

LEGEND

- Existing combined water manhole
- Existing foul water manhole
- Existing surface water manhole
- Existing combined water
- Existing surface water
- Existing foul water
- Proposed combined water manhole
- Proposed surface water manhole
- Proposed foul water
- Proposed surface water
- Foul water pipe to be abandoned
- Surface water pipe to be abandoned
- Combined water pipe to be abandoned
- Rain water pipe
- RWP
- Existing Geocellular surface water attenuation
- Flow control chamber
- Proposed permeable paving
- Proposed rain garden
- Proposed detention basin
- Proposed swale
- Class 1 Full Retention Separator
- Existing Building
- Proposed Building
- Proposed landscaping
- Development Boundary
- Area excluded from assessment
- Planning application red line boundary

- Below ground drainage notes**
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 2. The design is based on the information available on the date of issue from other parties (e.g. Architect, Landscape Architect and M&E Engineer) and:
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 - Unknown origin Topographic & Utilities Survey Undated
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 - CDG As-built Construction Pack Construction Centre 2024
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 10. All permeable paving and rain gardens proposed for conveyance only at this stage. The inclusion of flow controls to reduce end of line detention basins subject to detailed design. However, is limited to SuDS lying outside the surface water flow path through the College. Refer to Elliott Wood Exceedance Plans for reference.

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NOT FOR CONSTRUCTION

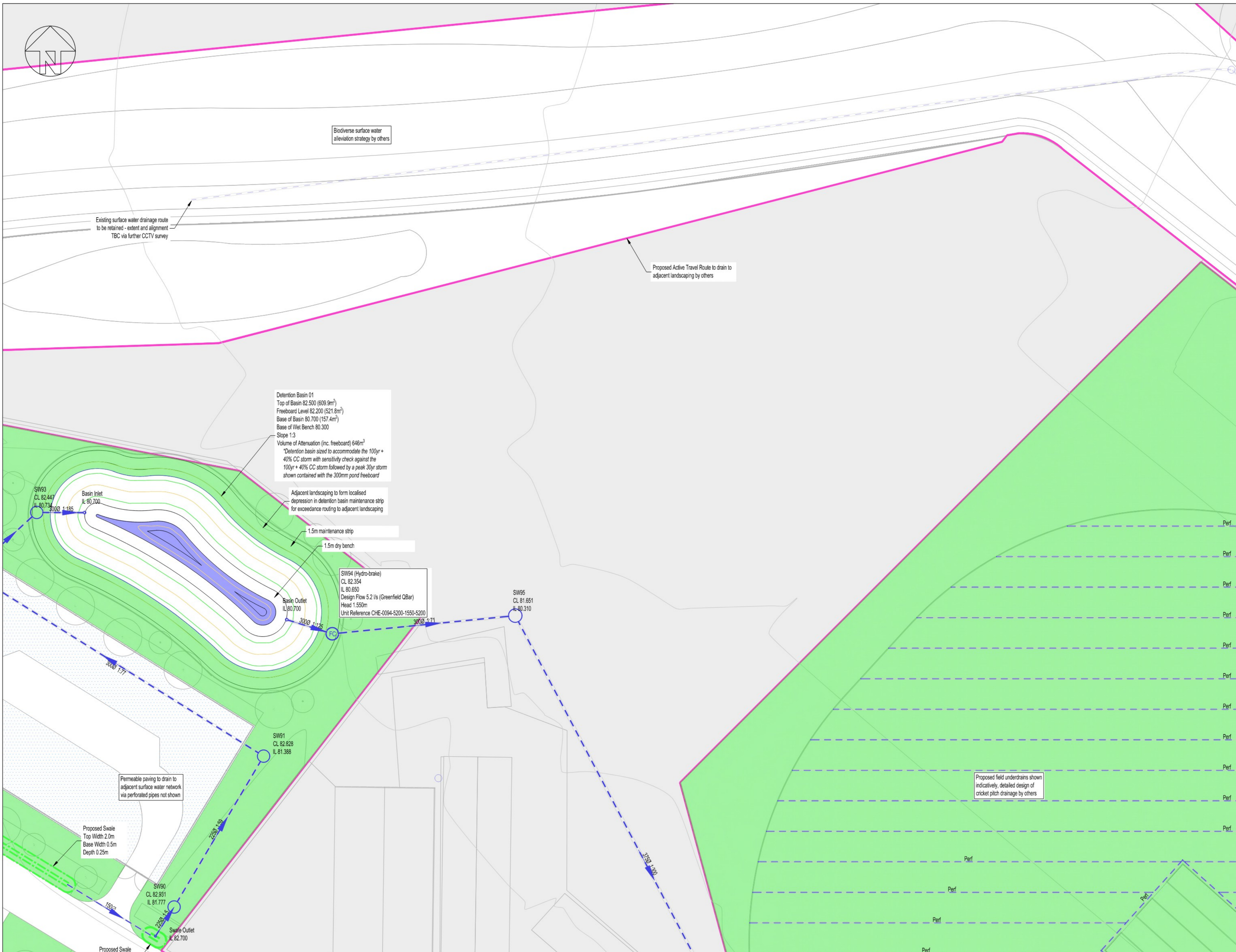
Rev	Date	By	Chk	Description
P041	9.09.25	GGo	NCu	For Planning
P03	17.09.25	GGo	NCu	Draft for Planning
P02	08.08.25	GGo	NCu	Draft for Planning
P01	01.08.25	GGo	NCu	Draft for Planning

