



POOL DRAINAGE TO BE CONFIRMED BY SPECIALIST
DRAINAGE WILL NEED TO BE REVIEWED PENDING RELATIVE LEVELS OF POOL AND THAMES WATER SEWER TO ASCERTAIN WHETHER PUMP IS NEEDED OR GRAVITY WILL SUFFICE

POOL SURROUNDING AREA TO DRAIN TO SURFACE WATER DRAIN VIA GULLY

RAISED PLANTER: SuDS PLANTER 'SMALL':
200mm(l) x 600mm(w) x 950mm(d)
STORAGE CAPACITY: 0.3m³
RAINWATER DOWNPIPE TO DISCHARGE DIRECTLY INTO WATER BUTT/RAISED PLANTER

TENNIS COURT TO BE CONSTRUCTED WITH A CENTRAL RIDGE
RIGHT HAND SIDE OF TENNIS COURT TO DRAIN AS EXISTING
LEFT HAND SIDE TO DRAIN TO GULLY
THEREFORE 50% OF TENNIS COURT AREA TO GO TO ATTENUATION TANK

SMALL ATTENUATION BENEFITS NOT INCLUDED WITHIN OVERALL STORAGE CALCULATIONS

ARG EXTENSIVE GREEN ROOF TO BE INCORPORATED ON FLAT ROOF
FINAL DESIGN TO BE CONFIRMED BY SPECIALIST

GREEN ROOF

ATTENUATION TANK
L 15m x W 10m x D 1.2m
VOLUME DURING 1:100 YEAR + 40% STORM EVENT: 165.4m³
HYDRAULIC DEPTH: 1.161m
FINAL LOCATION TBC AT DETAILED DESIGN STAGE PENDING A TOPOGRAPHIC SURVEY
TANK SIZE ACCOUNTS FOR AN ADDITIONAL 30% OF PERMEABLE AREA CONTRIBUTION (1350m²)
DEPTH MAY BE INCREASED AND AREA DECREASED PENDING CONNECTION SURVEY AND INCREASED/DECREASED USE OF PERMEABLE PAVING WITHIN DRIVEWAY

SOUTH SECTION OF DRIVEWAY TO DRAIN AS EXISTING

DESIGN BASED ON THE PRINCIPLES SET IN THE FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY (REPORT NO: 5258 FRA/SWDS).

DESIGN BASED ON POOR INFILTRATION (LONDON CLAY) AND SITE WITHIN CDA (CRITICAL DRAINAGE AREA).

ALL NEW HARDSTANDING AREA TO BE DRAINED TO EXISTING PUBLIC SEWER VIA ATTENUATION TANK AND PERMEABLE PAVING.

ACCORDING TO LIDAR DATA, TOPOGRAPHIC LEVELS WITHIN THE REDLINE APPLICATION BOUNDARY VARY BETWEEN APPROX. 40.26MAOD AND 44.56MAOD.
PENDING A TOPOGRAPHIC AND CONNECTION SURVEY, THE TANK/PERMEABLE PAVING COULD BE REDESIGNED TO SUIT AT A LATER DETAILED DESIGN STAGE.

TENNIS COURT TO BE CONSTRUCTED WITH A CENTRAL RIDGE
RIGHT HAND SIDE OF TENNIS COURT TO DRAIN AS EXISTING
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THEREFORE 50% OF TENNIS COURT AREA TO GO TO ATTENUATION TANK

AN ADDITIONAL 30% OF PERMEABLE AREA INCLUDED WITHIN THE STORAGE CALCULATIONS (1350m²)

RWP LOCATIONS SHOWN INDICATIVELY - TO BE CONFIRMED WITH ARCHITECT.

ALL NEW SURFACE WATER DRAINS TO BE 150mm DIAMETER PLASTIC PIPES WITH GRADIENT NO FLATTER THAN 1:100.

