



**Sustainable Drainage
Strategy Design Report**

**Broadwater Farm Estate,
Tangmere (Town House),
Tottenham,
London, N17 6NG**

OUR REF: 26015

Contents

1.	Introduction	4
1.1	Development Proposal	5
1.2	Aim - Planning Permission	6
2.	Topography	6
3.	Existing Drainage Strategy	6
3.1	Public Drainage	6
3.2	Diversion/Abandonment	8
3.3	Pre-Development Runoff Rates	8
3.4	Greenfield Run-off Rates	8
3.5	Proposed Discharged rates.	9
4.	MWP Proposed Drainage Strategy	9
4.1	SuDS Assessment	9
5.	Condition 24.....	10
5.1	Incorporating Permeable Surfaces.....	11
5.2	Incorporating Green & Blue Roofs.....	11
5.3	Attenuation Storage	13
5.4	Controlled Rate of Surface Water Discharge (Hydrobrake)	14
6.	Causeway Flow Analysis	15
7.	Exceedance	15
8.	Operation and Maintenance of SuDS Infrastructure	15
9.	Conclusion	16

Appendices

Appendix A: MWP – Below Ground Drainage Layout	A
Appendix B: Topographical Survey.....	B
Appendix C: Thames Water Asset Map.....	C
Appendix D: Sewer Abandonment Plan.....	D
Appendix E: Existing Runoff Rates Calculation.....	E
Appendix F: Greenfield Runoff Rate.....	F
Appendix G: Causeway Flow Calculation.....	G
Appendix H: Exceedance Plan.....	H
Appendix I: Operation and Maintenance of SuDS Components	I
Appendix J: Thames Water S106 Consent to connect to public sewer	J
Appendix K: Catchment Area Plan.....	K



**Proposed Redevelopment at Broadwater Farm Estate,
Tangmere (Town House), Tottenham,
London, N17 6NG**

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By
26015	26015-MWP-XX-XX-RP-S-6801	P01	10/04/2026	D0	RS	RS

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1. Introduction

The following report has been prepared to outline the proposed surface water strategy to discharge condition 24 of planning ref HYY/2022/0823 in relation to the proposed development at Broadwater Farm Estate, Tangmere (Town House), Tottenham, London N17 6NG.

Planning permission has been granted to erect 2 storeys (ground floor and first floor) building comprising of 17 residential housing units with private gardens, and communal courtyards.

Figure 1 shows the location of the site outlined in red.