Drawing title
Proposed Drainage Layout Sheet 06

Scale: 1:250 @ A1
EWP Project
Date: 22/02/24
Drawn: GGo

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• +44(0)20-7499-5888

Project Oaklands College	
Design Phase For Planning	Status S4
Revision PO4	
[Project]-[Origin]-[Form]-[Spatial]-[Form]-[Discipline]-[No.] 2240224-EWP-ZZ-00-DR-C-10006	



LEGEND

- Existing combined water manhole
- Existing foul water manhole
- Existing surface water manhole
- Existing combined water
- Existing foul water
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PO2	08.08.25	GGo	NCu	Draft for Planning
PO1	01.08.25	GGo	NCu	Draft for Planning

Drawing title
Proposed Drainage Layout Sheet 07

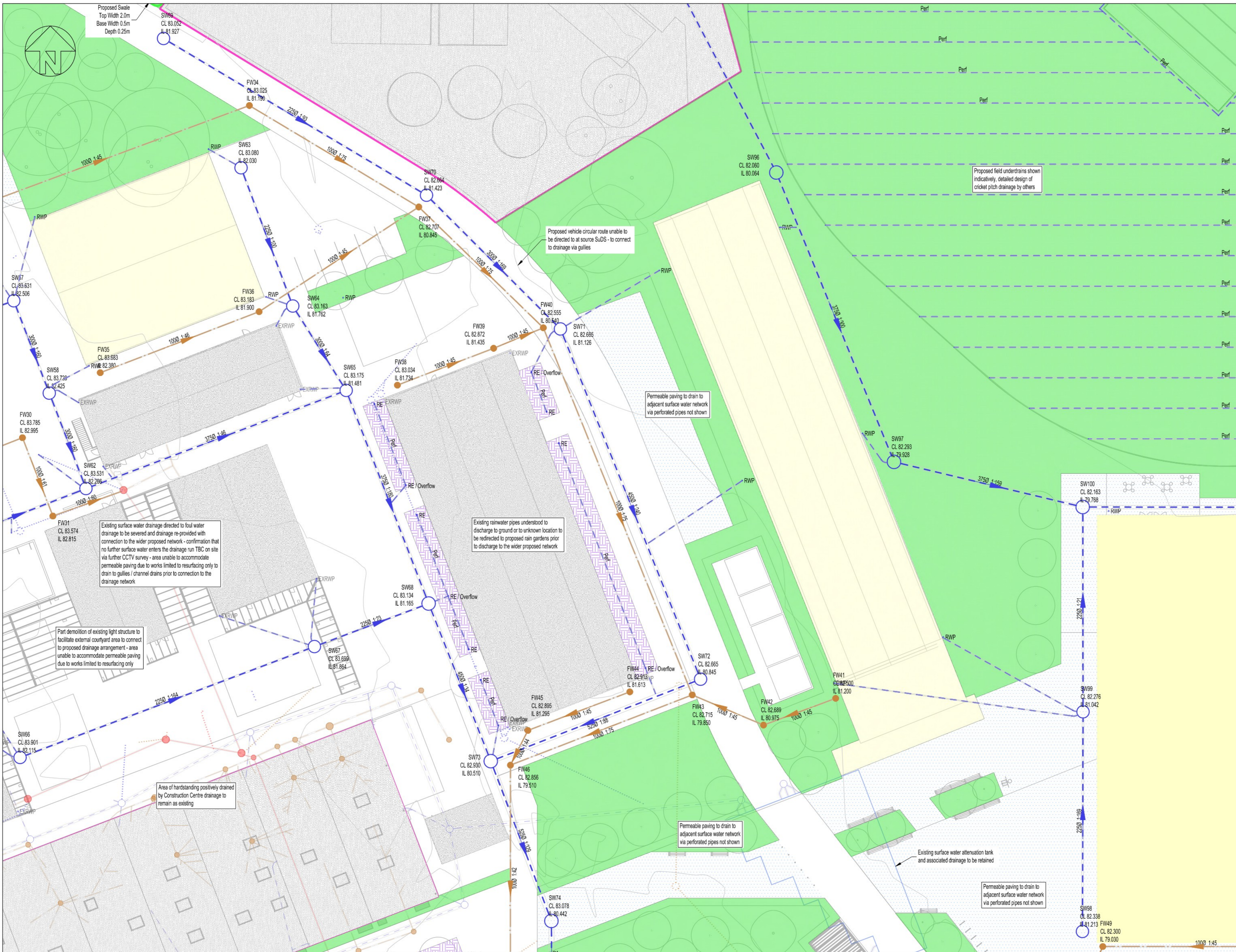
Scale: 1:250 @ A1 EWP Project Date: 22/02/24 Drawn: GGo