HYDROBRAKE TO LIMIT OUTFLOW TO 1.7L/S COMPLYING WITH A MINIMUM OUTFLOW CONTROL DIAMETER OF 50MM AS PER SEWERS FOR ADOPTION 8.
FINAL LOCATION TBC AT DETAILED DESIGN STAGE PENDING A TOPOGRAPHIC AND CONNECTION SURVEY

CONNECTION TO PUBLIC SEWER TO BE CONFIRMED AT A LATER DETAILED DESIGN STAGE

NORTH SECTION OF DRIVEWAY TO BE CONSTRUCTED USING PERMEABLE PAVING
AREA: 430M²
DEPTH: 0.4M
VOLUME DURING 1:100 YEAR + 40% STORM EVENT: 46.55m³
Aquaflow® BLOCK PAVING OR SIMILAR PERMEABLE SURFACING. Aquaflow® BLOCKS PROVIDE DRAINAGE THROUGH VERTICAL CHANNELS AND ALLOW WATER THROUGH AT A RATE OF APPROXIMATELY 9000mm PER HOUR (9000 LITRES PER m2 PER HOUR)

FLOW CONTROL HYDROBRAKE TO LIMIT OUTFLOW TO 1.7L/S AS DETAILED IN AMBIENTALS REPORT

MAX FLOW WILL BE 1.7L/S DURING THE 100 YEAR RAINFALL EVENT PLUS CLIMATE CHANGE

FINAL LOCATION TBC AT DETAILED DESIGN STAGE PENDING A TOPOGRAPHIC AND CONNECTION SURVEY

EXISTING SURFACE WATER PIPE AS SHOWN ON ASSET PLAN TO BE UTILISED LOCATION AND CONDITION TO BE CONFIRMED VIA SURVEY BEFORE CONSTRUCTION

EXISTING MANHOLE
TYPE OF INSPECTION CHAMBER/MANHOLE EXISTING IS UNKNOWN
MANHOLE REFERENCE: 2701
COVER LEVEL: 41.72m AOD
INVERT LEVEL: 40.81m AOD