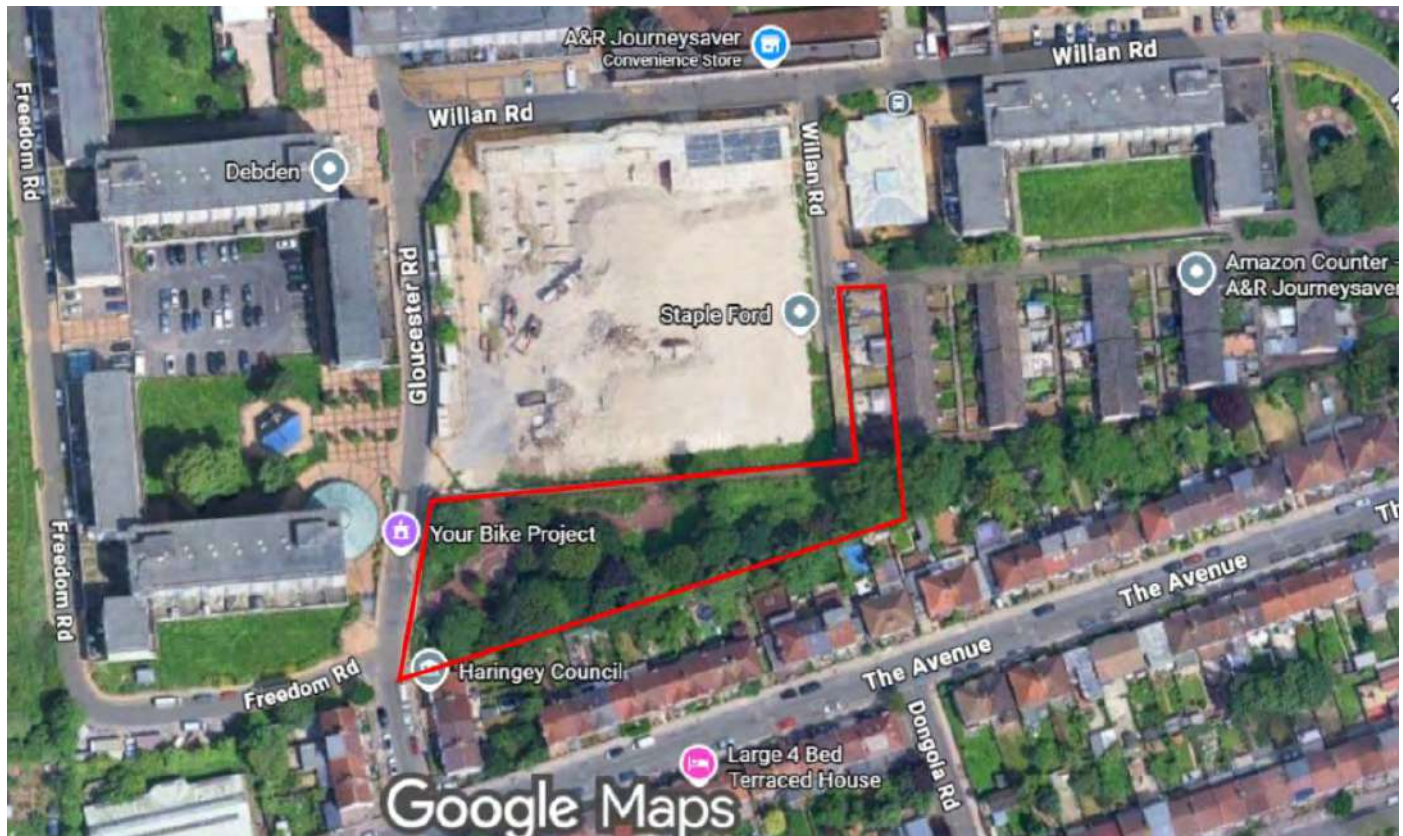


Figure 1: Site location (Google Maps)

The site's southern parkland is bounded by Gloucester Road to the west, the proposed Tangmere main block to the north, and the rear gardens of The Avenue terrace houses to the south. To the east, the site transitions into tarmac and concrete paving, bordered by further residential units.

The existing total site area 2724m² is approximately 70% permeable, characterized by mostly soft landscaping in the southern portion, while the eastern section is 70% impermeable. Although the proposed scheme increases the built footprint, 28% (103m²) of the site is permeable, which is managed through the following integrated Sustainable Drainage Systems (SuDS):

- Soft Landscaping: Inclusion of lawn areas at the rear of the site.
- Source Control: Strategically placed permeable zones designed to intercept and infiltrate surface water runoff.

Please refer to the Catchment Area Plan in Appendix K and below-ground drainage strategy drawing by MWP in Appendix A.

1.1 Development Proposal

The proposed development involves the construction of two -storey (comprising ground plus first floors), delivering 17 residential units and 381m². The scheme further incorporates high-quality private rear garden for each unit, as illustrated in figure 2.

This Drainage and Sustainable Drainage Systems (SuDS) Strategy has been prepared in accordance with the National Planning Policy Framework (NPPF), the London Plan, and the policies and guidance of the London Borough of Haringey as Lead Local Flood Authority (LLFA). The strategy follows the London Plan drainage hierarchy, prioritizing the use of infiltration and on-site attenuation where feasible, prior to controlled discharge to the public sewer network.

Surface water runoff from the proposed development will be managed to ensure that post-development runoff rates and volumes do not exceed existing conditions. The proposed SuDS measures will provide attenuation, water quality treatment, and flow control, with the objective of reducing flood risk both on-site and downstream. Where practicable, blue-green infrastructure will be incorporated to deliver additional environmental and amenity benefits.



Figure 2: Proposed Development Plan

1.2 Aim - Planning Permission

Planning permission (Application Ref: HYY/2022/0823) was granted by the London Borough of Haringey Planning Department, along with a set of conditions for the proposed development at Broadwater Farm Estate.

This report aims to discharge condition 24 which relates to the site's drainage strategy. Condition 24 is stated as follows:

24 No development above ground level within each Phase shall take place until a detailed Surface Water Drainage scheme for that Phase has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr. storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The scheme shall include rainwater harvesting, where possible. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

2. Topography

A topographical survey conducted by Terrain Surveys Ltd in April 2018 confirms the site's natural gradients (see Appendix B). Within the southern portion, external levels fall from approximately 17.87m in the south to 17.06m towards the north. Similarly, levels in the eastern section fall from approximately 16.74m in the south to 16.60m in the north.