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Project
Oaklands College

Design Phase	Status	Revision
For Planning	S4	PO4

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
2240224-EWP-ZZ-00-DR-C-10007



LEGEND

- Existing combined water manhole
- Existing surface water manhole
- Existing combined water
- Existing surface water
- Existing foul water
- Proposed combined water manhole
- Proposed surface water manhole
- Proposed combined water
- Proposed surface water
- Proposed foul water
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PO1	01.08.25	GGo	NCu	Draft for Planning

Drawing title
Proposed Drainage Layout Sheet 08

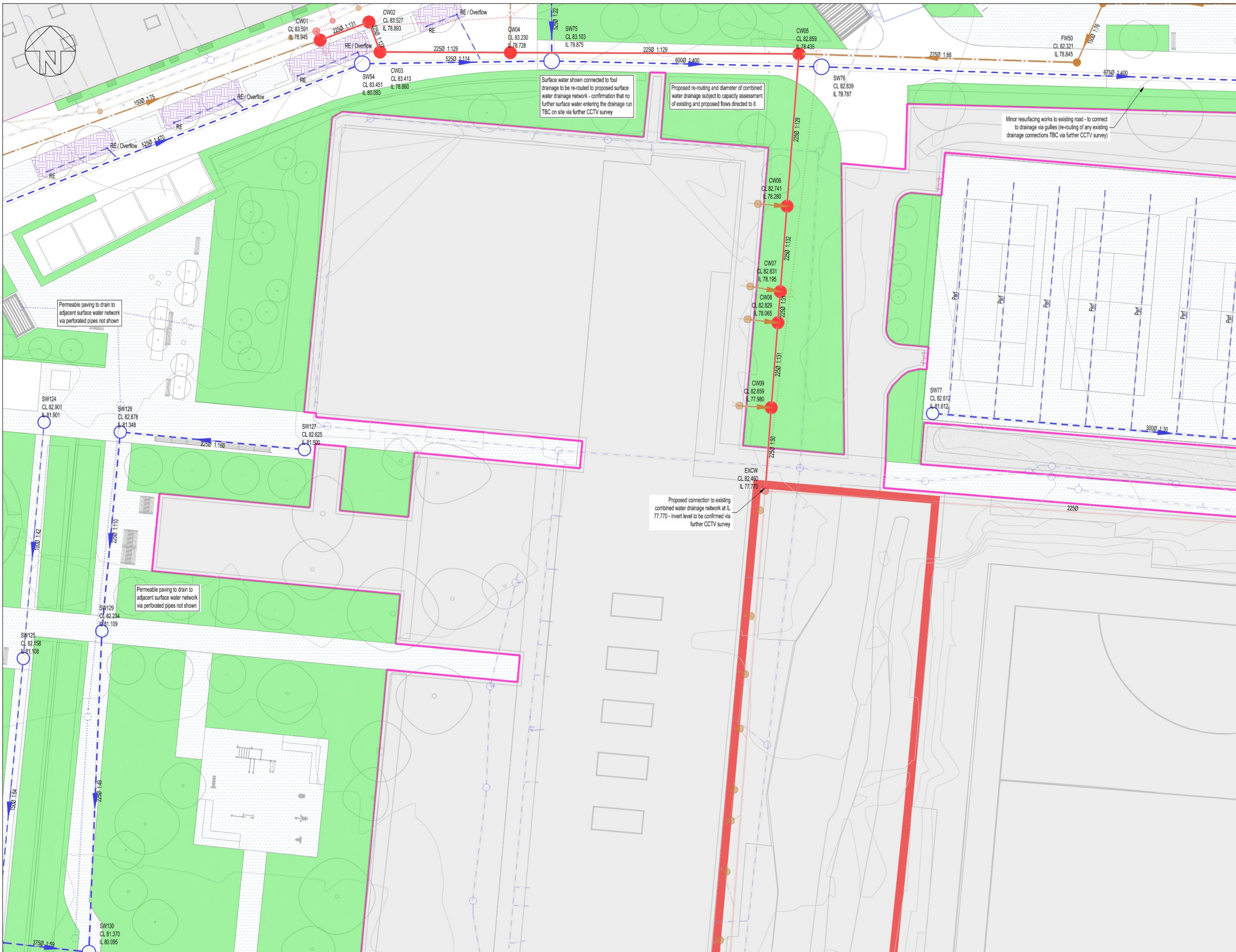
Scale: 1:250 @ A1
EWP Project: 2240224
Date: Sep 2024
Drawn: GGo

