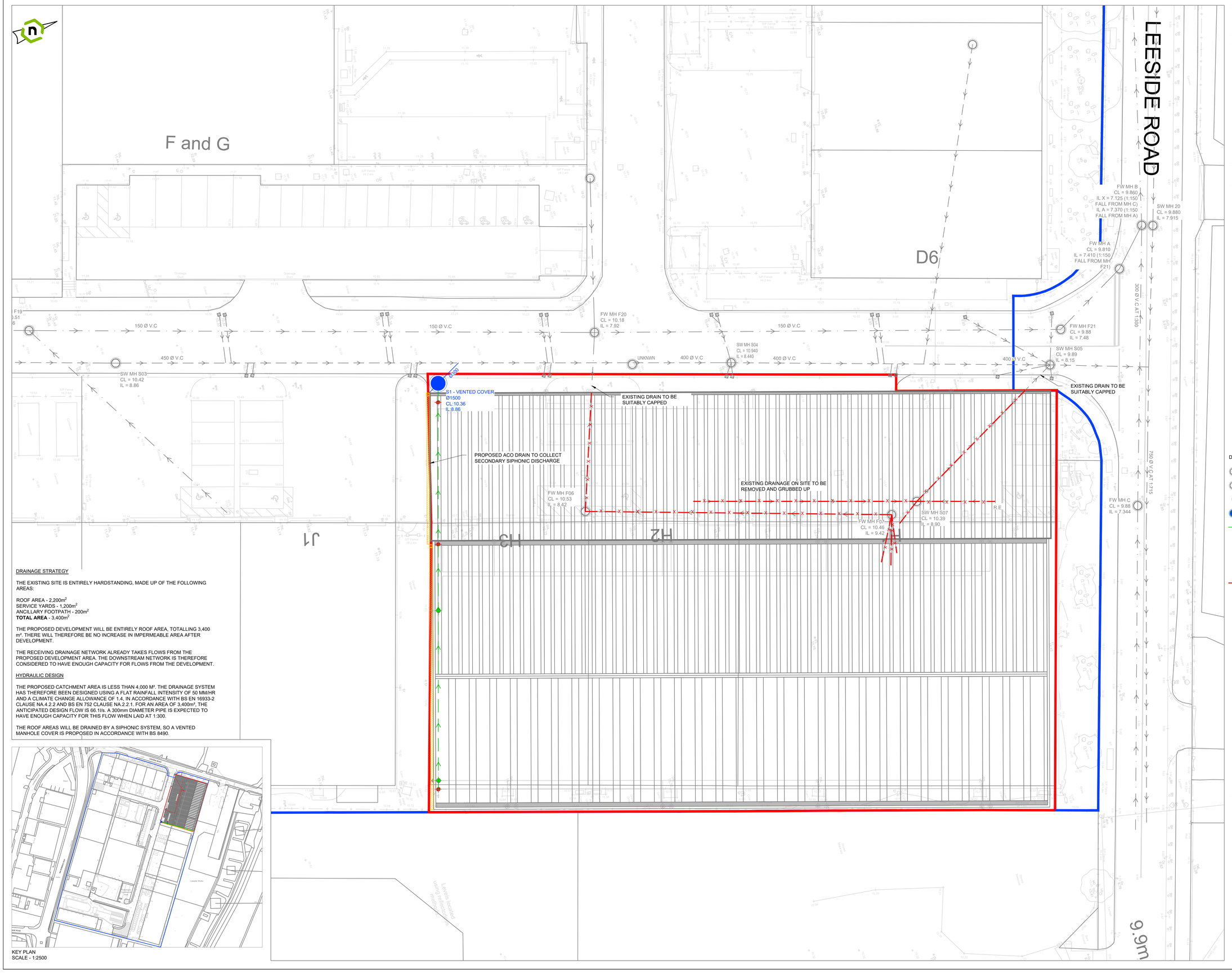


DRAINAGE STRATEGY

THE EXISTING SITE IS ENTIRELY HARDSTANDING, MADE UP OF THE FOLLOWING AREAS:

ROOF AREA - 2,200m²
SERVICE YARDS - 1,200m²
ANCILLARY FOOTPATH - 200m²
**TOTAL AREA** - 3,400m²

THE PROPOSED DEVELOPMENT WILL BE ENTIRELY ROOF AREA, TOTALLING 3,400 m². THERE WILL THEREFORE BE NO INCREASE IN IMPERMEABLE AREA AFTER DEVELOPMENT.

THE RECEIVING DRAINAGE NETWORK ALREADY TAKES FLOWS FROM THE PROPOSED DEVELOPMENT AREA. THE DOWNSTREAM NETWORK IS THEREFORE CONSIDERED TO HAVE ENOUGH CAPACITY FOR FLOWS FROM THE DEVELOPMENT.

HYDRAULIC DESIGN

THE PROPOSED CATCHMENT AREA IS LESS THAN 4,000 M². THE DRAINAGE SYSTEM HAS THEREFORE BEEN DESIGNED USING A FLAT RAINFALL INTENSITY OF 50 MM/HR AND A CLIMATE CHANGE ALLOWANCE OF 1.4, IN ACCORDANCE WITH BS EN 16933-2 CLAUSE NA 4.2.2 AND BS EN 752 CLAUSE NA.2.2.1. FOR AN AREA OF 3,400m², THE ANTICIPATED DESIGN FLOW IS 66.1l/s. A 300mm DIAMETER PIPE IS EXPECTED TO HAVE ENOUGH CAPACITY FOR THIS FLOW WHEN LAID AT 1:300.

