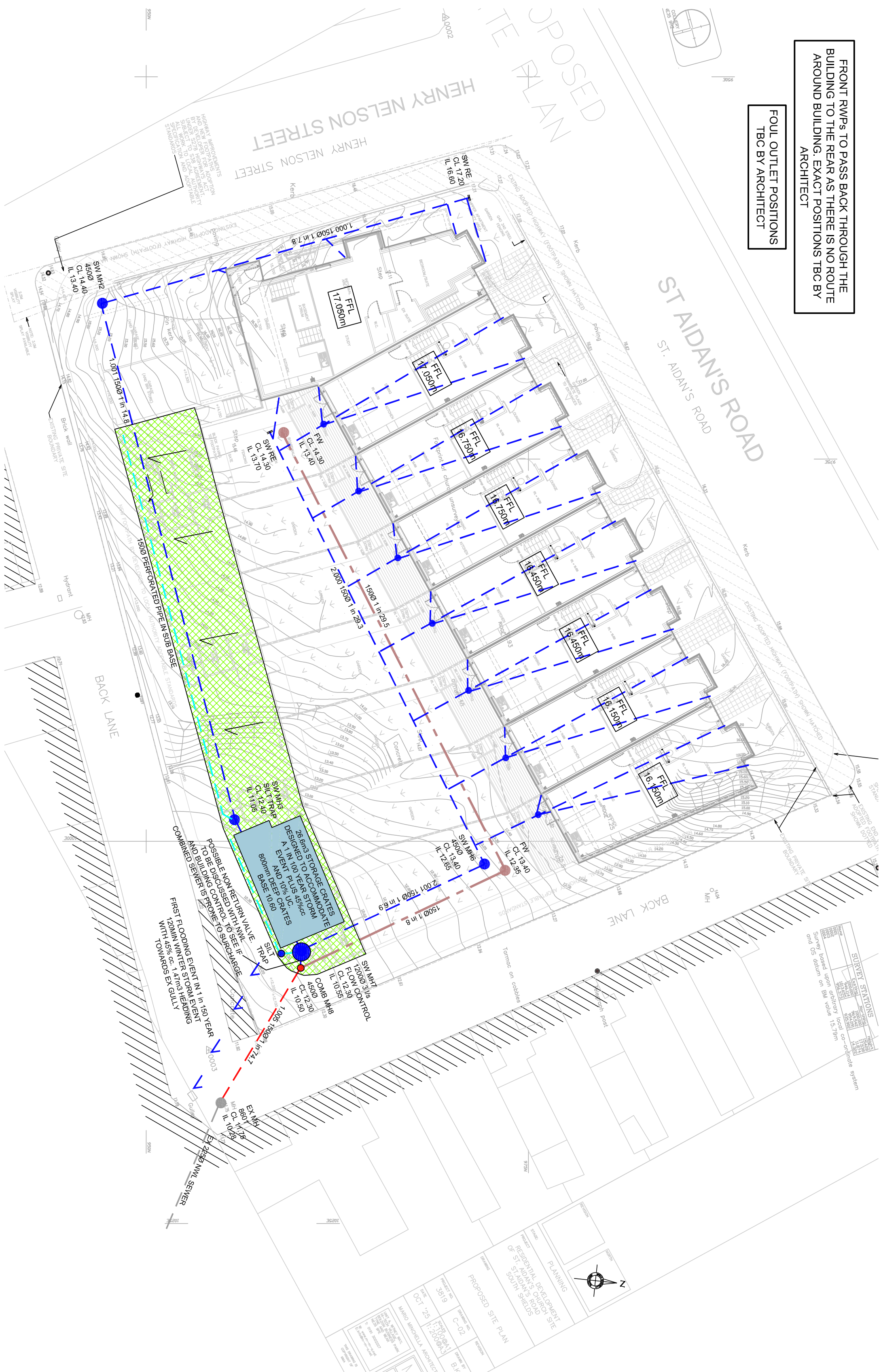


FRONT RWPS TO PASS BACK THROUGH THE BUILDING TO THE REAR AS THERE IS NO ROUTE AROUND BUILDING. EXACT POSITIONS TBC BY ARCHITECT

FOUL OUTLET POSITIONS
TBC BY ARCHITECT



DRAINAGE STRATEGY

LOCAL BOREHOLES SHOW THAT THE GROUND IN THE AREA CONSISTS OF SOLID CLAY AND THEREFORE IT IS ENVISAGED THAT SOAKWAYS WILL NOT BE VIABLE.

THERE IS NO ACCESSIBLE WATERCOURSE IN THE AREA

THERE IS AN EXISTING NWL SEWER WHICH FLOWS TO SOUTH EAST. THIS IS THE MOST LOGICAL DISCHARGE LOCATION.

A POND IS NOT POSSIBLE ON SITE DUE TO THE STEEP SLOPES AND LIMITED SPACE. THEREFORE TO PROVIDE TREATMENT TO THE SURFACE WATER FLOWS THE PARKING BAYS WILL BE CONSTRUCTED FROM PERMEABLE MATERIALS.

THE ORIGINAL DRAINAGE STRATEGY PROVIDED A 4.7 l/s DISCHARGE RATE. HOWEVER TO FURTHER REDUCE THE RISK OF FLOODING THIS DESIGN HAS BEEN RESTRICTED TO 3.0 l/s. QBAR IS 0.1 l/s WHICH IS AN IMPOSSIBLE RATE TO RESTRICT TO.

THIS WILL ALLOW FOR THE STORAGE CRATES TO BE HOUSED BENEATH THE PARKING AREA AND STILL LEAVE ROOM FOR THE SURROUNDING FENCE POSTS KERB RAFTS ETC

3.0 l/s DISCHARGE RATE USED (TBC WITH NWL) AND ATTENUATION DESIGNED TO ACCOMMODATE A 1 IN 100 YEAR STORM WITH 45% CC AND 10% URBAN CREEP.

ALL PARKING AREAS WILL BE CONSTRUCTED OF A PERMEABLE MATERIAL BUT HAS BEEN INCLUDED WITHIN THE CALCULATIONS AS 100 IMPERMEABLE DUE TO THE MEMBRANE AT THE BOTTOM OF THE CONSTRUCTION

TOTAL IMPERMEABLE AREA USED WHEN
TAKING INTO ACCOUNT THE PLOT AREAS (PLUS
10% UC) AND THE PROPOSED PARKING
SPACES IS 880m²

THE FOUL WATER IS TO DISCHARGE INTO THE
NWL SEWERS TO THE SOUTH

EXISTING DRAINAGE ON SITE TO BE REMOVED
OR GRUBBED UP TO PROVIDE RODENT
CONTROL. SURVEY TO BE CARRIED OUT TO
ENSURE NO OFF SITE CONNECTIONS PASS
THROUGH SITE THAT MAY NEED DIVERTING

FELS AND DRAINAGE LEVELS TO BE
CONFIRMED FOLLOWING SITE DEMOLITION,
CONFIRMATION OF EX ILS AND FULL
ENGINEERING DESIGN

REVISION	DETAILS	DATE	DRAWN
PROJECT			
ST AIDENS DEVELOPMENT			
DRAWING TITLE			
PROPOSED DRAINAGE STRATEGY			
Drawing Number: MD01899/0100		Scale: 1:200 @ A2	
Drawn by: CN		Checked by: MJH	
Date: FEBRUARY 2026			

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