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS.

ALL DRAINAGE PIPEWORK SHOWN SHALL BE 100mm DIAMETER UNLESS NOTED OTHERWISE.

ALL UNDERSLAB DRAINAGE SHALL BE LAID AT GRADIENTS OF 1:40 MIN. FOR FOUL PIPEWORK AND 1:80 MIN. FOR SURFACE WATER UNLESS NOTED OTHERWISE.

ALL UNDERSLAB DRAINAGE SHALL BE CLEAR OF FOUNDATIONS UNLESS SHOWN OTHERWISE WITH LONG RADIUS BENDS KEPT TO A MINIMUM AND USED WHERE UNAVOIDABLE.

AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL BE VENTED TO REDUCE THE RISK OF BLOCKAGE.

ALL GUTTERS SHALL BE FITTED WITH A LEAF FILTER AT EACH OUTLET TO REDUCE THE RISK OF BLOCKAGE.

ALL RAINWATER DOWNPIPES SHALL BE ACCESSIBLE ABOVE GROUND FOR RODDING PURPOSES.

ANY PART OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED AS PART OF THE NEW SCHEME SHALL BE CLEANED AND INSPECTED BY CCTV SURVEY. ANY STRUCTURAL DEFECTS SHALL BE REPAIRED OR REPLACED AS MAY BE REQUIRED USING APPROPRIATE AND APPROVED METHODS.

WHERE EXISTING ACCESS LOCATIONS ARE TO BE RETAINED THE COVER AND FRAMES SHALL BE CHECKED TO ENSURE THEY ARE OF A SUITABLE DUTY FOR REUSE AND LEVELS ADJUSTED TO SUIT PROPOSED FINISHED GROUND LEVELS.

ALL INTERNAL AND EXTERNAL ACCESS COVERS SHALL BE RECESSED, DOUBLE SEALED AND LOCKABLE.

COVER LEVELS SHOWN ON THIS DRAWING ARE APPROXIMATE AND SHALL BE ADJUSTED TO SUIT FINISHED PAVEMENT LEVELS ON SITE BY CONTRACTOR. COVERS SHALL BE ORIENTATED TO SUIT PAVEMENT FINISHES WHERE APPROPRIATE.

ALL PRIVATE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS HAVE BEEN DESIGNED ON THE BASIS OF CAST IRON.

ALL ADAPTABLE DRAINAGE PIPEWORK FOR FOUL AND SURFACE WATER SYSTEMS HAVE BEEN DESIGNED ON THE BASIS OF CLAYWARE TO COMPLY WITH SEWERAGE SECTOR GUIDANCE APPROVED VERSION 1.0, INCLUDING APPENDIX C "THE CODE" APPROVED VERSION 2.0.

CONCRETE ENCASEMENT OF THE PIPEWORK SHALL BE REQUIRED WHERE THE VERTICAL CLEARANCE BETWEEN TWO PIPES CROSSING IS LESS THAN 300MM

ALL EXISTING DRAINAGE SHALL BE ASSUMED TO BE 'LIVE' AND SHALL BE MAINTAINED AT ALL TIMES DURING THE WORKS. EXISTING DRAINAGE SHALL BE RECONNECTED TO THE NEW DRAINAGE SYSTEM UNLESS PROVEN TO BE REDUNDANT 'FOR ABANDONMENT'. ALL EXISTING DRAINAGE TO BE ABANDONED SHALL BE SEALED BY APPROPRIATE MEANS.

ALL DRAINAGE CONNECTING TO THE PUBLIC SEWER NETWORK SHALL NOT COMMENCE UNTIL RECEIPT OF THE APPROVAL FROM THE DRAINAGE AUTHORITY AND SHALL COMPLY WITH REQUIREMENTS USING VITRIFIED CLAY PIPEWORK TO BS EN 295 WITH PLAIN SLEEVED OR SOCKETED FLEXIBLE JOINTS SUBJECT TO THEIR APPROVAL.

WHERE DRAINAGE WORKS ARE CARRIED OUT IN THE PUBLIC HIGHWAY THE RELEVANT NECESSARY APPROVALS AND ROAD OPENING NOTICES SHALL BE OBTAINED FROM THE HIGHWAY AUTHORITY AND UTILITY COMPANIES.

UPON COMPLETION ALL NEW DRAINAGE INSTALLATION TOGETHER WITH ANY EXISTING DRAINAGE RETAINED SHALL BE JETTED AND CCTV SURVEYED UPON COMPLETION. CONTRACTOR TO ENSURE THAT THE DRAINAGE SYSTEM IS FULLY OPERATIONAL, FREE OF EXCESS DEBRIS/SILT AND ALL IDENTIFIED FAULTS RECTIFIED.

AN AIR TIGHTNESS TEST MUST BE PERFORMED FOR THE PIPEWORK THAT SITS WITHIN THE BUILDING TO ENSURE NO LEAKS ARE PRESENT. THE CONTRACTOR IS EXPECTED TO PROVIDE ADDITIONAL WATERTIGHTNESS MEASURES TO PIPEWORK BELOW GROUND.

HEALTH & SAFETY: FUTURE WORKS SHALL BE CARRIED OUT BY SPECIALIST COMPETENT AND EXPERIENCED CONTRACTORS. ALL OPERATIVES SHALL HAVE RECEIVED FULL AND APPROPRIATE TRAINING WITH APPROPRIATE QUALIFICATIONS FOR THE OPERATIONS THEY ARE REQUIRED TO UNDERTAKE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT HEALTH & SAFETY REGULATIONS.

NOT FOR CONSTRUCTION

P1	ISSUED FOR INFORMATION	09.07.21	MB
Rev.	Description	Date	By



Job Title	79 AVENUE ROAD, LONDON			
Client	FORM STRUCTURAL DESIGN			
1463-SPW-Z0-00-DR-C-6000 BELOW GROUND DRAINAGE - GROUND FLOOR				
Drawn	Date	Scale	Checked	CAD Filename
MB	09.07.21	1:100 @ A1	SK	C-6000
Job No.	Drawing No.		Revision	
1463	C-6000		P1	