NORTH

NOTE:
Impermeable asphalt within access road and permeable paving in parking spaces. Attenuation storage design with sub-base across the full area with a controlled discharge into the existing ditch between this site and the development to the north. Subject to additional survey information.

Pedestrian Link

PUBLIC FOOTPATH

TURNING HEAD

DROP OFF

COURTYARD

WINCHESTER ROAD

CHAFFINCH GARDENS

Provide 29mm orifice plate with hinged bypass on outlet

150mm dia perforated pipe in 300mm wide x varying depth trench with a 1 in 150 gradient from the south to the north of the development with protective fleece and heavy duty impermeable geomembrane below sub-base in access road

Proposed min 350mm deep Lined granular material sub-base with 10-63 clean angular crushed stone to form a 30% Void Ratio.
Top of Sub-base Level 27.570 typically
Invert level - 27.200

SWIC06 CL 27.653 IL 26.200
SWIC13 CL 27.78 IL 26.362 .0 IL 26.890
SWIC07 CL 27.05 IL 26.111
SWIC08 CL 26.927 IL 26.024
SWIC12 CL 27.317 IL 26.464
FWIC02 CL 27.900 IL 26.530
FWIC07 CL 27.900 IL 26.350
SWIC05 CL 27.65 IL 26.448
SWIC11 CL 27.50 IL 26.572
SWIC15 CL 27.80 IL 26.197
FWIC11 CL 27.800 IL 27.290
FWIC12 CL 27.800 IL 27.050

Provide downstream defender within SWIC15 to provide adequate treatment from building roof

Provide 29mm orifice plate with hinged bypass on outlet

NOTE:
Potential foul sewer discharge route to match proposal for previous planning submission. Subject to works in Winchester Road and agreement with Southern Water.

FW Rising Main

Ex FW 5801 CL 27.63 IL 26.60

Ex FW 5802 CL 28.02 IL 26.80

NOTE:
Existing foul sewer chamber within Oak Cottage can't be accessed via the McCarthy Stone development.

Oak Cottage

Appletree Cottage

Proposed min 350mm deep Lined granular material sub-base with 10-63 clean angular crushed stone to form a 30% Void Ratio.
Top of Sub-base Level 27.570 typically
Invert level - 27.200

NOTE:
Indicative gravity foul sewer route around perimeter of building to pick up internal svps falling to pump and storage plant to the south of the site. Subject to tower crane base location and further design development.

Foul Water Package Pump Station by Xylem. Provide twin pump set with horizontal storage for 9,300 litres (24 hours). Indicative size 2.5m dia x 2.5m length (tbc by Xylem)
DWF = 0.1l/s

Celluar crate attenuation tank for roof drainage
25.0m x 5.0m x 0.8m
Area 125m² x 0.8m deep
Tank In CL 26.936
Tank Out IL 26.000

Proposed min 350mm deep Lined granular material sub-base with 10-63 clean angular crushed stone to form a 30% Void Ratio.
Top of Sub-base Level 27.570 typically
Invert level - 27.200

Tank In CL 26.936 IL 26.000
Tank Out CL 26.787 IL 26.000
SWIC14 CL 27.80 IL 26.411
SWIC16 SW Hydrobrake
Design Flow = 2.2l/s
Design Head = 1.6m
CL 27.58
IL 25.983
Outlet pipe CL 26.20 IL 25.75

Swale with bagwork headwalls at either end refer to SWH External works details drg 0610

Substation

Sub Station

+27.900

+27.750

FWIC05 CL 27.850 IL 26.600
FWIC06 CL 27.850 IL 26.500
SWIC09 CL 27.80 IL 26.757
SWIC09 CL 27.800 IL 26.825
FWIC03 CL 27.900 IL 26.700
SWIC10 CL 27.75 IL 26.793
FWIC08 CL 27.750 IL 26.120
SWIC04 CL 27.72 IL 26.664
FWIC09 CL 27.750 IL 25.930
SWIC03 CL 27.675 IL 26.888
FWIC10 CL 27.650 IL 26.925
SWIC02 CL 27.845 IL 27.000
SWIC01 CL 27.62 IL 27.073

