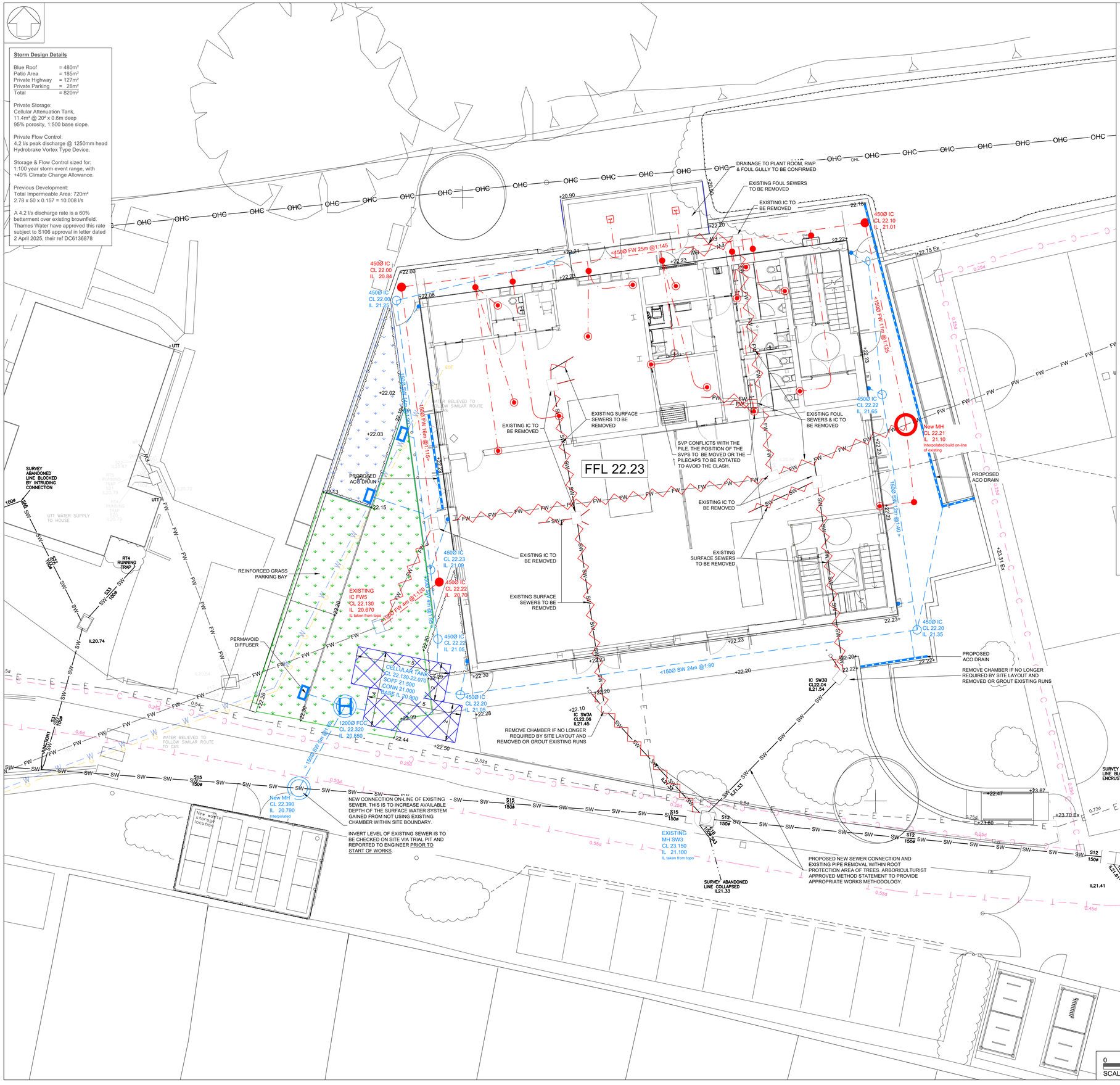

Storm Design Details

Blue Roof	= 480m²
Patio Area	= 185m²
Private Highway	= 127m²
Private Parking	= 28m²
Total	= 820m²

Private Storage:
Cellular Attenuation Tank,
11.4m³ @ 20° x 0.6m deep
95% porosity, 1:500 base slope.

Private Flow Control:
4.2 l/s peak discharge @ 1250mm head
Hydrobrake Vortex Type Device.

