



LEVELS LEGEND

[FFL ---, ---]	Proposed finished floor level
- 85.09	Existing level
84.80 +	Proposed level
1 in 24.5	Proposed gradient
1/3	Proposed bank and gradient

Note: An asterisk after a level or gradient denotes that this has been estimated based on the preliminary planning levels for the wider site (to be designed by others).

DRAINAGE LEGEND

CS	Channel drain and trapped outfall unit
150mm 1/100	Surface water drain
150mm 1/100	Foul water drain
○	Surface water inspection chamber
●	Foul water inspection chamber
→	Surface water distribution pipe
[Hatched Box]	Denotes extent of permeable block paved car park.
[Dotted Box]	Denotes extent of tarmac circulation areas with a permeable sub-base.
---	Site Boundary.



- NOTES**
- It is proposed to drain all surface water runoff from the site to the ground via infiltration. This would comply with the hierarchical approach adopted by Part H of the current Building Regulations, which prioritises the use of soakways or other infiltration systems for the disposal of surface water runoff.
 - Permeable paved parking areas (1,797m²) have been designed to allow surface water runoff to filter through the block paved surface and be stored within the voids of a filter zone of porous sub-base located beneath the bedding layer before naturally infiltrating into the ground beneath.
 - Circulation aisles (1,576m²) have been designed with an impermeable surface course, and falls to convey runoff towards the block paved parking bays, allowing infiltration into the filter zone of porous sub-base material.
 - Roof water runoff (1,310m²) will drain via a traditional network of underground pipework and discharge to the sub-base storage zone via perforated distributor pipes.
 - At the time of preparing this drainage strategy, the infiltration rate of the underlying soils had been calculated using only two test cycles. Therefore, the rate of 0.034 m/hr used to prepare this strategy should be verified in accordance with BRE365.
 - Based on an infiltration rate of 0.034 m/hr, and a safety factor of 5, the depth of sub-base storage required to prevent flooding during the 1 in 100 year + 30% climate change event is 650mm.
 - Given the ground conditions (i.e. high fractured rock layer) it is therefore considered likely that excavation to formation level will be slow in some areas of the site.
 - The foul drainage will connect into the wider development site. The design invert level at the site boundary, based on minimum allowable cover levels and falls, is 69.27m. The off-site network is to be designed by others and therefore account must be taken of the above.

A	INITIAL ISSUE	GJ	30.08.17
MK	REVISION	BY	DATE

DRAWING STATUS
PRELIMINARY

DRAWING TITLE
PRELIMINARY LEVELS & DRAINAGE STRATEGY

PROJECT
Project Number 14818

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