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Project: **Oaklands College**

Design Phase	Status	Revision
For Planning	S4	PO4

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
2240224-EWP-ZZ-00-DR-C-10008



LEGEND

- Existing combined water manhole
- Existing foul water manhole
- Existing surface water manhole
- Existing combined water
- Existing surface water
- Proposed combined water manhole
- Proposed foul water manhole
- Proposed surface water manhole
- Proposed combined water
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PO1	01.08.25	GGo	NCu	Draft for Planning

Drawing title
Proposed Drainage Layout Sheet 09

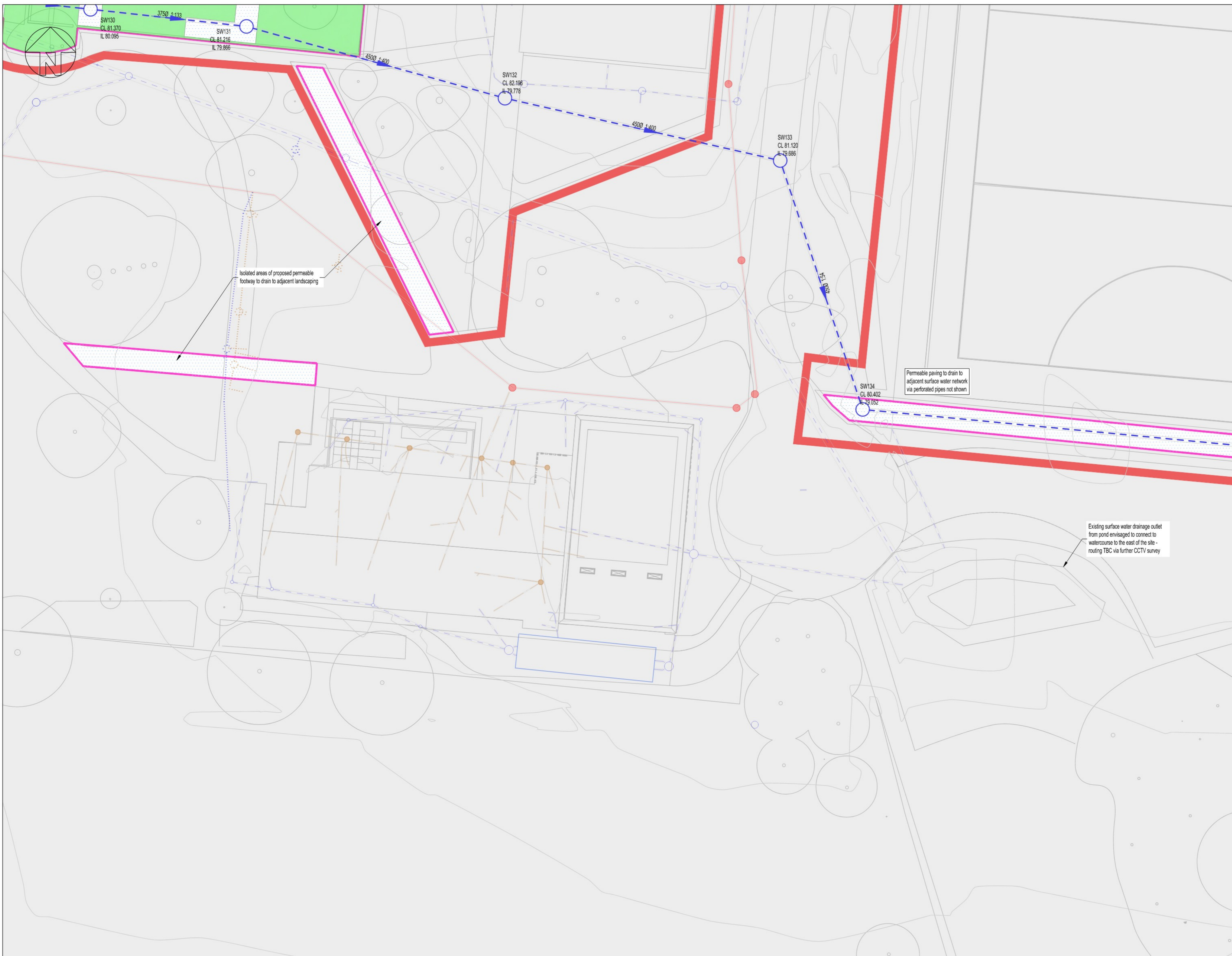
Scale: 1:250 @ A1 EWP Project Date: 22/09/2024 Drawn: GGo

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Project
Oaklands College

Design Phase	Status	Revision
For Planning	S4	PO4

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
2240224-EWP-ZZ-00-DR-C-10009



LEGEND

- Existing combined water manhole
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- Existing surface water manhole
- Existing combined water
- Existing foul water
- Existing surface water
- Proposed combined water manhole
- Proposed foul water manhole
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P03	17.09.25	GGo	NCu	Draft for Planning
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P01	01.08.25	GGo	NCu	Draft for Planning
Rev	Date	By	Chk	Description

Drawing title			
Proposed Drainage Layout Sheet 10			
Scale	EWP Project	Date	Drawn
1:250 @ A1	2240224	Sep 2024	GGo