3. Existing Drainage Strategy

3.1 Public Drainage

Based on Thames Water asset records, a public surface water sewer traverses the eastern portion of the site, running from the south towards Willan Road in the north and then subsequently discharges into the culvert at the northern extent of the site. Refer to Figure 3 and Thames Water Asset map in Appendix C.

Foul Water Network

There is no foul water public sewer within the existing site.



Figure 3: Thames Water Asset Map

3.2 Diversion/Abandonment

To facilitate the proposed development, redundant internal drainage assets within the Tangmere Town House site will be diverted or decommissioned as follows:

- Internal Surface Water Infrastructure: Existing surface water runs within the site boundary will be abandoned to clear the proposed building footprint. A new head-of-run manhole will be installed to maintain network integrity.

An application to formally abandon the run is currently in progress under a Thames Water Section 116 agreement (refer to Sewer Abandonment drawing in Appendix D). All abandonment and diversion works will be carried out in strict accordance with Thames Water's technical specifications to ensure formal adoption and sign-off.

3.3 Pre-Development Runoff Rates

Table 1 shows the site's existing discharge rates, from the 1 in 1, 1 in 30, 1 in 100 and 1 in 100 year + 40% discharge rates calculated using the Modified Rational Method, see calculation in Appendix E.

Table 1: Impermeable Area Existing Run-off Rates

Storm Event (1 in x yr)	Discharge from permeable area of site (l/s)	Discharge from impermeable (l/s)	Total Discharge from Site (l/s)
1	0	20.31	20.31
30	0	54.96	54.96
100	0	76.22	76.22
100+40%CC	0	106.71	106.71

3.4 Greenfield Run-off Rates

Policy 5.13 of the London Plan (2016) requires development proposals to restrict surface water discharge to Greenfield runoff rates wherever feasible. In accordance with this requirement, surface water discharge from the site has been designed to achieve Greenfield runoff rates calculated using the IH124 method, with the calculations provided in Appendix F and the resulting rates summarized in Table 2

Table 2: Greenfield Run-off Rates

Greenfield Run-off Rates l/s					
100	Qbar	1 in 1	1 in 30	1 in 100	1 in 200
100+40%1CC	0.4	0.4	1.0	1.4	1.6

3.5 Proposed Discharged rates.

The calculated Obar Greenfield runoff rate for the site is 0.4 l/s. However, discharging at this rate is considered impractical from an operational and hydraulic perspective due to the increased risk of blockage associated with very low flow rates. As such, it is proposed to restrict surface water discharge to 1.0 l/s.

This proposed discharge rate matches the calculated 1 in 30-year Greenfield runoff rate and remains below the 5.0 l/s minimum discharge rate referenced in the Environment Agency Report SC03021. The approach therefore represents a pragmatic and policy-compliant solution that balances Greenfield runoff control with long-term operational reliability.

Table 3 shows the site's existing discharge rates, with the proposed discharge rate as a comparison.

The proposed surface water drainage strategy is considered compliant with London Plan Policy 5.13 and is acceptable to the Lead Local Flood Authority and Thames Water.

Table 3: Comparison of Existing and Proposed Run-off rates

Storm Event (1 in x yr)	Existing Discharge from Site (l/s)	Proposed Discharge from Site (l/s)	Reduction (l/s)
1	20.31	1.0	95%
30	54.96	1.0	98%
100	76.22	1.0	99%
100+40%CC	106.71	1.0	99%

Table 3 shows that during rainfall, the volume of water that will be discharged post-development from the site would be controlled to 1.0 l/s, this equates to a reduction between 95-99% less than the current discharge rate. This complies with Ciria C753, The London Plan, and Policy CC3 of the Local Plan as it reduces the rate of discharge of water into the local sewers/rivers thus reducing the risk of flooding further downstream.

See Appendix G for full Causeway storage calculations.

