

NOTES

- This drawing is to be read in conjunction with relevant Architects, Engineers and specialist manufacturers drawings, reports and specifications.
- All levels are shown in metres above Ordnance Datum (m AOD) unless otherwise shown.
- Any ambiguities or discrepancies within this drawing and any other information given elsewhere must be reported to Hydrock for clarification.
- All dimensions to be checked on site and any discrepancies reported to Hydrock before pricing / works commence.
- It is recommended that all drains be laid starting from the downstream connection to the outlet and working upstream to the new development.
- All private drainage to comply with current Building Regulations and relevant British Standards and Codes of Practices.
- Connections to existing sewers in accordance with the Local Water Authority guidelines & approval.
- Sewers and drains of different diameters should be laid soffit to soffit unless shown otherwise in the drawing.
- All access chambers covers and frames to be installed to BS EN 124.
- Private drainage pipe material and bedding to be agreed with Building control.
- Foul drainage pipe connection to public sewer to be clay industry standard twin-walled/ribbed pipe constructed to Water Industry Standard (WIS)-4-35-01.
- Drainage Pipe work routes under building footprint will require installation prior to foundations.
- The pipe diameters cover and invert levels of any existing manholes are to be verified on site prior to the commencement of the works.
- All external drainage within trafficked areas with less than 1.2m cover to have type Z concrete bed and surround. All external drainage within landscaped areas with cover less than 0.6m to have type Z concrete bed and surround. All drainage with greater cover than the minimum required to have type S bed and surround.
- For manufacturer specific items such as petrol interceptors, drainage channels etc please refer to manufacturer specific installation details.
- For foundation details please refer to structural engineers drawings.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHECKED BY	DATE	APPROVED BY	DATE
04	22.02.23	Levels updated and associated drainage	JW	JW	22.02.23	JW	22.02.23
03	20.02.23	Levels updated and associated drainage	JW	JW	20.02.23	JW	20.02.23
02	14.02.23	Levels updated and associated drainage	JW	JW	14.02.23	JW	14.02.23
01	05.01.23	FIRST ISSUE	JW	JW	05.01.23	JW	05.01.23

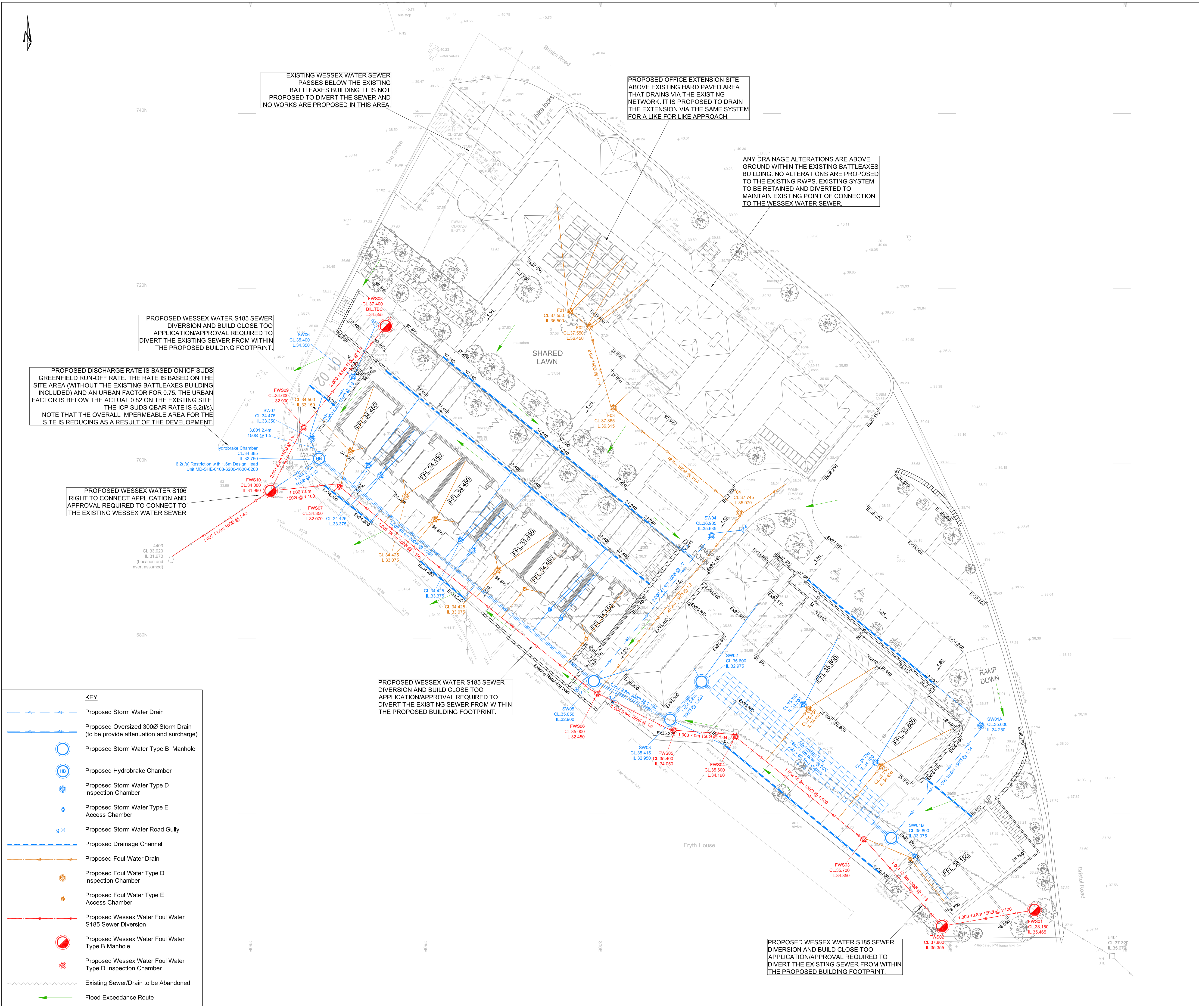
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CLIENT
STUDIO HIVE