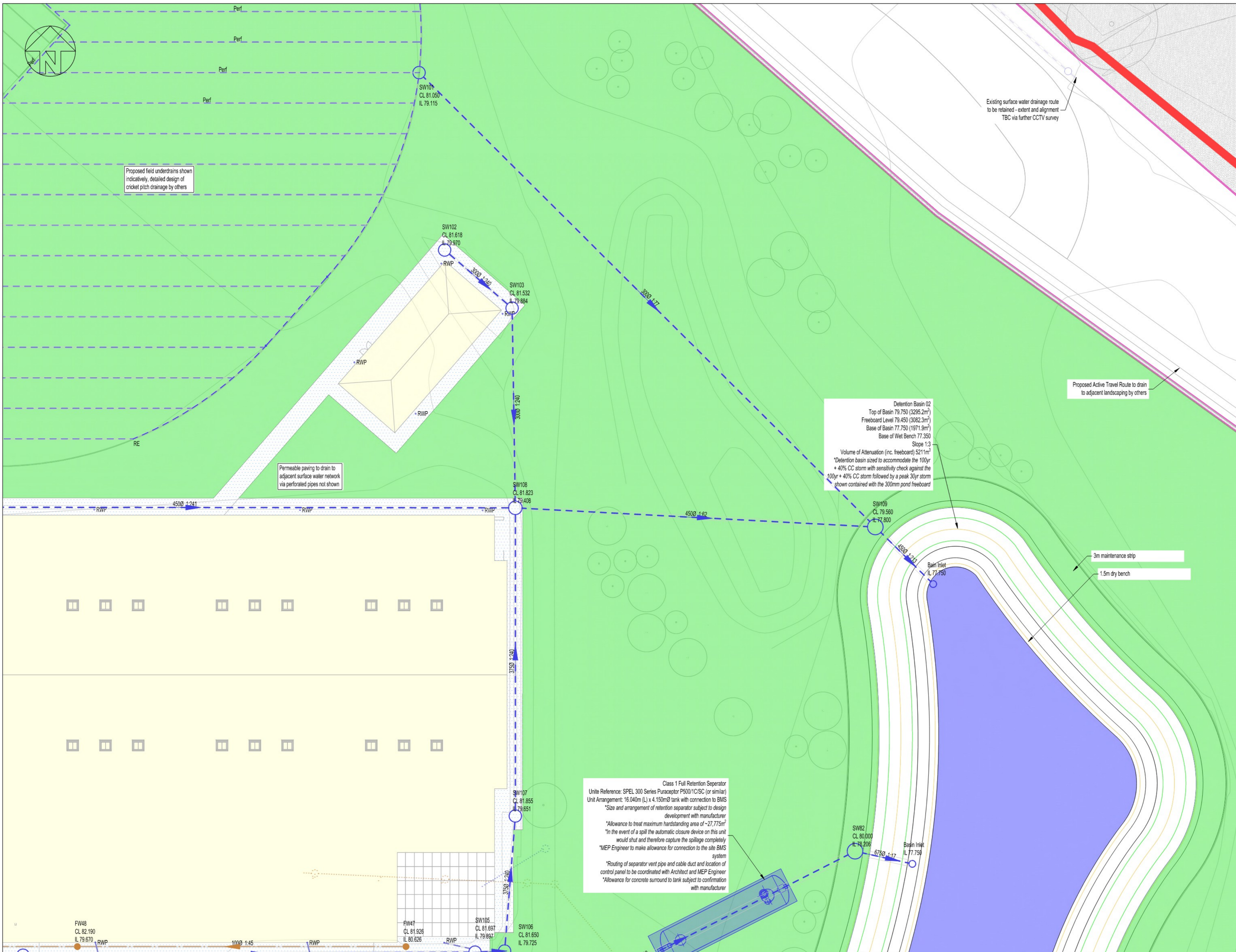
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Project		
Oaklands College		
Design Phase	Status	Revision
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[Project]-[Origin]-[Spatial]-[Form]-[Discipline]-[No.]		
2240224-EWP-ZZ-00-DR-C-10010		



LEGEND

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Drawing title
Proposed Drainage Layout Sheet 11

