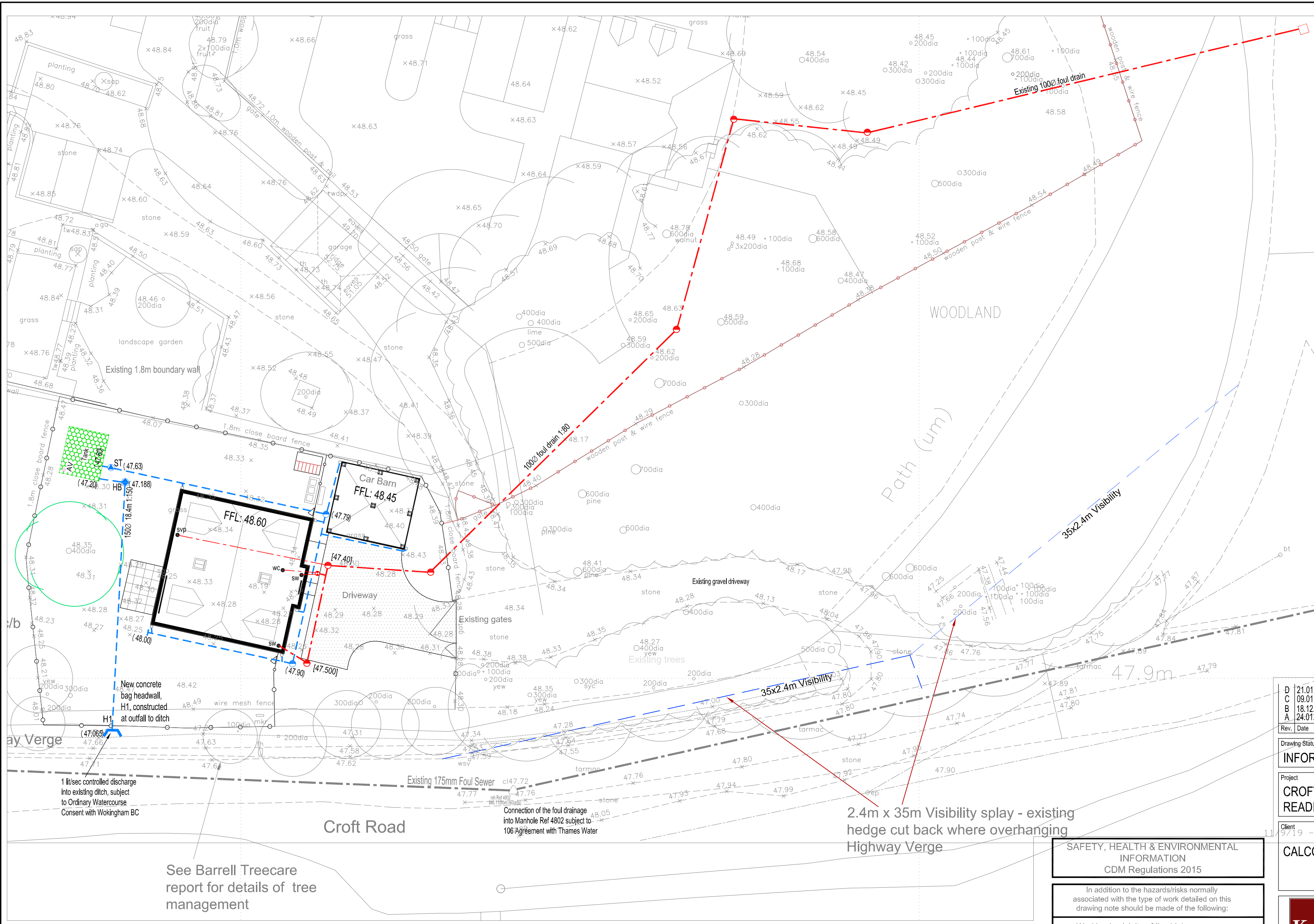




- Surface Water Drainage:
- The proposed development will embrace the SuDS philosophy of sustainable drainage
 - Infiltration tests have been undertaken in accordance with BRE365 and it has been shown that soakaways are not a suitable means of surface water disposal.
 - In line with the SuDS hierarchy it is proposed to discharge into the adjacent ditch at a rate of 1 lti/sec from an attenuation system that is designed in accordance with Environment Agency criteria. Wokingham Borough Council, as riparian owners, have agreed that they will allow a controlled discharge into the ditch, subject to an Ordinary Watercourse Consent application which will be submitted after a planning consent has been granted.
 - The attenuation system is designed to cater for the 1 in 100 year storm event with an additional allowance of 45% for climate change and with an additional 10% impermeable area to cater for 'urban creep'.
- Foul Water Drainage:
- The proposed development of 1 No. 4 bedroom chalet bungalow will produce a peak foul water discharge of 0.046 lti/sec. The increased level of discharge is deemed not to be significant and a new connection to the public foul sewer will be undertaken through a Section 106 Agreement with Thames Water

Existing public foul water sewer (39.15)

Domestic foul drain (39.50)

Domestic surface water drain.

ST 450mm Ø Silt Trap

HB Flow Control Chamber with vortex flow control limiting discharge to 1.0 lti/sec

TYPE 4 - 250mm Ø with A15/B125 cover
Invert 750mm lower than FFL unless noted otherwise

TYPE 3 - 450mm Ø with B125/D400 cover

Cellular attenuation tank sized in accordance with Environment Agency criteria to provide storage for the 1 in 100 year storm event, plus 45% to account for climate change. Discharge from the tank will be controlled by a vortex flow control which will limit the discharge into the adjacent ditch to a rate of 1.0 lti/sec. To promote the SuDS philosophy for sustainable drainage

AV Air admittance valve

Permeable gravel drive

FFL: 48.60

+48.40 Proposed finished site level

D	21.01.26	Foul drainage amended	KN
C	09.01.26	Surface water drainage and status amended, new client	KN
B	18.12.23	Outfall revised	KN
A	24.01.20	First issue	KN
Rev.	Date	Details	Initials

Drawing Status

INFORMATION FOR CONSTRUCTION

Project

CROFT HOUSE READING

Client

11/9/19 -

CALCOT DEVELOPMENTS

KN

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Drawing Title

**Engineering Details
Drainage Strategy**

Drawn	Checked	Scales	Paper Size	Date
KN		1:200	A2	01.20
Job No.	Drawing No.	Revision		
KNC1934	602-01	D		

SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
CDM Regulations 2015

In addition to the hazards/risks normally associated with the type of work detailed on this drawing note should be made of the following:

- Working in vicinity of live highway
- Existing services in highway
- Deep excavations
- Working on live sewers
- Overhead cables at entrance

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. Contractor is not relieved of any of his obligations under all applicable health and safety regulations.

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