4. MWP Proposed Drainage Strategy

Surface water is collected and conveyed through a dedicated drainage network, with runoff attenuated within an underground geocellular tank. Discharge is restricted to greenfield rates using a Hydro-Brake flow control, which directs the water into a new manhole within the proposed carriageway before finally out falling into the existing Thames Water sewer on Gloucester Road

MWP has proposed a detailed strategy for the drainage at Tangmere (Town House) - see the below-ground drainage drawing included in Appendix A; please also refer to the Thames Water S106 consent to connect to the public sewer in Appendix J

Causeway Flow drainage modelling software was used to simulate the drainage infrastructure, see the full report from the software included in Appendix G. The software was used to determine the size of the attenuation required, based on the site proposed discharge rates.

4.1 SuDS Assessment

A hierarchy that lists the most to least preferred solutions for surface water runoff management is included in The London Plan. Table 4 shows the hierarchy and explains the reasons for feasibility/non-feasibility for the proposed drainage at the proposed building at Tangmere (Town House).

Table 4: Surface Water Discharge Hierarchy (The London Plan)

SuDS Techniques		Feasibility	Explanation
1	Store water for later use.	x	There is no room within the site to provide adequate water storage for later use.
2	Use infiltration techniques, such as porous surfaces in non-clay areas.	x	From borehole data, we assume that the ground around the site is made up of clay – therefore infiltration rates may be low.
3	Attenuate rainwater in ponds or open water features for gradual release.	x	There is insufficient space to provide ponds for the entire site therefore this is not feasible.
4	Discharge rainwater direct to a watercourse.	x	There are no viable watercourses to discharge to near the site.
5	Discharge rainwater to a surface water sewer/drain.	✓	This will be used to discharge runoff from the site at a controlled rate. (refer to sections 3.5)
6	Discharge rainwater to the combined sewer.	x	N/A as there is no combined drainage system nearby.

From Table 4 we can infer that we have limited methods to manage surface water runoff. The following sections explain in detail how SuDS techniques will be implemented at Tangmere.

5. Condition 24

This section expands on the specific requirements by Condition 24, refer to section 1.2 for the full planning condition.

5.1 Incorporating Permeable Surfaces.

Geological data from nearby borehole records indicates a site profile dominated by cohesive clay deposits. These subsurface conditions exhibit negligible infiltration potential, rendering the site unsuitable for ground-disposal SuDS such as soakaways.

Permeable paving has been purposefully omitted from the design due to these ground conditions. In high-plasticity clay, the introduction of surface water into the pavement sub-base—even in a 'tanked' system—presents a significant risk of subgrade softening and structural deformation. To ensure the long-term integrity of the hardstanding, the strategy focuses on managed surface flow to dedicated collection points.

In place of open attenuation features like swales or ponds, which are precluded by the site's constrained urban layout, the drainage strategy utilizes the ground floor soft-landscaped courtyard as an initial management zone. Surface runoff from pedestrian footpaths is directed into these landscaped areas to facilitate interception, natural filtration, and evapotranspiration.

To manage peak storm events, the primary drainage network conveys remaining runoff to an on-site attenuation tank. Discharge from this tank is strictly regulated via a Hydro-Brake, limiting the outflow to the greenfield equivalent rate (1.0l/s) before entering the local sewer network. This combined approach of soft-landscape source control and mechanical attenuation provides a robust, site-specific response that satisfies the requirements of Condition 24.

5.2 Incorporating Green & Blue Roofs

5.2.1 Green Roofs

Green roofs have not been incorporated into the Townhouse building. For the following reasons:

- **Structural Efficiency:** "A green roof was discounted to optimize the building's structural design. The additional weight of a saturated substrate would require significantly larger foundations and a reinforced frame, increasing the project's carbon footprint and material costs beyond the benefit of the runoff attenuation provided."
- **Maintenance & Long-term Viability:** "A green roof is not considered viable for this development due to the lack of a permanent on-site maintenance team. To ensure the drainage strategy remains effective over the building's lifespan, lower-maintenance SuDS solutions (such as attenuation crates) have been prioritized."

5.2.2 Blue Roofs

It is not proposed to introduce Blue Roofs to Tangmere Building –

- Blue roofs would impose additional loads on the building, therefore would require columns/foundations to increase in size to accommodate.
- Blue roofs would require extra maintenance, possibly by special contractors, this may not be practical for blue roof with a small area.
- From an architectural perspective, attempting to include a blue roof would require raising the building's height so as to not overwhelm the parapets.

