

PDL01 - Proposed Drainage Strategy

Scale 1 : 200 @A3

Notes

Existing Surface Water

The existing site has an impermeable area 200m² made up of 105m² of existing building roof area and 95m² of concrete and tarmac hard surface.

There does not appear to be a positive surface water drainage system serving the current house and drive. Surface water from the drive flows off and infiltrates into the surrounding lawn. It is assumed that the surface water from the roof area of the house outfalls into a soakaway or soakaways.

Existing Foul Water

There is an existing 100mm diameter foul water sewer serving the property which outfalls into the existing adopted foul water sewer in Pulpit Lane.

Proposed Surface Water Strategy and SUDS

The proposed impermeable area of the roof areas will be 216m². Surface water from the dwelling roofs will be disposed into the proposed SUDS based permeable block paved drive and parking and will infiltrate to ground.

Permeability testing has been carried out with the lowest test rate being of 3.27×10^{-5} m/s. Permeable paved areas will be designed to accommodate 1 in 100 year storm event plus 40% climate change

The proposed permeable paving has an area of 312m² and is proposed to be 150mm deep giving a volume of 14m³ at 30% voids

The permeable paving soakaway calculations in accordance with BRE Digest 365, as agreed during the planning application, established a required volume of 10.3m³

Proposed Foul Water Strategy

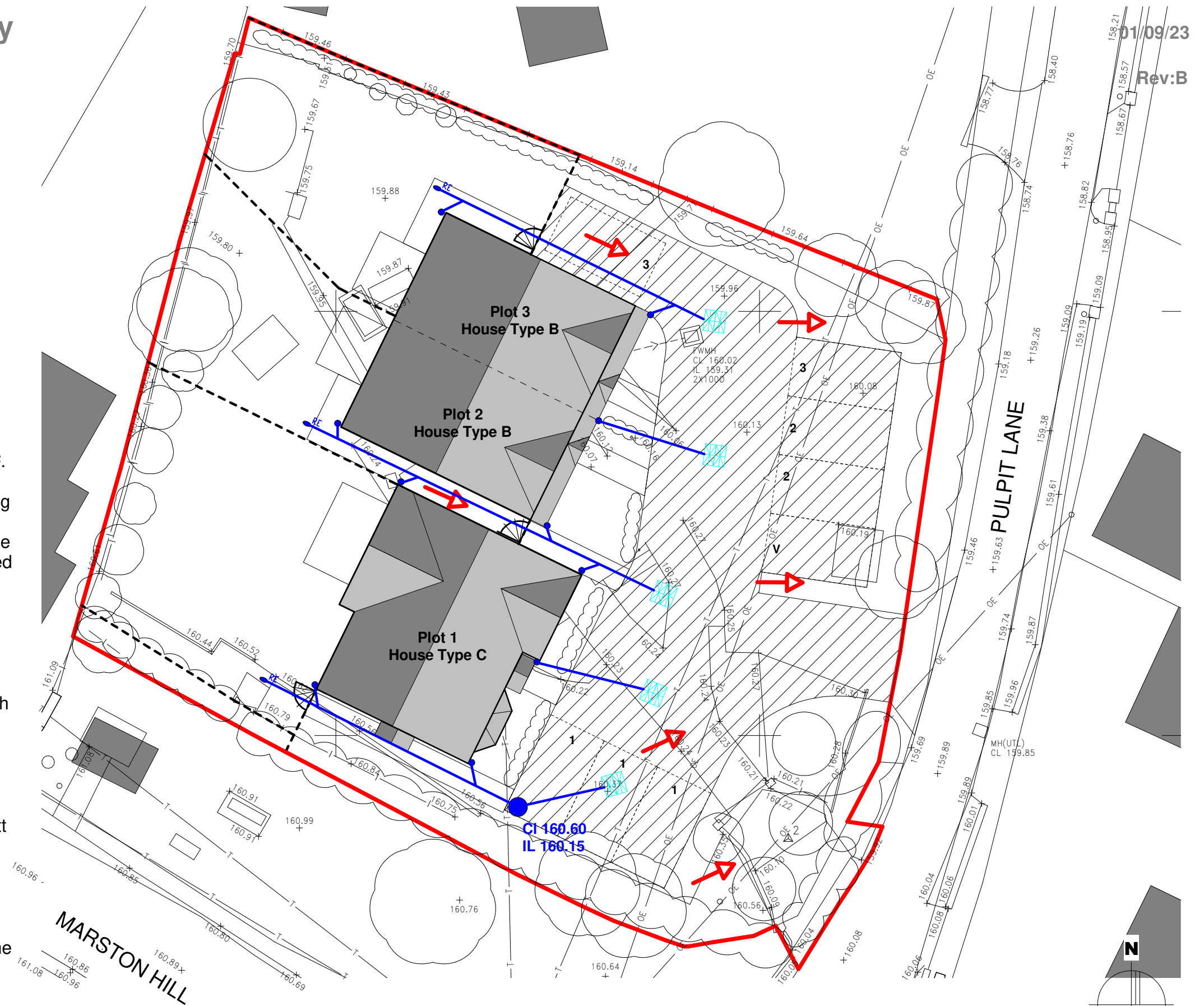
It is proposed that foul water from the development will be positively drained via gravity into the existing foul sewer in Pulpitt Lane, utilising the existing foul water connection within the property subject to a section 104/106 agreement with the Water Authority.+







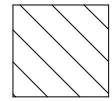
Proposed Surface Water Maintenance Strategy

Refer to separate Maintenance Document. The regime will be the responsibility of the occupiers.

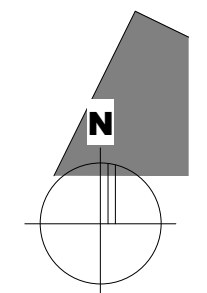
Notes:

All Yard Gulleys, Aco Channels and Rainwater pipes to be trapped. Drainage to be constructed in accordance with drainage details. All pipework to be 100mm diameter unless otherwise specified. All drainage work to be constructed in accordance with Part H of the Building Regulations. All paved patios and paths to free drain onto landscaped areas. Permeable paving construction to be lined with impermeable membrane to hydraulically isolate from underlying ground



-  Permeable paving storm distribution tank
-  Rainwater pipe
-  Storm rodding eye
-  Storm inspection chamber
-  Private storm sewer pipe run
-  Over land flow routes
-  Proposed permeable paving

21018
Jesmond Site, Pulpit Lane, Oving
S Arnold Developments Ltd



01/09/23

Rev:B