THE ROOF AREAS WILL BE DRAINED BY A SIPHONIC SYSTEM, SO A VENTED MANHOLE COVER IS PROPOSED IN ACCORDANCE WITH BS 8490.



KEY PLAN
SCALE - 1:2500

GENERAL NOTES

1. THIS DRAWING SHOULD NOT BE PRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF LINK ENGINEERING.
2. DO NOT SCALE FROM THIS DRAWING. UNITS ARE IN METRES UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR IS TO CHECK ALL INFORMATION PROVIDED PRIOR TO COMMENCING WORKS AND SEEK CLARIFICATION FROM THE ENGINEER IN RESPECT TO ANY AMBIGUITIES FOUND.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SCHEME SPECIFIC DRAWINGS & SPECIFICATIONS.
6. BACKGROUND PLAN BASED ON TOPOGRAPHIC SURVEY DATA CREATED BY OTHERS AND SUPPLIED FOR THE PURPOSE OF CARRYING OUR ENGINEERING WORKS. WE CANNOT BE HELD RESPONSIBLE FOR THE CONTENT, COMPLETENESS AND ACCURACY PROVIDED TO US BY OTHERS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.
7. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATION'S PART H AND / OR THE LATEST SEWERAGE SECTOR GUIDANCE APPENDIX C DESIGN AND CONSTRUCTION GUIDANCE.
8. ALL PROPOSED CONNECTIONS TO EXISTING PUBLIC SEWERS WILL BE SUBJECT TO A S106 APPLICATION. THE APPLICATION IS REQUIRED TO BE SUBMITTED BY THE APPOINTED CONTRACTOR.
9. PRIOR TO CONSTRUCTION THE EXISTING OUTFALL LOCATIONS ARE TO BE CONFIRMED AND VERIFIED.
10. THE RUNOFF RATES HAVE BEEN CALCULATED IN ACCORDANCE WITH ENVIRONMENT AGENCY'S (EA) RAINFALL RUNOFF MANAGEMENT FOR DEVELOPMENTS REPORT - SC030219.
11. THE CLIMATE CHANGE ALLOWANCES FOR THE 3.3% AND 1% AEP ARE IN ACCORDANCE WITH EA'S GUIDANCE "FLOOD RISK ASSESSMENTS: CLIMATE CHANGE ALLOWANCES".
12. THE ATTENUATION STORAGE HAS BEEN DESIGNED TO ACCOMMODATE UP TO AND INCLUDING THE 1 IN 100 YEAR RETURN PERIOD INCLUDING CLIMATE CHANGE ALLOWANCE AS PER THE EA GUIDANCE.
13. ALL INVERT & COVER LEVELS ARE SUBJECT TO FURTHER DETAIL DESIGN AS THE SITE LAYOUT DEVELOPS.
14. THIS INFORMATION IS PROVIDED TO SUPPORT AN OUTLINE PLANNING APPLICATION.
15. FURTHER DETAILED DESIGN AND CONSIDERATION OF THE DRAINAGE IS TO BE PROVIDED AS PART OF FURTHER RESERVED MATTERS APPLICATIONS BASED ON DEVELOPED PARCEL LAYOUTS. THE INFORMAITON ON THIS DRAWING SHOWS THE KEY PRINCPALS OF THE DRAINAGE PROPOSALS DEMOSTRATING THAT A SUITABLE SCHEME CAN BE PROVIDED WITHIN THE DEVELOPMENT SITE.
16. ALL EXISTING DRAINAGE OUTFALLS ARE TO BE PROVED BY APPROPRIATE SURVEY AND CCTV SYSTEM AS REQUIRED TO ESTABLISH CONNECTION AND CONDITION. ANY REQUIRED REMEDIAL WORKS WITHIN THE SITE AREA SHALL BE UNDERTAKEN AS PART OF THE WORKS.
17. APPROPRIATE DISCHARGE CONSENTS ARE TO BE PROVIDED FOR ALL CONNECTIONS TO THE EXISTING DRAINAGE SYSTEMS.
18. CONSIDERATION WITHIN THE DESIGN IS TO BE GIVEN TO ACCESS FOR MAINTENANCE OF SUDS FEATURES INCLUDING LAY-BYS AND ACCESS TRACK TO PONDS AND CONTROL DEVICES.

DRAINAGE KEY

- EXISTING FOUL DRAINAGE
- EXISTING STORM DRAINAGE
- EXISTING DRAINAGE GULLY
- PROPOSED PRIVATE STORM DRAINAGE WITH VENTED COVER
- ABOVE GROUND DRAINAGE
- PROPOSED PRIMARY SIPHONIC RAINWATER DISCHARGE POINT
- PROPOSED PRIMARY SIPHONIC RAINWATER DISCHARGE POINT
- PROPOSED ACO RainDrain, B125 GRATING WITH SUMP OUTLET UNIT
- EXISTING DRAINAGE TO BE REMOVED
- PLANNING BOUNDARY

| Rev. | Amendments | Date | By |
|---|---|---|---|
| P0 | INITIAL ISSUE. | 20.10.26 | MSB |

Revisions

Client: Goodman

Link ENGINEERING
Find us @ www.linkeng.co.uk

Project: TOTTENHAM COMMERCIAL PARK, BLOCK H

Drawing: PROPOSED DRAINAGE LAYOUT

| Scale @ A1 | Drawn | Checked | Rev |
|---|---|---|---|
| 1:200 | MSB | SC | P0 |

Drawing No: TCP-LINK-XXX-XX-DR-C-500

Status: PLANNING (S5)