Storage & Flow Control sized for:
1:100 year storm event range, with
+40% Climate Change Allowance.

Previous Development:
Total Impermeable Area: 720m²
2.78 x 50 x 0.157 = 10.008 l/s

A 4.2 l/s discharge rate is a 60% betterment over existing brownfield. Thames Water have approved this rate subject to S106 approval in letter dated 2 April 2025, their ref DC6136878

LEGEND:

- EXISTING PUBLIC SW MANHOLE
- EXISTING PUBLIC SW SEWER
- EXISTING SW SEWER TO BE REMOVED
- EXISTING SW IC
- EXISTING PUBLIC FW MANHOLE
- EXISTING FW SEWER TO BE REMOVED
- EXISTING PUBLIC FW SEWER
- EXISTING FW IC
- SW SEWER
- SW IC
- SW RWP
- SW RODDING EYE
- SW ACO DRAINAGE CHANNEL
- FW SVP
- FW SEWER
- FW MANHOLE
- FW IC
- FW MINI ACCESS CHAMBER
- REINFORCED GRASS PAVING AS PER ARCHITECT WYNNE-WILLIAMS DRAWING 2530-WWA-XX-XX-D-L-0100
- RAIN GARDEN AS PER ARCHITECT WYNNE-WILLIAMS DRAWING 2530-WWA-XX-XX-D-L-0100
- PERMAVOID DIFFUSER

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING

CONSTRUCTION
1. UNKNOWN UTILITIES ONSITE
2. EXISTING DRAINAGE ONSITE IS RELATIVELY UNKNOWN - THERE MAY BE UNKNOWN EXISTING DRAINAGE IN THE GROUND
3. EXISTING FOUNDATIONS MAY BE IN THE GROUND

MAINTENANCE
-

DEMOLITION
1. UNKNOWN UTILITIES ONSITE
2. EXISTING DRAINAGE ONSITE IS RELATIVELY UNKNOWN - THERE MAY BE UNKNOWN EXISTING DRAINAGE IN THE GROUND
3. EXISTING FOUNDATIONS MAY BE IN THE GROUND