For the reasons outlined above, we have not included green and blue roofs for this strategy. We believe that the other SuDS components will be sufficient to clean and attenuate the runoff for this site. This strategy aligns with the original SuDS strategy prepared by Elliot Wood as part of the approved scheme, summarized in the table extracted from Broadwater Farm Estate, Tottenham N17 6NG 2190487 SuDS Report prepared by Elliot Wood In figure 4 below

Table 12 – SuDS Evaluation

SUDS Technique	Y/N	Comment
Green and Blue Roofs	Y	Green roofs are proposed to provide biodiversity and amenity benefits
Rainwater reuse	N	Rainwater reuse is not considered viable as the majority of the roofs will be surfaced with green roofs, which means the run-off is not appropriate for use with rainwater harvesting systems without complex filtering processes. On projects of this nature which have complex phasing it is difficult to be able to provide a centralised RWH system. When considering rainwater re-use from a sustainability perspective (The NPPF principles environment, social and economic) this translates as an order of priorities; reduce, reuse, recycle. For this project it makes much more sense to use less water (by using water efficient appliances) than it does to install a rainwater harvesting system.
Infiltration devices	N	The site is underlain by London Clay Formation which is not suitable for infiltration
Permeable surfaces	N	Cohesive clay subgrades are prone to softening and instability if saturated, rendering sub-base storage technically unviable.
Basins and ponds	N	The spatial configuration of the development prohibits the use of basins and ponds.
Filter strips and swales	N	The spatial configuration of the development prohibits the use of filter strips and swales.
Filter drains	N	The spatial configuration of the development prohibits the use of filter drains.
Below Ground Tanked systems	Y	Below ground attenuation tanks are proposed due to restrictions of space on site.

Figure 4: table extracted from Broadwater Farm Estate, Tottenham N17 6NG 2190487 SuDS Report

5.3 Attenuation Storage

5.3.1 Attenuation Tank Size

Approximately 38% (0.104 hectares) of the total area 0.272 hectares of the site will include soft landscape areas. It can be assumed that approximately 0.169 hectares of the site will be impermeable and require drainage. Refer to Catchment Area Plan in Appendix K.

The greatest storm analysis was a 1 in 100-year storm event, an additional 40% was included in calculations to account for an increase as a result of climate change. A total (minimum) attenuation volume of 106m³ to 142 m³ would be required assuming the above (with a discharge rate of 1.0 l/s).

Causeway Flow software was used to calculate the approximate volume of attenuation required for the 1 in 100 +40% CC storm event (using 1.0 l/s as a discharge rate), see Figure 5 for Causeway Flow estimate.

Storage Estimate	
Return Period (years)	100
Climate Change (%)	40
Impermeable Area (ha)	0.169
Peak Discharge (l/s)	1.000
Infiltration Coefficient (m/hr) (leave blank if no infiltration)	
Required Storage (m³)	Calc
from	104
to	139

Figure 5: Causeway Flow attenuation storage estimate

The drainage network, including both underground pipes and manhole structures, provides critical internal storage that helps attenuate peak flows. By utilizing the available dead storage and pipe capacity, the system temporarily holds stormwater, effectively delaying and reducing the rate of runoff discharge.

The volume attenuated within the storage tank can therefore be reduced, we propose to provide storage of 100m³.

5.3.2 Attenuation Tank Location

The attenuation tank is located to the northwest of the site. Runoff from the entire site is discharged into the tank via the drainage network before it is attenuated and discharged in a controlled rate.

The proposed tank covers an area of 125m² x 0.8m deep, and assuming 95% void capacity, the tank provides 100m³ of attenuation.

The size of the attenuation tank is limited as the area is bound by the building footprint, the concrete tower crane base, proposed trees/soft landscaping, and the existing neighboring building.

5.4 Controlled Rate of Surface Water Discharge (Hydrobrake)

As mentioned above, the discharge rate of the surface water runoff from the site will be controlled to a maximum rate of 1.0l/s. To achieve this rate, a Hydrobrake (or similar flow control device) will be installed.

This discharge rate of 1.0 l/s has been determined as the greenfield runoff rate, calculated in accordance with the London Borough of Haringey SuDS Design requirements for LLFA Technical Assessment guidelines, CIRIA guidance, and recommendations from Thames Water as outlined in the pre-planning enquiry.

See Appendix A for MWP’s Below Ground Drainage Layout for the Hydrobrake location.

6. Causeway Flow Analysis

MWP used Causeway Flow drainage modelling software to simulate the drainage strategy in different intensity storm events – see Appendix G for the full report.