- GENERAL
 - THIS DRAWING IS NOT TO BE SCALED, WORK TO FIGURED DIMENSIONS ONLY, CONFIRMED ON SITE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, DETAILED SPECIFICATIONS WHERE APPLICABLE AND ALL ASSOCIATED DRAWINGS IN THIS SERIES.
 - ANY DISCREPANCY ON THIS DRAWING IS TO BE REPORTED IMMEDIATELY TO THE PARTNERSHIP FOR CLARIFICATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS.
 - CDM REGULATIONS 2015. ALL CURRENT DRAWINGS AND SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S HAZARD RISK AND ENVIRONMENT ASSESSMENT RECORD. DESIGN HAS BEEN PRODUCED BASED ON INFORMATION PROVIDED BY THE CLIENT/PRINCIPLE DESIGNER AVAILABLE AT TIME OF ISSUE. CONTRACTOR TO REVIEW DRAWING AND SPECIFICATION IN CONTEXT WITH THE WIDER SITE AND SPECIFIC SITE INVESTIGATION, CONTAMINATION ASSESSMENT, ASBESTOS SURVEY, ENVIRONMENTAL SURVEY, LIDAR SURVEY AND ANY OTHER RELEVANT INFORMATION AND MANAGE RISKS RELATING TO THE WORKS OUTLINED IN THE DRAWINGS AND SPECIFICATION. PRINCIPLE CONTRACTOR TO MAKE DESIGNER AND CLIENT AWARE OF SITE SPECIFIC RISKS THAT MAY AFFECT THE DRAWING AND SPECIFICATION.
 - CDM REGULATIONS 2015. FOR GENERIC MAINTENANCE AND MANAGEMENT RISKS REFER TO CHAPTER 36 OF CIRIA 752 SUDS MANUAL FOR PROPRIETARY SYSTEMS. SEE MANUFACTURERS' MANAGEMENT AND MAINTENANCE DETAILS AND RISK ASSESSMENT WITH REGARDS TO MAINTENANCE OF PROPRIETARY SYSTEMS.
- CONSTRUCTION NOTE
 - THE MAIN CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF EXISTING BUILDINGS AT ALL TIMES.
 - THE MAIN CONTRACTOR IS RESPONSIBLE FOR ALL OCCURRENCES OF GROUND WATER DURING THE CONSTRUCTION PERIOD.
 - ANY INFORMATION GIVEN REGARDING EXISTING UNDERGROUND SERVICES IS GIVEN IN GOOD FAITH AFTER CONSULTATION WITH THE RELEVANT AUTHORITY. HOWEVER ACCURACY IS NOT CERTAIN. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL INFORMATION ON SITE PRIOR TO WORK COMMENCING AND TAKING DUE CARE AND ATTENTION WHILST UNDERTAKING THE WORKS.
 - THE CONTRACTOR MUST COMPLY WITH ALL CURRENT LEGISLATION RELATING TO HEALTH & SAFETY.
 - ALL PRODUCTS SPECIFIED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS. IF THERE ARE DISCREPANCIES BETWEEN THAT INFORMATION AND THE DETAILS ON ANY AMBIENTAL DRAWINGS, THE MANUFACTURERS INSTRUCTIONS MUST BE USED.
- BELOW GROUND DRAINAGE
 - PIPEWORK TO BE UPVCU PIPES TO BS 4660 : 2000 AND INSPECTION CHAMBERS TO BS 7158 : 2001.
 - ALL ADOPTABLE DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH 'SEWERS FOR ADOPTION' 7TH EDITION AND THE RELEVANT COUNCIL DESIGN GUIDE.
 - ALL PRIVATE SURFACE WATER SEWERS TO BE LAID AT 1 IN 100 UNLESS OTHERWISE STATED ON THE DRAWING.
 - ALL PRIVATE FOUL WATER SEWERS TO BE LAID AT 1 IN 40 AT THE HEAD OF PIPE RUNS AND 1 IN 80 ELSEWHERE UNLESS OTHERWISE STATED.
 - ALL PRIVATE FOUL SEWER PIPES TO BE 150MM DIAMETER UNLESS OTHERWISE STATED ON THE DRAWING. ALL PRIVATE SURFACE WATER SEWER PIPES TO BE 100MM DIAMETER FROM DOWNPIPES AND 150MM DIAMETER ELSEWHERE UNLESS OTHERWISE STATED ON THE DRAWING.
 - ALLOW FOR RODDING ACCESS ABOVE GROUND WHERE RAINWATER DOWNPIPES DO NOT HAVE A DIRECT CONNECTION TO AN INSPECTION CHAMBER. EXISTING SEWER PIPE TO BE RE-USED TO BE SURVEYED AND LEVELLED PRIOR TO COMMENCEMENT OF THE DRAINAGE WORKS AND REBURIED IF NECESSARY.
 - CONNECTIONS TO AN ADOPTED SEWER ONLY TO BE MADE FOLLOWING APPROVAL FROM THE RELEVANT ADOPTING AUTHORITY.
 - ALL DRAINS, SEWER PIPES AND MANHOLES TO BE CLEANED AND TESTED FOR WATER TIGHTNESS ON COMPLETION OF CONSTRUCTION.
- MANHOLE COVERS AND FRAMES
 - MANHOLE COVERS TO BE CLASS D400 IN HIGHWAYS, CLASS B125 IN FOOTWAYS AND VERGES, CLASS A15 IN NON-TRAFFICKED AREAS.
 - MANHOLE COVER AND FRAME TO BE BEDDED AND SURROUNDED IN 1:3 MORTAR.

LEGEND

	PRIVATE SURFACE WATER DRAIN
	PERFORATED SURFACE WATER DRAIN
	PUBLIC SURFACE WATER DRAIN
	EXISTING SURFACE WATER DRAIN
	HIGHWAY DRAIN
	SLOT/CHANNEL DRAIN
	HYDROBRAKE MANHOLE
	TYPE 3 INSPECTION CHAMBER
	TYPE 4 INSPECTION CHAMBER
	RODDING EYE
	RAIN WATER PIPE
	ROAD GULLY
	BOTTLE GULLY
	PERMEABLE PAVING
	ATTENUATION SYSTEM
	OVERLAND FLOW
	FLOW DIRECTION

REV DATE BY CKD APPDESCRIPTION

PRELIMINARY DRAWING
FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.

Client
ME7 Ltd

AMBIENTAL
ENVIRONMENTAL ASSESSMENT
a company of Royal HaskoningDHV

Project
28-30 AVENUE ROAD PRIMROSE HILL
LONDON NW8 6BU

Drawing
SITE LAYOUT
SURFACE WATER DRAINAGE STRATEGY

Drawn by: OH Date: JUNE-22

Drawing No. 5258-DR01 Revision D

Drawing Scale: 1:250 @ A1
0 2.5m 5m 7.5m 10m 12.5m

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