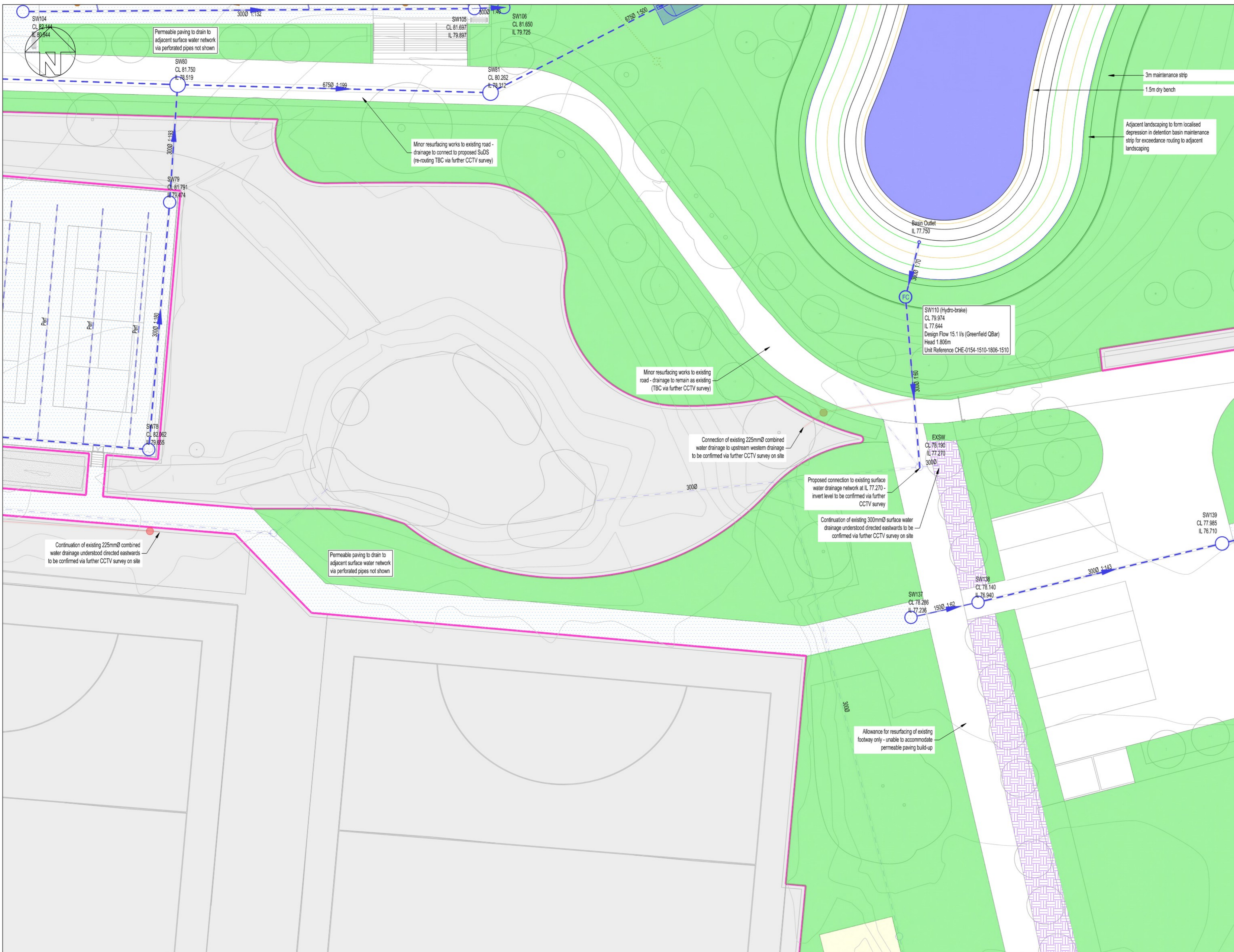
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Project
Oaklands College

Design Phase	Status	Revision
For Planning	S4	P05

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
 2240224-EWP-ZZ-00-DR-C-10011



LEGEND

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 6. All drainage excavations should be risk assessed by the contractor to ensure trench safety / stabilisation measures are considered during the construction period. Any excavations left exposed should be inspected by a competent person on a daily basis. Ground conditions should be monitored and tool box talks should include site investigation information to aid the contractors ongoing risk assessment and method of excavation. All excavations should be assessed by a competent person for confined spaces requirements.
 7. The contractor is to consider phasing of the drainage installation and are to provide temporary drainage measures they determine are required.
 8. SuDS are to be installed in accordance with the recommendations made within the CRIA SuDS Manual C753 (with particular attention drawn to chapter 31) and CRIA Guidance on the Construction of SuDS C768. It is the responsibility of the contractor to consider construction programme of SuDS.
 9. Infiltration is not considered feasible at this stage due to the presence of groundwater, the inherent dissolution risk of the underlying structureless Chalk and the varying ground media found on site to date, much of which containing Clay. The alternate discharge method of infiltration for proposed SuDS subject to further site investigation but envisaged isolated to shallow at source features (e.g. permeable paving).
 10. All permeable paving and rain gardens proposed for conveyance only at this stage. The inclusion of flow controls to reduce end of line detention basins subject to detailed design. However, is limited to SuDS lying outside the surface water flow path through the College. Refer to Elliott Wood Exceedance Plans for reference.

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
Do not scale from this drawing.
All drawings to be printed in colour.

NOT FOR CONSTRUCTION

Rev	Date	By	Chk	Description
P04	19.09.25	GGo	NCu	For Planning
P03	17.09.25	GGo	NCu	Draft for Planning
P02	08.08.25	GGo	NCu	Draft for Planning
P01	01.08.25	GGo	NCu	Draft for Planning

Drawing title
Proposed Drainage Layout Sheet 12

Scale: 1:250 @ A1
EWP Project
Date: 22/02/24
Drawn: GGo

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Project
Oaklands College

Design Phase	Status	Revision
For Planning	S4	PO4

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
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