

SITE OVERVIEW

EXISTING HEADWALL TO BE RETAINED

EXISTING HEADWALL TO BE RELOCATED TO ALLOW A MINIMUM OF 3m DISTANCE AWAY FROM CARRIAGEWAY EDGE

PERMEABLE SURFACE
SUBBASE DEPTH:600mm TYPE 3
STORAGE PROVIDED = 98.42m³

PROPOSED CELLULAR TANK 3
2D AREA : 51m²
COVER LEVEL (MIN) : 58.03m AOD
TOP LEVEL : 57.40m AOD
INVERT LEVEL : 56.60m AOD
VOLUME PROVIDED: 38.8m³
AT 95% POROSITY.

25.5m x 2m x 0.95m DEEP

PROPOSED CELLULAR TANK 1
2D AREA : 162.50m²
COVER LEVEL (MIN) : 55.40m AOD
TOP LEVEL : 54.51m AOD
INVERT LEVEL : 52.91m AOD
APPROX. VOLUME 247m³ AT 95% PO

HYDROBRAKE FLOW CONTROL CHAMBER
DESIGN HEAD: 1.35m
DISCHARGE RATE: 1.0L/s

HIT & MISS KERBS TO ALLOW FOOTPATH RUNOFF ONTO RAINGARDENS

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SHALLOW SWALE WITH UNDERDRAIN FOR CONVEYANCE

PERMEABLE SURFACE
SUBBASE DEPTH: 400mm TYPE 3
STORAGE PROVIDED = 32.80m³

ALL EXISTING SURFACE WATER & FOUL WATE
RETAINED, RISING/LOWERING OF CHAMBER
REQUIRED -TBC AT DETAILED DESIGN

SEE DIMS x 1.6m DEEP

GEOCELLULAR ATTENUATION TANK 2
2D AREA : 98m²
COVER LEVEL (MIN) : 56.22m AOD
TOP LEVEL : 55.92m AOD
INVERT LEVEL : 54.72m AOD
VOLUME PROVIDED : 111.7m³ AT 95% POROSITY.

PROPOSED CELLULAR TANK 4
2D AREA : 120.00m²
COVER LEVEL (MIN) : 55.50m AOD
TOP LEVEL : 54.60m AOD
INVERT LEVEL : 53.40m AOD
APPROX. VOLUME 182.4m³ AT 95% POROSITY.

PLOT DRAINAGE TO DISCHARGE INTO PERMEABLE SURFACE SUBBASE VIA DIFFUSERS & DISCHARGE INTO SURFACE WATER SEWER

RAIN GARDEN FEATURES TO PRIMARILY USED FOR CONVEYANCE & TO PROVIDE TREATMENT
SURFACE WATER RUNOFF FROM ROAD CARRIAGEWAY TO FALL TOWARDS RAINGARDENS WITH THE USE OF HIT AND MISS KERBS.

0m 5 10 15 20 25

SCALE 1:250

DO NOT SCALE this drawing. Use figured dimensions only.
The Contractor must check & verify all dimensions on site.
Any discrepancies must be reported immediately to the Engineer for clarification before proceeding.
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable.
It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Notes

1. Scale for planning purposes only.
2. All adoptable drainage shall be in accordance with Sewer Sector Guidance Appendix C: The Design and Construction Guidance and statutory undertakers requirements.
3. All private drainage shall be in accordance with BS8301 and relevant sections of approved Document H of the building regulations.
4. The contractor is to check the level of existing sewers being used as outfalls or crossing proposed drainage runs prior to laying any pipes. Any discrepancies are to be reported to the engineer.
5. All connections for private drainage shall be 100mm unless noted otherwise. All connections when laid shall be plugged, protected as necessary and marked with a stake for future use.
6. For private drains where cover to pipes is less than 900mm in vehicular areas or 600mm in other areas protection in the form of Type "Z" bedding shall be used.
7. Where pipes pass through screen walls, footings or retaining walls lintels are to be provided over. Under buildings pipes shall be surrounded with 150mm thickness of granular material. Where drains pass within 1m of buildings the wall foundation shall be taken down below the invert of the pipe.
8. All gullies and rainwater downpipes connected directly to drains are to be roddable.
9. All drainage shall be laid upstream and each run between manholes shall be laid complete prior to backfilling. Where this is not practical trial holes or other means of identifying the line and level of services shall be carried out prior to works commencing.
10. Internal drainage to be laid at a minimum gradient of 1 in 40 in accordance with BS830.
11. All gullies to be trapped.

Key:

- 123.50 Major Contour (0.50m)
- Minor Contour (0.10m)
- Existing Foul Water Sewer
- Existing Surface Water Sewer
- Foul Water Sewer (S104 Adoptable)
- Foul Water Manhole (S104 Adoptable)
- Surface Water Sewer (S104 Adoptable)
- Surface Water Manhole (S104 Adoptable)
- Flow Control Manhole (S104 Adoptable)
- Headwall
- Relocated Headwall
- Highway Gully and Connection
- Existing Highway Gully and Connection
- Raingarden
- Swale & Battered Gradients
- Grasscrete
- Permeable Paving or other Suitable Porous Surfacing Medium
- RE Rodding Eye
- ACO Channel Drain
- Yard Gully
- RWP Rainwater Downpipe (RWP)
- SVP Soil Vent Pipe (SVP)
- Easement
- Existing Sewer to be Capped, Abandoned and Left in Situ or Removed where Required
- Land Drain
- Surface Water Attenuation Tank - Wavin Aquacell or Similar Approved Product

Rev	Date	Description	By
P04	26.02.26	Drainage updated to incorporate tanks	OT
P03	18.12.25	Revised To Comments, Swale & RG Connections	ES
P02	14.11.25	Revised To Suit Latest Layout	ES
P01	20.05.25	First Issue	AM

Client
Vistry Thames Valley

Project
Finchwood Park, Parcel 6
Finchampstead

Title
Drainage Layout
Sheet 1

Drawing Status
PLANNING

Drawn	Checked	Approved	Date	Scale @ A1
AM	ES	NT	MAY 2025	1:250

Project No.	Drawing No.	Revision
128057	128057-MCS-XX-DR-C-5100	P04

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