From the results shown in Appendix G, we can determine that the proposed SuDS drainage infrastructure will be able to withstand each of the inputted flood events: 1 in 1-year storm, 1 in a 30-year storm (plus 40% CC), 1 in 100-year storm event (with 40% CC).

We have designed the SuDS drainage components for a 1 in 100-year + 40% CC storm event, therefore (assuming 100% efficiency of the components) the drainage devices should surcharge during storm events however major flooding should not occur on site.

7. Exceedance

Exceedance flows arising from rainfall events greater than the 1 in 100-year design storm, including a 40% climate change allowance, will be directed away from buildings, and safely managed within the on-site landscaped areas. Flow paths will route water towards low points within the courtyard and external amenity areas. All exceedance flows will be contained within the site boundary and will not discharge onto neighbouring land or the public highway (refer to Appendix H for Exceedance Plan)

8. Operation and Maintenance of SuDS Infrastructure

The responsibility of the drainage and SuDS infrastructure will be handed over to the property owners/building management once construction is completed. Operation and maintenance tasks must be carried out as per the recommendations as this will ensure the effectiveness of the components.

As a guide, MWP has compiled a set of general operation and maintenance tasks extracted from Ciria C753 – see Appendix I for information. It must be noted that this compilation is for general operation and maintenance, for more detailed information the manufacturer's manuals must be read.

9. Conclusion

In conclusion, this report has expressed how the outlined drainage strategy has incorporated a variety of SuDS techniques, and why we have selected feasible and suitable options for the proposed development at Broadwater Farm Estate, Tangmere (Town House)

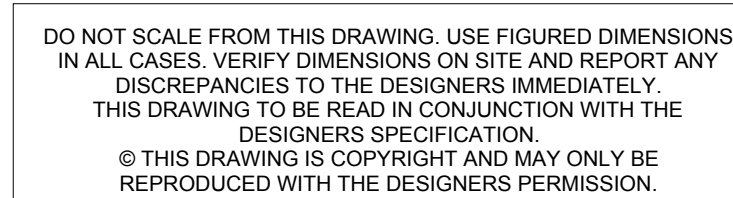
- See MWP's proposed below-ground drainage layout included in Appendix A.
- Causeway Flow modelling software has been used to simulate various storm events (up to a 1 in 100 years + 40% CC event) to support the proposed drainage strategy (see Appendix G for the report).
- All of the buildings collected runoff from the roof and external areas are piped through the drainage network, then through the attenuation tank before being discharged into the Thames Water manhole at the Northeast outside of the site on Proposed carriageway, at a maximum controlled rate of 1.0 l/s
- The proposed attenuation tank volume is 100m³, see Appendix A for tank location.
- Typical operation and maintenance schedules explained and considered - specific device maintenance methods must be provided by the manufacturing company (see Appendix I).

The drainage strategy has been modelled and detailed, it is our opinion that the drainage strategy, as per the drawing included in Appendix A, provides an effective method for dealing with the surface water on site.

For the reasons outlined in this report, we believe that planning condition 24 should be discharged.

Appendix A

MWP – Below Ground Drainage Layout



1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILLS OF QUANTITIES, ARCHITECTURAL, SERVICES AND ENGINEERING DRAWINGS.
2. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE. TBC ON SITE
4. ALL LEVELS ARE IN METRES RELATED TO ORDNANCE DATUM. TBC ON SITE
5. DRAWINGS ARE NOT TO BE SCALED.
6. ALL TEMPORARY WORKS TO CONTRACTORS DETAILS.
7. CONTRACTOR TO APPROVE ALL SET OUT INFORMATION PRIOR TO CONSTRUCTION.