PLOT 2 3BSP 2 Storey 104sq.m
PLOT 1 3BSP 2 Storey 104sq.m

Pedestrian Walk & Gate

Bulb Planting

27

Key

- Site Boundary
- +21.500 Building finished floor level
- Existing FW manhole, Plastic Inspection Chamber
- Proposed SW manhole, Plastic Inspection Chamber
- Proposed FW manhole, Plastic Inspection Chamber
- Existing SW sewer
- Existing FW sewer
- Proposed SW sewer pipe
- Proposed FW gravity sewer
- Proposed SW connection
- Proposed FW connection
- Proposed SW Pumped Rising Main
- Proposed FW Pumped Rising Main
- RE SW Rodding Eye
- RE FW Rodding Eye
- g Road gully to discharge to perforated pipe
- gully Internal Gully with 100Ø Outlet
- du Surface water discharge to sub-base via distribution unit
- svp/ss Soil Vent Pipe / Stub Stack
- rwp Rainwater downpipe
- Open graded 10mm to 63mm crushed angular stone sub-base with 30% void space for attenuation under access road
- Open graded 10mm to 63mm crushed angular stone sub-base with 30% void space for attenuation under parking spaces.
- Block paving - Vehicular entrance access
- Permeable Asphalt footpath, No dig construction within RPA
- Asphalt footpath
- Concrete flag paving - Patio
- Block paving - Pedestrian
- Compacted limestone chippings to growing gardens with pin kerb edge
- Gravel strip
- Linear drainage slot drain channel at communal threshold
- Linear drainage channel at edge of balcony connected to drainage network.
- 10mm gap applied to channel in patio slab area.

DO NOT SCALE FROM THIS DRAWING

Notes

GENERAL

- This drawing is to be read in conjunction with all relevant Engineers and Architects drawings and with the Specification.
- For setting out refer to Architects drawings.
- All dimensions are in millimetres and levels are in metres unless noted otherwise.
- Contractor to take all relevant dimensions on site. Any discrepancies to be advised to the Engineer.
- Contractor to check/scan for services prior to construction to avoid any damage during works.
- This drawing is based on HGP Architects site layout plan SO-2977-02-AC-010 - dated February 2024.
- Tree constraints taken from survey provided by Keen Consulting dated January 2024.
- Topographical survey provided by Redline Surveys dated January 2024.

DRAINAGE

- Any information given on this drawing regarding existing services is believed to be correct. The contractor must check this information and determine the nature and location of other existing services from the various statutory authorities before commencing excavation works.
- Drainage works to be constructed in accordance with BS EN 752 and Approved Document H
- All soft spots and unacceptable material encountered in drainage excavations is to be removed and replaced with granular material to the requirements of the building control officer.
- Pipes to be installed to manufacturers recommendations.
- Pipes under buildings to be laid to a fall of 1:60 minimum unless noted otherwise. Internal level of pipes to be 4.20m (50mm below blinding + 90° bend). Refer to structural detail drawings for detailed slab construction make-up layers and levels.
- Plastic plain wall pipes to be PVC-U to BS EN 1401-1, class SN4, with flexible joints, Kitemark certified. Structured wall plastic pipes to be to WIS 04-35-01, Kitemark certified
- Clay pipes to be vitrified clay to BS EN 295-1, with flexible joints, Kitemark certified. Clayware pipes must be extra strength classification protected in accordance with the specified details.
- Concrete pipes to be precast concrete to BS 5911-1 and BS EN 1916, with flexible joints.
- Bedding of pipes to be in accordance with approved document H1.
- Rocker pipes with flexible joints are to be provided at a distance of 150mm and 750mm from the face of construction to manholes, where pipes pass above, below or through ground beams or foundations; at gully connections and soil stack ends.
- Manhole access covers are to be located at the outgoing side of manholes.
- Cover levels are to be fixed on site to suit finished levels. Covers and frames to BS EN124, Grade D to be used in areas subject to heavy vehicular loading, Grade C in areas subject to light vehicular loading and Grade B to be used elsewhere.
- All external pipes to be 150Ø unless noted otherwise.
- All internal pipes to be 100Ø unless noted otherwise.
- Manhole positions coordinates are indicated on the SWH manhole schedule 0502 and to be confirmed by SWH prior to setting out on site.
- Access points to be located at base of all rwps and svps.
- All gullies to be trapped
- Positions of SVP's and RWP's should be read in conjunction with Architects drawings.

PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Amendment	Drn.	Chkd.	Appd.	Date
P08	Stage 3 - Revised Landscape architects layout	RD	BC	IL	12.12.24
P07	Stage 3 - Outfall location amended following discussions	RD	NC	IL	28.11.24
P06	Stage 3 - Revised site layout	RD	BC	IL	25.07.24
P05	Stage 3 - Revised site boundary	RD	BC	IL	17.07.24
P04	Stage 3 - Drainage updated to suit site layout	RD	BC	IL	02.07.24
P03	Updated to suit client requirements	RD	TK	TK	11.03.24
P02	Preliminary Issue - Foul sewer outfall via Oak Cottage omitted.	TK	TK	TK	26.02.24
P01	Preliminary Issue	TK	TK	TK	23.02.24

Project

Wincehster Road, Boorley Green

Drawing

Drainage Strategy Layout

Client

McCARTHY STONE
Life, well lived

Scott White and Hookins
Structural Engineering | Civil Engineering | Sustainability and BREEAM | CDM Consultancy

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Scale at A1 - 1:250

SO-2977-03-CE-0500 - P08