

LEGEND

- APPLICATION BOUNDARY
- EXISTING SURFACE WATER PUBLIC SEWER. SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER. SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER TO BE ABANDONED. SEE NOTE 8
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED FOUL WATER PUBLIC SEWER DIVERSION
- PUBLIC SEWER EASEMENT
- PROPOSED GREEN AREAS. REFER TO ARCHITECTS LAYOUT
- PROPOSED BLUE ROOF
 - TOTAL AREA = 2242m²
 - VOID RATIO = 95%
 - DEPTH = 0.108m
 - TOTAL VOLUME AVAILABLE = 230m³
 - PROPOSED PODIUM STORAGE
 - TOTAL AREA = 2540m²
 - VOID RATIO = 95%
 - DEPTH = 0.108m
 - TOTAL VOLUME AVAILABLE = 251m³
 - PROPOSED ATTENUATION TANK
 - TOTAL AREA = 1441m²
 - VOID RATIO = 95%
 - DEPTH = VARIES
 - TOTAL VOLUME AVAILABLE = 1176.5m³
 - PROPOSED PERMEABLE PAVING
 - TOTAL AREA = 400m²
 - VOID RATIO = 30%
 - DEPTH = 0.5m
 - TOTAL VOLUME AVAILABLE = 60m³
 - PROPOSED RAIN GARDENS
 - TOTAL AREA = 1747m²
 - VOID RATIO = 30%
 - DEPTH = 0.5m
 - TOTAL VOLUME AVAILABLE = 262m³



This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand.

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GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
- THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
- ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND REGULATIONS.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES
- THE PROPOSED ARCHITECTS LAYOUT IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING OS MAPPING INFORMATION IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING PUBLIC SEWER INFORMATION IS BASED ON THAMES WATER'S SEWER RECORD PLAN.
- CATCHMENT AREA FOR SURFACE WATER RUNOFF IS BASED ON ASSUMED IMPERMEABILITY COEFFICIENT OF 1 FOR IMPERMEABLE AREAS. THE APPROXIMATE OVERALL EFFECTIVE CATCHMENT AREA FOR THE SITE IS 19420m².
- THE MAXIMUM ALLOWANCE SURFACE WATER DISCHARGE RATE IS 5.8 L/s BASED ON THE NATIONAL STANDARDS FOR SUSTAINABLE DRAINAGE SYSTEMS PEAK ALLOWABLE DISCHARGE RATE OF 30/s/ha.
- THE PROPOSED OVERALL ATTENUATION STORAGE VOLUME OF 1961m³ (MIN.) IS SIZED BASED ON A MAXIMUM ALLOWABLE SURFACE WATER DISCHARGE RATE OF 5.8/s FOR THE 1 IN 100 YEAR CRITICAL STORM RETURN PERIOD WITH 40% ALLOWANCE FOR CLIMATE CHANGE. THE PROPOSED STORAGE VOLUME IS TO BE ATTENUATED THROUGH BELOWGROUND CELLULAR TANK, PERMEABLE PAVING, RAIN GARDENS AND BLUE GREEN ROOFS.
- LOCATION AND SIZE OF THE PROPOSED ATTENUATION STORAGE SYSTEMS ARE SUBJECT TO COORDINATION WITH THE LANDSCAPING PROPOSAL AND OTHER PROPOSED WORKS.
- THE PROPOSED SURFACE AND FOUL WATER DRAINAGE STRATEGY ARE SUBJECT TO FURTHER SITE INVESTIGATIVE WORKS AND THIRD PARTIES APPROVAL.
- THE PROPOSED OUTFALL CONNECTION POINTS ARE SHOWN INDICATIVELY. NEW CONNECTION TO THE EXISTING SEWERS ARE SUBJECT TO THIRD PARTIES APPROVAL.

P01	30.09.25	FIRST ISSUE	CM	GJ
Rev	Date	Description	By	Chk
Amendments				

Project
KINGS MEADOW VIEW

Title
PROPOSED DRAINAGE LAYOUT

Client
ABRDN PROPERTY INCOME TRUST



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Work Stage	STAGE 2		RIBA
	Concept design		
Subsidiary	REVIEW & COMMENT		S3
Designed By	CM	Director	SG
Drawn By	CM	Date	SEP 2025
Project	Originator	Functional	Spatial
Discipline	Form	Discipline	Number
Revision	21855-WAT-XX-XX-DR-D-920001		
	P01		