	BOUNDARY LINE
	EXISTING FOUL WATER SEWER
	EXISTING SURFACE WATER SEWER
	PROPOSED SURFACE WATER PIPE
	PROPOSED FOUL WATER PIPE
	EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERSIFIED
	EXISTING SEWERS TO BE ABANDONED & REMOVED & DIVERSIFIED
	THAMES WATER SURFACE/FOUL WATER SEWER MANHOLES
	PROPOSED 1:20 D.A. FOLL SURFACE WATER MANHOLES ACCESS COVERED TO BE 400MM0 WITH 400mm DIA. RECESSED MANHOLE COVER
	PROPOSED 0:60 D.A. FOLL SURFACE INSPECTION CHAMBERS ACCESS COVERED TO BE 400MM0 WITH 400mm DIA. RECESSED MANHOLE COVER
	SURFACE WATER FLOW CONTROL DEVICE LIFTING DISCHARGE TO PUBLIC SEWER
	ACC CHANNEL TO LANDSCAPE ARCHITECTS DETAILS
	PERMEABLE PAVING LAYOUT
	PROPOSED ROAD GULLY
	RAIN WATER PIPE
	SVP
	SOIL VENT PIPE
	ROD BACKDROP MANHOLE
	ARMSTRONG JOINTION
	UNABLE TO RAISE

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DRAWING No. TAN-MWP-XX-00-DR-CV-2112

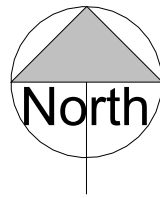
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DRAWING No. TAN-MWP-XX-00-DR-CV-2114

DRAWING No. TAN-MWP-XX-00-DR-CV-2111

SITE WIDE DRAINAGE LAYOUT - KEY PLAN

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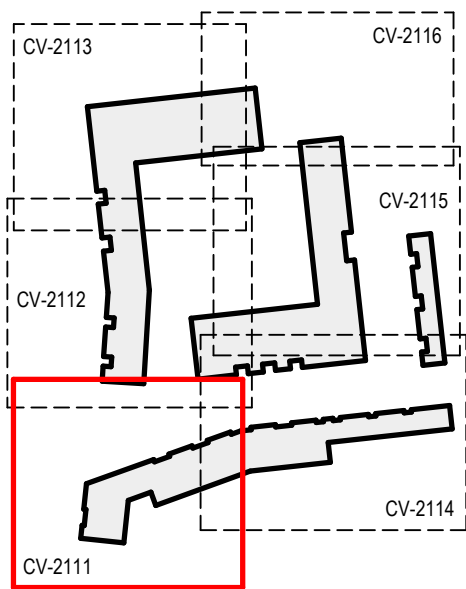


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DRAINAGE LEGEND

- BOUNDARY LINE
- EXISTING FOUL WATER SEWER
- EXISTING SURFACE WATER SEWER
- PROPOSED SURFACE WATER PIPE
- PROPOSED FOUL WATER PIPE
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- EXISTING SEWER TO BE ABANDONED & REMOVED & DIVERTED
- THAMES WATER SURFACE/FOUL WATER SEWER MANHOLES
- PROPOSED 1.2m DIA. FOUL/SURFACE WATER MANHOLES ACCESS COVER TO BE 600x600 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- PROPOSED 0.6m DIA. FOUL/SURFACE INSPECTION CHAMBERS ACCESS COVER TO BE 450x450 WITH DOUBLE SEALED RECESSED MANHOLE COVER
- SURFACE WATER FLOW CONTROL DEVICE LIMITING DISCHARGE TO PUBLIC SEWER
- ACO CHANNEL TO LANDSCAPE ARCHITECTS DETAILS
- PERMEABLE PAVING LAYOUT
- RG PROPOSED ROAD GULLY
- RWP RAIN WATER PIPE
- SVP SOIL VENT PIPE
- RE RODDING EYE
- BD BACKDROP MANHOLE
- AJ ARMSTRONG JUNCTION
- UTR UNABLE TO RAISE



KEY PLAN

REV	DATE	DESCRIPTION	BY	APP
C01	10.04.26	Issued for Construction	VH	RS
P03	30.03.26	Issued for Information	VH	RS
P02	13.03.26	Issued for Information	VH	RS
P01	27.02.26	Issued for Information	VH	RS

