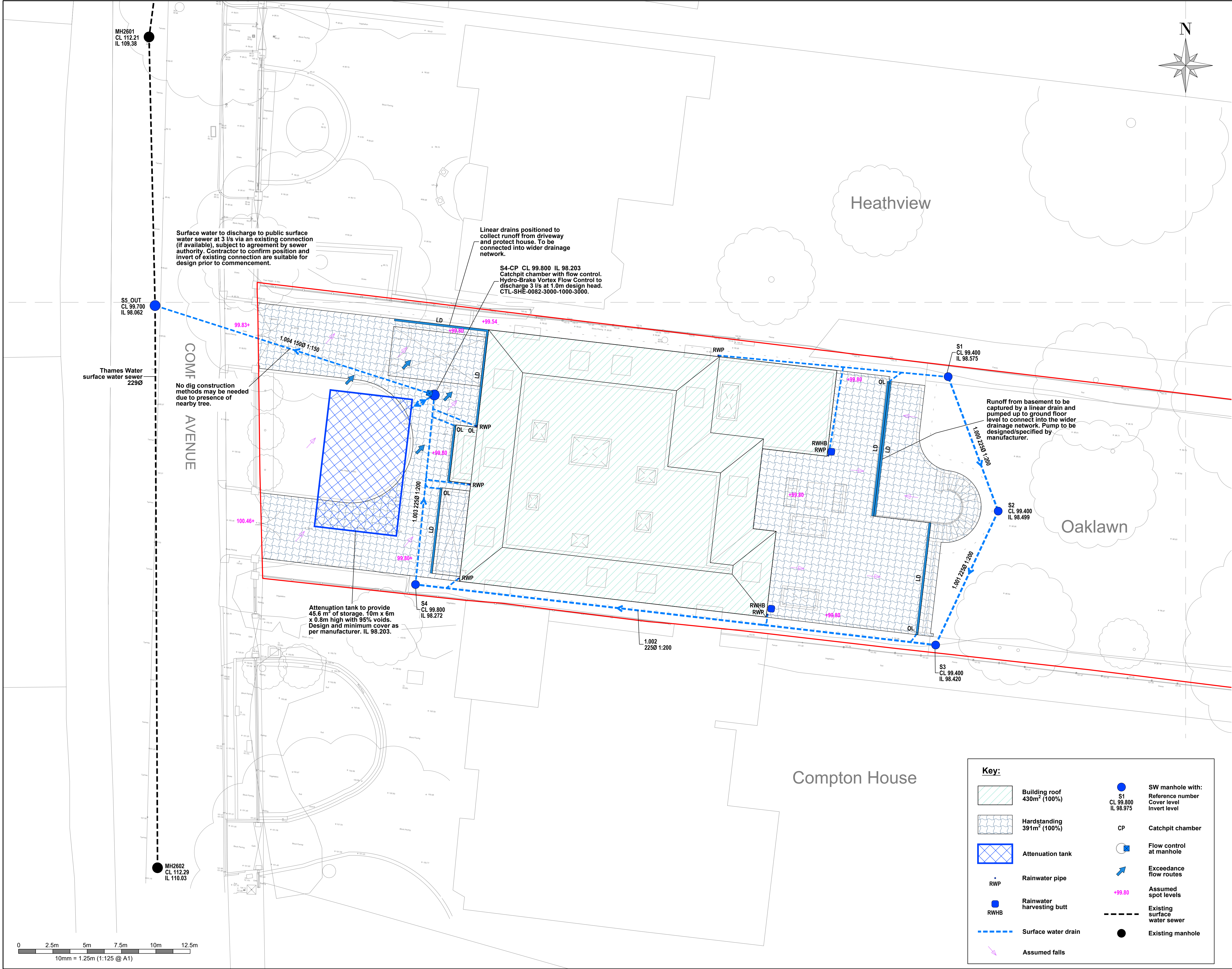




- Notes:**
- Do not scale from this drawing.
 - All dimensions are in millimeters unless otherwise stated.
 - This drawing to be read in conjunction with all other relevant drawings and documents.
 - All drainage to be constructed to SSG Design and Construction Guidance, current British standards and building regulations and other relevant standards.
 - Exact locations of rain water downpipes and other internal drainage down pipes to be confirmed by architect / M&E engineer. Rain water pipe connections to have rodding access, sump and grated cover. Above ground drainage and pipes to be designed by M&E engineer.
 - Contractor to confirm locations of existing services prior to commencement on site and to arrange for any necessary diversions, lowering or protection works as required.
 - All specialist drainage components such as attenuation tank and flow control to be designed and installed as per manufacturers requirements.
 - Cover levels to be confirmed by landscape architect. Cover levels and invert levels are in meters unless otherwise stated. If cover levels change from assumed then drainage design should be re-assessed, especially in regards to extreme events.
 - Extent of linear drainage channel to perimeter of building and thresholds to highway boundary to be confirmed by architect, design as per manufacturer. Linear channels to have rodding access, sump and grated cover. Linear drains to manufacturer design.
 - Private surface water pipes to be 100Ø with minimum fall of 1:100 unless otherwise stated.
 - Access chamber cover class A15 for garden and patio, B125 for driveway, C250 for lightly trafficked roads or small private carparks.
 - As the site has previously been developed an existing suitable discharge point may already be present on the site. A survey of existing drainage should be undertaken to confirm.
 - Design is for planning purposes only and not for construction. Design should be confirmed prior to construction to ensure all available information is considered and any assumed information should be verified.
 - Design should be reviewed in light of any additional information or on validation or otherwise of any assumptions.
 - The design incorporates the use of a pump. If the electricity or pump fails the property could flood. When the pump manufacturer is confirmed the head flow curve should be incorporated into the design and the design reviewed.

- Drainage Strategy**
- Drainage strategy consists of rain water harvesting butts, attenuation tanks and controlled discharge to the public surface water sewer.
 - Surface water will discharge to public surface water sewer via new connection subject to agreement by Thames Water.
 - The Site was previously developed and so an existing connection to the nearby sewer may already exist and should be reused where appropriate.
 - Discharge rate will be controlled by hydrobrake to 3 l/s, subject to approval.

PL01	02.07.26	Initial issue	DS	MG
Rev	Date	Detail	Drwn	Chkd

Client:
By Construction (London) Ltd

Project:
Oak Lawn, Compton Avenue

Drawing Title:
Proposed Surface Water
Drainage Layout

GeoSmart.
Suite 1, 1 Bellstone Court, Bellstone, Shrewsbury, SY1 1JB

Drawn by: DS	Checked by: MG	Date: July 2026
Scale: 1:125 @ A1	Status: Planning	
Drawing No: 91118-500-001	Issue: PL01	