

KEY

- PROPOSED PRIVATE FOUL CHAMBER
- PROPOSED PRIVATE FOUL DRAIN
- PROPOSED PRIVATE SURFACE CHAMBER
- PROPOSED PRIVATE SURFACE DRAIN
- EXISTING CHAMBER/DRAIN TO BE ABANDONED
- EXCEEDANCE FLOW ROUTE

PROPOSED TRENCH SOAKAWAY.
 CL 81.33
 IL 80.43
 LENGTH 13m
 WIDTH 5m
 DEPTH 0.9m
 POROSITY 0.3
 INFILTRATION RATE 1x10-5m/s
 150mm PERFORATED PIPE TO LIE 50mm ABOVE
 BASE OF TRENCH, RUNNING ACROSS FULL
 LENGTH.
 TRENCH SOAKAWAY TO BE WRAPPED IN
 PERMEABLE GEOTEXTILE AND FILLED WITH
 SINGLE SIZE CLEAN STONE 30% VOID.
 NO FLOODING IN 1 IN 30 YEAR STORM WITH
 35% ALLOWANCE FOR CLIMATE CHANGE.
 IN THE 100 YEAR STORM, A MAXIMUM OF 5m³
 FLOODING CAN BE EXPECTED. THIS SMALL
 VOLUME WILL FOLLOW THE FLOOD
 EXCEEDANCE ROUTING.

SMALL BUND TO BE FORMED
 APPROX 15m³ CAPACITY.
 270mm HIGH TO RETAIN EXCEEDANCE FLOWS TO
 A CREST ELEVATION OF 80.90m AOD.
 TO REMAIN AS A MARSH AREA IN EXCEEDANCE
 EVENTS UNTIL AREA NATURALLY DRIES OUT.
 1:3 GRADIENT ON BANKS.

ALL SURFACE WATER DRAINAGE PIPEWORK TO
 BE LOCATED OUTSIDE OF TREE PROTECTION
 ZONES (TPZs).

TPO EXTENT

ANY EXCEEDANCE
 FLOWS WILL FALL
 TOWARDS THE AREA
 SHOWN TO BE
 MARSHLAND.

SOAKAWAY SIZING SUBJECT
 TO INFILTRATION TESTING
 COMPLIANT TO BRE 365.

PROPOSED RAINWATER HARVESTING
 TANK. TO FEATURE OVERFLOW FOR ANY
 EXCESS FLOWS TO ENTER THE SURFACE
 WATER DRAINAGE SYSTEM.

PROPOSED PRIVATE
 FOUL TO MAINTAIN
 FOUL STRATEGY.

ACCESS TO BE A GRAVEL PERVIOUS
 CONSTRUCTION

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 CONSTRUCTION

PERVIOUS PAVEMENT
 TO BE SIZED THROUGH
 PERCOLATION TESTING AT THE
 DETAILED DESIGN STAGE.
 SEWAGE TREATMENT PLANT

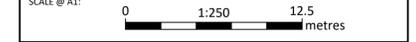
REV.	DESCRIPTION	Date	BY	CHK
I	UPDATED TO MOVE DRAINAGE OUT OF RPA	03.12.25	JJ	RP
H	UPDATED TO MOVE DRAINAGE OUT OF A TPO	11.11.25	JJ	RP
G	UPDATED TO REMOVE OBJECTS FOR DEMOLITION	03.11.25	JJ	RP
F	UPDATED EXISTING TOPO AND RELOCATED FOUL	29.10.25	JJ	RIP
E	UPDATED FOLLOWING NEW SITE PLAN	03.10.25	JJ	RIP
D	UPDATED IN LINE WITH ARCHITECTS SITE LAYOUT	02.08.24	RIP	SW
C	UPDATED BASED ON EXTENDED TOPO	19.02.24	RIP	SW
B	UPDATED FOLLOWING NEW SITE PLAN	19.12.23	RIP	SW
A	DRAFT ISSUE	27.10.23	RIP	SW

DESIGN BY:

CLIENT:
PHILIPPA & LUKE KAY

ARCHITECT:
ARTEL31

DRAWING STATUS:
PLANNING APPLICATION



PROJECT:
**THE LODGE,
 178 BEARWOOD ROAD**

TITLE:
PROPOSED DRAINAGE STRATEGY

PROJECT No:	DRAWING No:	REV:
19721	D03	I