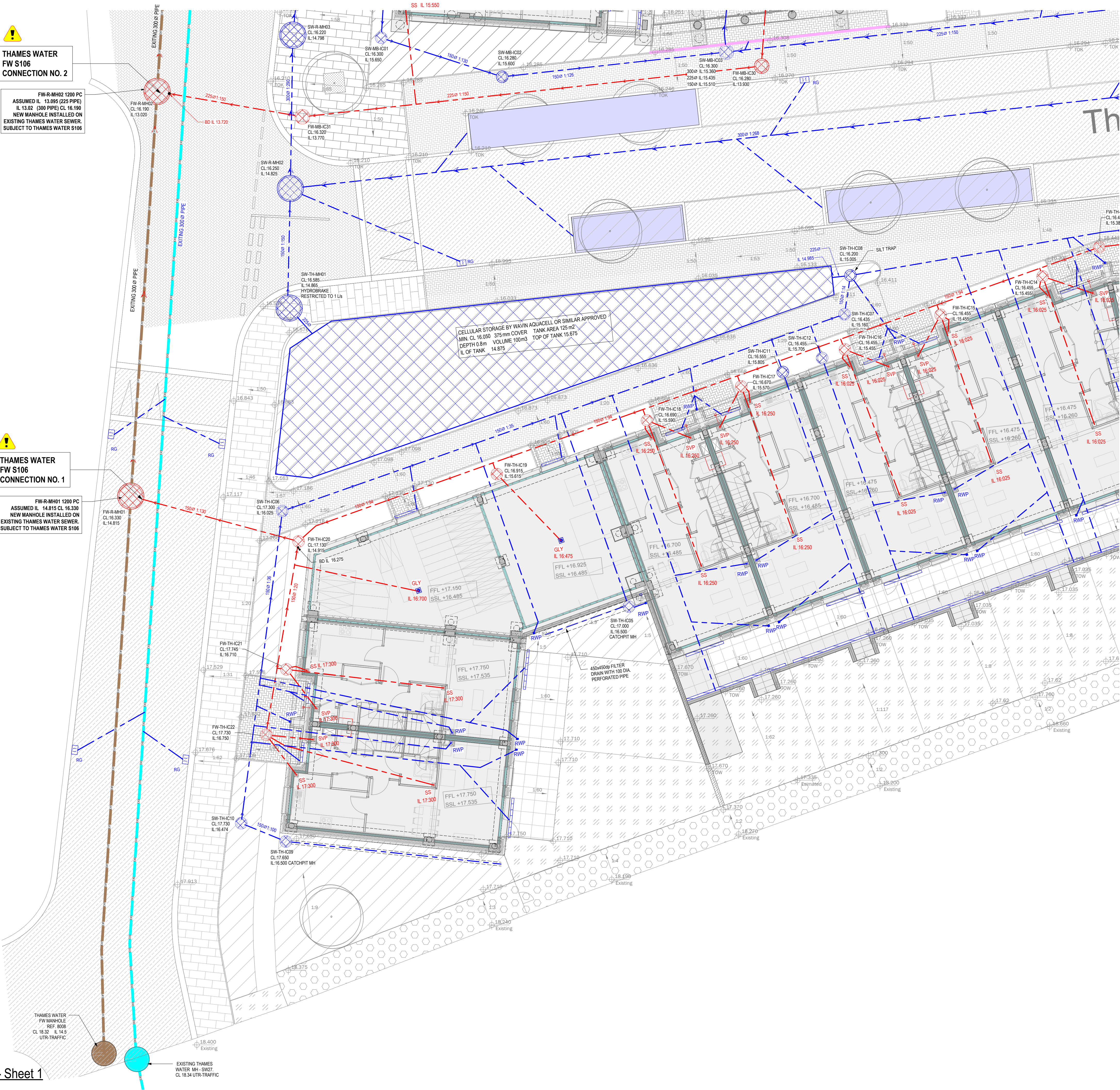
Tangmere

TITLE:
Site Wide Drainage Layout - Sheet 1

CLIENT:
Formation D&B Ltd



DRAWN: VH	CHECKED: DO	APPROVED: RS
PROJECT NUMBER: 26015	DATE: 27/02/26	SCALE @ A1: As indicated
STATUS DESCRIPTION: FOR CONSTRUCTION		STATUS: A
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2111		REV: C01



THAMES WATER
FW S106
CONNECTION NO. 2

FW-MH02 1200 PC
ASSUMED I.L. 13.095 (225 PIPE)
I.L. 13.02 (300 PIPE) CL 16.190
NEW MANHOLE INSTALLED ON
EXISTING THAMES WATER SEWER.
SUBJECT TO THAMES WATER S106

THAMES WATER
FW S106
CONNECTION NO. 1

FW-MH01 1200 PC
ASSUMED I.L. 14.815 CL 16.330
NEW MANHOLE INSTALLED ON
EXISTING THAMES WATER SEWER.
SUBJECT TO THAMES WATER S106

Site Wide Drainage Layout - Sheet 1

SCALE 1 : 100