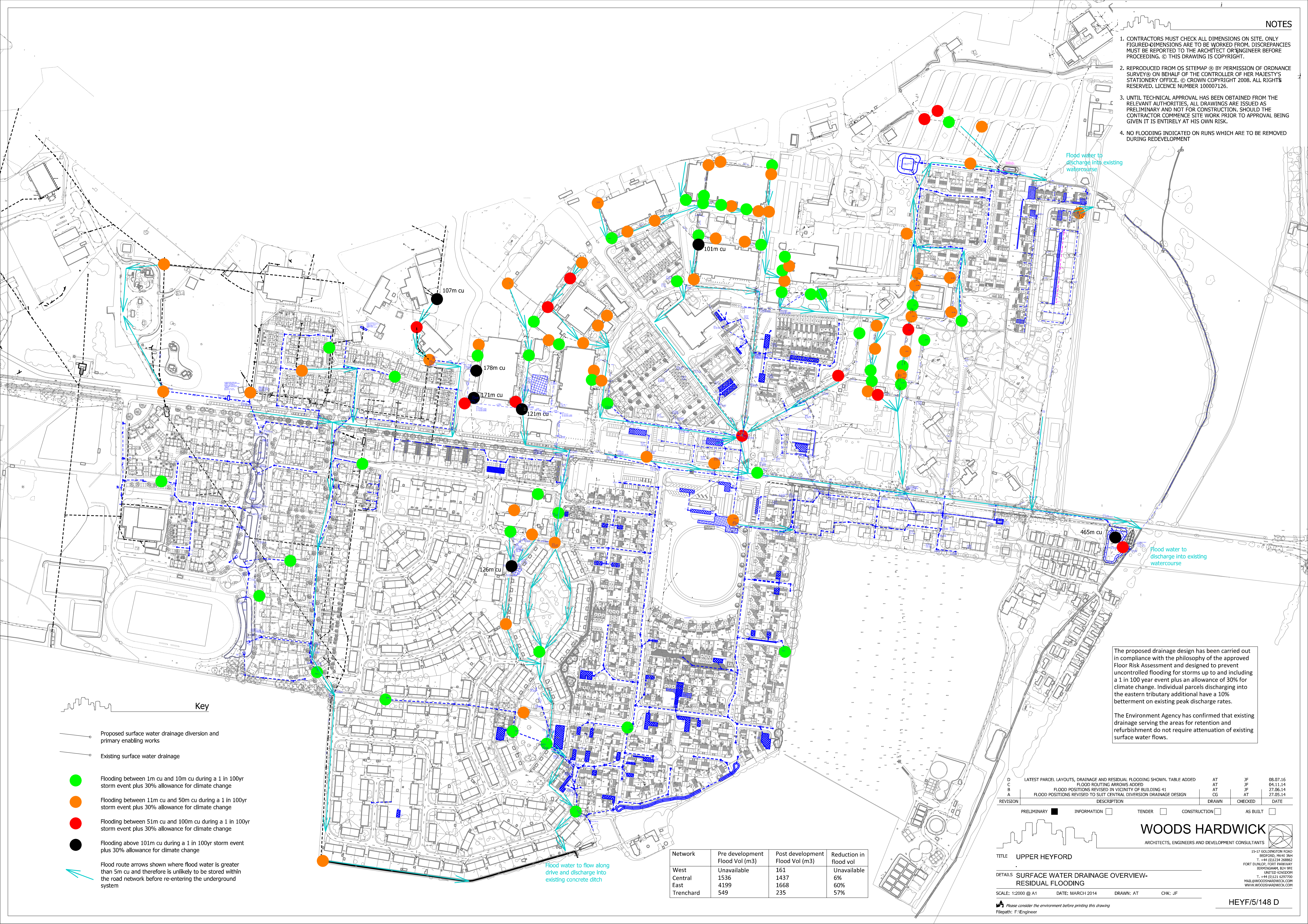


1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED-DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
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4. NO FLOODING INDICATED ON RUNS WHICH ARE TO BE REMOVED DURING REDEVELOPMENT



Flood water to discharge into existing watercourse

Flood water to discharge into existing watercourse

The proposed drainage design has been carried out in compliance with the philosophy of the approved Floor Risk Assessment and designed to prevent uncontrolled flooding for storms up to and including a 1 in 100 year event plus an allowance of 30% for climate change. Individual parcels discharging into the eastern tributary additional have a 10% betterment on existing peak discharge rates.

The Environment Agency has confirmed that existing drainage serving the areas for retention and refurbishment do not require attenuation of existing surface water flows.

Key

- Proposed surface water drainage diversion and primary enabling works
- Existing surface water drainage
- Flooding between 1m cu and 10m cu during a 1 in 100yr storm event plus 30% allowance for climate change
- Flooding between 11m cu and 50m cu during a 1 in 100yr storm event plus 30% allowance for climate change
- Flooding between 51m cu and 100m cu during a 1 in 100yr storm event plus 30% allowance for climate change
- Flooding above 101m cu during a 1 in 100yr storm event plus 30% allowance for climate change
- Flood route arrows shown where flood water is greater than 5m cu and therefore is unlikely to be stored within the road network before re-entering the underground system

Network	Pre development Flood Vol (m3)	Post development Flood Vol (m3)	Reduction in flood vol
West	Unavailable	161	Unavailable
Central	1536	1437	6%
East	4199	1668	60%
Trenchard	549	235	57%

Flood water to flow along drive and discharge into existing concrete ditch

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
D	LATEST PARCEL LAYOUTS, DRAINAGE AND RESIDUAL FLOODING SHOWN. TABLE ADDED	AT	JF	08.07.16
C	FLOOD ROUTING ARROWS ADDED	AT	JF	04.11.14
B	FLOOD POSITIONS REVISED IN VICINITY OF BUILDING 41	AT	JF	27.05.14
A	FLOOD POSITIONS REVISED TO SUIT CENTRAL DIVERSION DRAINAGE DESIGN	CG	AT	27.05.14

PRELIMINARY INFORMATION TENDER CONSTRUCTION AS BUILT

WOODS HARDWICK
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD
DETAILS: SURFACE WATER DRAINAGE OVERVIEW- RESIDUAL FLOODING
SCALE: 1:2000 @ A1 DATE: MARCH 2014 DRAWN: AT CHK: JF