



- GENERAL
1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 3. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
- NOTES
1. AN ALLOWANCE OF 10% HAS BEEN ADDED TO IMPERMEABLE ROOF AREAS FOR THE CONSIDERATION OF URBAN CREEP.
 2. THE SURFACE WATER NETWORK HAS BEEN DESIGNED TO ACCOMMODATE A 1IN100YR STORM EVENT TO INCLUDE 40% CLIMATE CHANGE.
 3. ALL ADOPTABLE SURFACE WATER SEWERS WITHIN ADOPTABLE HIGHWAYS ARE TO BE A MINIMUM OF 225MM.
 4. ALL SEWER WORKS FOR THE WATER AUTHORITY ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTOR GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 5. ALL PRIVATE CONNECTIONS TO ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 100MM DIAMETER (FOUL) & 150MM DIAMETER (SURFACE) MADE IN VITRIFIED CLAY CONNECTING SOFFIT TO SOFFIT.
 6. THIS DRAWING IS FOR INTENDED FOR STRATEGY PURPOSES ONLY TO ASSIST AND INFORM IN OUTLINING THE INITIAL CONCEPTS AND FEASIBILITY OF THE SCHEME, ANY DETAILS OR INFORMATION ON THIS DRAWING ARE SUBJECT TO CHANGE.

DRAINAGE STRATEGY KEY	
SITE BOUNDARY	
PRIVATE ROOFS AREA 3315m ²	
PRIVATE INFILTRATION PERMEABLE PAVING AREA 3195m ²	
ADOPTABLE STANDARD ROADS & FOOTWAYS AREA 2302m ²	
RAINWATER GARDEN	
DRAINAGE EASEMENT	
ADOPTABLE SURFACE WATER - BLUE	
ADOPTABLE FOUL WATER - BROWN	

B	REVISED TO NEW ARCHITECT LAYOUT 2026.03.09	JL	KK	09.03.26
A	REVISED TO NEW ARCHITECT LAYOUT 2025.11.25	JL	KK	03.12.25
Rev	Revision Notes	Dwn	April	Date

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STRATEGY

Project:
STATION ROAD, ASHWELL, PHASE 2
HERTFORDSHIRE

Drawing Title:
DRAINAGE STRATEGY

Client: BECK HOMES			Date: OCT 25
Drawn: JL	Designed: JL	Checked: KK	Approved: KK

Scale: 1:500	
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Project No: 2506-1025	Drawing No & Revision: ST001	Size: A1
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