



- Notes:**
1. Do not scale from this drawing.
 2. All dimensions are in meters unless otherwise stated.
 3. This drawing to be read in conjunction with all other relevant drawings and documents.
 4. All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.
 5. Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Internal SVPs and other internal foul drainage to be designed by M&E engineer.
 6. Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
 7. All specialist drainage components such as package treatment plant to be designed and installed as per manufacturers requirements.
 8. Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events.
 9. Private foul pipes to be 100mm Ø with minimum fall of 1:40 unless a WC is connected then minimum gradient 1:80, unless otherwise stated.
 10. Minimum cover to thermoplastic pipes in garden or patio areas 0.6m, in driveway 0.9m, in road 1.2m, otherwise concrete protection will be required.
 11. Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private car parks.
 12. As the site has previously been developed an existing suitable discharge point is already present on the site. A survey of existing drainage should be undertaken to confirm capacity and condition.
 13. Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
 14. Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.

Drainage Strategy

- Foul water to discharge to existing foul water network. Existing foul network designed for 25P and discharges to drainage field via Clearwater Delta 4 Sewage Treatment Plant which has a max daily flow capacity of 5,000L and is sufficient for 25P as per manufacturer guidance.
- The existing site consists of 6 mobiles, each occupied by 4 people for a total of 24P.
- The proposed development consists of the conversion of 3 barns into residential units with a maximum population of 4 people each for a total of 12P. 4 of the mobile homes will be removed with 2 remaining for an additional 8P.
- The proposed development will therefore have a total population of 20P, providing a reduction in foul water discharge. The existing network is therefore considered to be sufficient for the proposed development.
- Confirmation of location and condition of existing drainage is recommended prior to commencement.

P01	26.11.25	Initial issue	DS	WW
P01	24.11.25	Initial issue	DS	WW
Rev	Date	Detail	Drwn	Chkd

Client: **Andriy Petrovskyy**

Project: **Manor Farm
Longwater Road, Finchampstead**

Drawing Title: **Proposed Foul Water
Drainage Layout**



Drawn by:	Checked by:	Date:
DS	WW	Nov. 2025
Scale:	Status:	
1:100 @ A1	Preliminary	
Drawing No:	Issue:	
87485 100	P02	

Key:

- Building roof
- Soil vent pipe
- Foul water drain
- FW manhole with:
Reference number
Cover level
Invert level
- Existing manhole