



30% of landscaped areas have been included within the calculations. This is based on the SPR value of 0.3 as taken from the UK SuDS website.

Attenuation tank to provide 72.96m³ of storage. 32m x 2m x 1.2m high with 95% voids. Design and minimum cover as per manufacturer. Designed for 100 year plus 45% climate change event. IL 104.560. Tank situated at least 2.5m away from buildings. Catchpits to be provided prior to tank and low flow self cleansing channel through tank to prevent siltation. Foundations to be founded below base of tank. Design loading as per manufacturer.

Key:

	Building roof 489m ² (100%)		Gully
	Hardstanding 840m ² (100%)		Linear drain
	Attenuation tank		Surface water drain
	Rainwater pipe		Surface manhole with: Reference number Cover level Invert level
	Rainwater harvesting butt		Catchpit chamber
			Flow control at manhole
			Exceedance routes

- Notes:**
- Do not scale from this drawing.
 - All dimensions are in meters unless otherwise stated.
 - This drawing is 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.
 - 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.
 - 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.

- Drainage Strategy**
- Drainage strategy consists of rain water harvesting butts, an attenuation tank and controlled discharge to an existing surface water sewer via a new connection.
 - Discharge rate will be controlled by Hydrobrake to 3 l/s, as agreed with Kirklees Council.
 - SPR 0.3 used for landscape areas runoff.

Rev	Date	Detail	Drwn	Chkd
P04	14.08.25	Added low flow channel	DS	DS
P03	10.07.25	Moved tank	DS	DS
P02	12.02.25	Tank amendment	DS	WW
P01	17.01.25	Initial issue	DS	WW

Client: **Cherry Tree Developments Limited**

Project: **Britannia Road**

Drawing Title: **Proposed Surface Water Drainage Layout**



Drawn by: DS	Checked by: WW	Date: Jan 2025
Scale: 1:150 @ A1	Status: Preliminary	
Drawing No: 77823 100	Issue: P04	