ALL WORKS TO BE CARRIED OUT BY A COMPETENT CONTRACTOR, WORKING (WHERE APPROPRIATE) TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT ARCHITECTS, ENGINEERS' AND SERVICE ENGINEERS DRAWINGS & SPECIFICATIONS.
2. ALL UNITS IN MILLIMETERS U.N.O. ON THE DRAWING.
3. DO NOT SCALE OFF THE DRAWING.
4. THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL CURRENT HEALTH AND SAFETY LEGISLATION AND THE PROJECT HEALTH & SAFETY PLAN, PREPARED BY THE PLANNING SUPERVISOR FOR THE PROJECT.
5. WHERE NOTES AND INFORMATION ON THIS DRG DIFFER FROM THE SPECIFICATION, CLARIFICATION SHOULD BE SOUGHT FROM THE ENGINEER.
6. ALL PIPES, MANHOLES, GULLIES, ACCESS FITTINGS ETC, ARE TO BE MATERIALS COMPLYING WITH THE BUILDING REGULATIONS. WHERE DRAINAGE IS TO BE ADOPTED, THESE SHALL ALSO COMPLY WITH SEWERAGE SECTOR GUIDANCE APPENDIX C.
7. PIPE BEDDING TO BE IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS, TAKING ACCOUNT OF THE DEPTH AND LOADINGS IN RELATION TO THE PIPE STRENGTH AND MODIFIED IF NECESSARY. WHERE BELOW GROUND WATER LEVEL IS ABOVE THE PIPE THE MAIN CONTRACTOR IS TO ISSUE BEDDING PROPOSALS TO THE ENGINEER FOR CONSIDERATION.
8. PIPES ENTERING AND EXITING MANHOLES ARE TO HAVE LEVEL SOFFITS U.N.O.
9. DETAILS OF EXISTING SEWERS SHALL BE CONFIRMED BY THE CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHOULD CHECK THE LEVELS OF ALL NEW OUTFALLS IN RELATION TO EXISTING SEWERS PRIOR TO CONSTRUCTION OF ANY DRAINAGE TO ENSURE THE PROPOSED DESIGN MAY BE ACHIEVED. ANY DISCREPANCIES TO REPORTED TO THE ENGINEER.
10. BEFORE EXCAVATION COMMENCES, THE CONTRACTOR SHALL ASCERTAIN THE DEPTHS, SIZES AND LOCATIONS OF ALL SERVICES TO BE CROSSED. ANY CONFLICT IN LEVELS BETWEEN NEW AND EXISTING SEWERS TO BE NOTIFIED TO THE ENGINEER.
11. REFER TO ARCHITECTS DRAWINGS FOR POSITIONS OF SOIL VENT PIPES, STUB STACKS , RAINWATER PIPES AND INTERNAL GULLIES.
12. ALL ROAD GULLY CONNECTIONS TO BE Ø150, LAID NO FLATTER THAN 1:80 U.N.O. ALL ROOF DRAINAGE CONNECTIONS TO BE Ø100, LAID NO FLATTER THAN 1:40 U.N.O.
13. ADOPTABLE DRAINAGE:
    - 13.1. NO WORKS ARE TO BE UNDERTAKEN TO THE PUBLIC SEWER UNTIL THE APPROPRIATE S106 CONNECTION APPLICATIONS HAVE BEEN MADE AND ISSUED BY THE STATUTORY AUTHORITY FOR THE WORKS.
    - 13.2. ADOPTED DRAINAGE PIPEWORK TO BE HEPWORTH SUPERSLEEVE VITRIFIED CLAY DRAINAGE SYSTEM TO BS EN 295 OR SIMILAR. ALL JOINTS TO BE FLEXIBLE, PIPES TO BE LAID IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
14. PRIVATE DRAINAGE PIPEWORK TO BE EITHER HEPWORTH SUPERSLEEVE VITRIFIED CLAY DRAINAGE SYSTEM TO BS EN 295 (OR SIMILAR) OR HEPWORTH UPVC DRAINAGE SYSTEM TO BS EN 1401 (OR SIMILAR). ALL JOINTS TO BE FLEXIBLE, PIPES TO BE LAID IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. UPVC PIPES TO BE LAID IN SHORT LENGTH MAXIMUM 3.0 m DUE TO HEAVE POTENTIAL.
15. ONLY EXISTING DRAINAGE INFRASTRUCTURE TO BE MAINTAINED AS PART OF THE WORKS IS INDICATED ON THIS DRAWING. ALL EXISTING DRAINAGE INFRASTRUCTURE TO BE MADE REDUNDANT TO BE CONFIRMED AS SUCH PRIOR TO COMMENCING THE WORKS. REFER TO THE SITE CLEARANCE DRAWING FOR DETAILS OF DRAINAGE INFRASTRUCTURE TO BE TAKE UP AND REMOVED TO TIP OFF SITE.
16. ALL FLOWS FROM EXISTING BUILDINGS SHALL BE MAINTAINED DURING CONSTRUCTION U.N.O ON THE DRAWING.
17. EXTERNAL CHANNEL DRAINS TO BE TRAPPED AND RODDABLE WITH LEAF/GRIT BASKET.

Rev	Description	By	Date	Chkd
P5	DRAWING UPDATED TO LATEST LAN ARCHITECT LAYOUT	ET	12/11/2025	RGM
P4	LEVELS AROUND SITE UPDATED TO SUIT SURVEY. NOTE FROM LOCAL AUTHORITY PLANNING TREE OFFICER ADDED.	ET	27/09/2025	RGM
P3	DRAWING UPDATED TO LLFA COMMENTS. BUILDING FFL RAISED. FLOOD ROUTE AND RAIN GARDENS INTRODUCED.	ET	26/09/2025	RGM
P2	DRAINAGE UPDATED TO AVOID CLASHES WITH FOUNDATION.	AS	10/09/2025	RGM
P1	ISSUED FOR INFORMATION	ET	30/04/2025	RGM

PEREGA

Quarry Court, Lime Quarry Mews, Guildford, GU1 2RD 01483 565 886

Client
EVOLVE NORSE

Project
YARDLEY PRIMARY SCHOOL
1FE EXPANSION

Title
OUTLINE PROPOSED
DRAINAGE STRATEGY

Perega Project No.	Checked	Passed	Size	Scale
C13942	RGM	GS	A1	1:100

Project Code	Originator	Zone	Level	Type	Role	Drawing No.
C13942	PER	XX	XX	DR	C	02001

Suitability Code	Status	Revision
S2	INFORMATION	P5