PROJECT
THE BATTLEAXES

TITLE
PROPOSED DRAINAGE STRATEGY

HYDROCK PROJECT NO. C-26291	SCALE @ A1 1:200	STATUS S2
STATUS DESCRIPTION WORK IN PROGRESS		REVISION 04
DRAWING NO. C26291-HYD-XX-XX-DR-C-7010		



EXISTING WESSEX WATER SEWER PASSES BELOW THE EXISTING BATTLEAXES BUILDING. IT IS NOT PROPOSED TO DIVERT THE SEWER AND NO WORKS ARE PROPOSED IN THIS AREA.

PROPOSED OFFICE EXTENSION SITE ABOVE EXISTING HARD PAVED AREA THAT DRAINS VIA THE EXISTING NETWORK. IT IS PROPOSED TO DRAIN THE EXTENSION VIA THE SAME SYSTEM FOR A LIKE FOR LIKE APPROACH.

ANY DRAINAGE ALTERATIONS ARE ABOVE GROUND WITHIN THE EXISTING BATTLEAXES BUILDING. NO ALTERATIONS ARE PROPOSED TO THE EXISTING RWPS. EXISTING SYSTEM TO BE RETAINED AND DIVERTED TO MAINTAIN EXISTING POINT OF CONNECTION TO THE WESSEX WATER SEWER.

PROPOSED WESSEX WATER S185 SEWER DIVERSION AND BUILD CLOSE TOO APPLICATION/APPROVAL REQUIRED TO DIVERT THE EXISTING SEWER FROM WITHIN THE PROPOSED BUILDING FOOTPRINT.

PROPOSED DISCHARGE RATE IS BASED ON ICP SUDS GREENFIELD RUN-OFF RATE. THE RATE IS BASED ON THE SITE AREA (WITHOUT THE EXISTING BATTLEAXES BUILDING INCLUDED) AND AN URBAN FACTOR FOR 0.75. THE URBAN FACTOR IS BELOW THE ACTUAL 0.82 ON THE EXISTING SITE. THE ICP SUDS OBAR RATE IS 6.2(l/s). NOTE THAT THE OVERALL IMPERMEABLE AREA FOR THE SITE IS REDUCING AS A RESULT OF THE DEVELOPMENT.

PROPOSED WESSEX WATER S106 RIGHT TO CONNECT APPLICATION AND APPROVAL REQUIRED TO CONNECT TO THE EXISTING WESSEX WATER SEWER

PROPOSED WESSEX WATER S185 SEWER DIVERSION AND BUILD CLOSE TOO APPLICATION/APPROVAL REQUIRED TO DIVERT THE EXISTING SEWER FROM WITHIN THE PROPOSED BUILDING FOOTPRINT.

PROPOSED WESSEX WATER S185 SEWER DIVERSION AND BUILD CLOSE TOO APPLICATION/APPROVAL REQUIRED TO DIVERT THE EXISTING SEWER FROM WITHIN THE PROPOSED BUILDING FOOTPRINT.

KEY

- Proposed Storm Water Drain
- Proposed Oversized 3000 Storm Drain (to be provide attenuation and surcharge)
- Proposed Storm Water Type B Manhole
- Proposed Hydrobrake Chamber
- Proposed Storm Water Type D Inspection Chamber
- Proposed Storm Water Type E Access Chamber
- Proposed Storm Water Road Gully
- Proposed Drainage Channel
- Proposed Foul Water Drain
- Proposed Foul Water Type D Inspection Chamber
- Proposed Foul Water Type E Access Chamber
- Proposed Wessex Water Foul Water S185 Sewer Diversion
- Proposed Wessex Water Foul Water Type B Manhole
- Proposed Wessex Water Foul Water Type D Inspection Chamber
- Existing Sewer/Drain to be Abandoned
- Flood Exceedance Route