Drainage Statement

Hollington Youth Hub, 1 Wishing Tree Road North, Hastings, TN38 9LL

Issued For	Planning Submission	30/09/24

Contents

1.0 Introduction

Hollington Youth Hub is located at 1 Wishing Tree Road North, Hastings, TN38 9LL. East Sussex County Council have stated the existing facility would benefit from investment to reconfigure the internal space to allow the building to be used more effectively and by more users. They thought there was some flexibility to extend the footprint of the building, extend upstairs space and to create a small exterior space with seating and planting. Hollington currently lacks any community spaces like this, which are well equipped and would act as a community hub.

Following initial design development, the scope of works was refined to construction of three single-storey extensions with internal alterations at ground floor level only. See Appendix A for the existing site plans and Appendix B for the proposed site plans.

This drainage strategy covers foul and surface water drainage proposals and has been prepared to support a planning submission for Hollington Youth Hub.

The Lead Local Flood Authority confirmed their no objection stance at pre-planning submission stage. See Appendix I for correspondence with the LLFA.

Southern Water have confirmed that there is adequate capacity in the existing local combined sewerage network to accommodate a foul and surface flow of 4.3l/s. See Appendix J for Southern Water response letter.

This drainage statement has been prepared with reference to the technical guidance provided by The SuDS Manual.

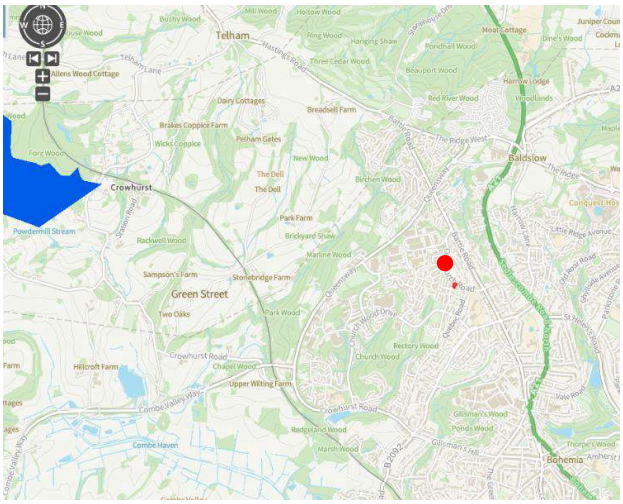
The SuDS Manual, along with national and local planning policy and guidance, is now used by the UK's scrutinizing authorities to check the design of simple drainage schemes e.g. a domestic extension, to significant developments such as housing estates, towns, and highway schemes.

2.0 Site Information

2.1 Source Protection Zone

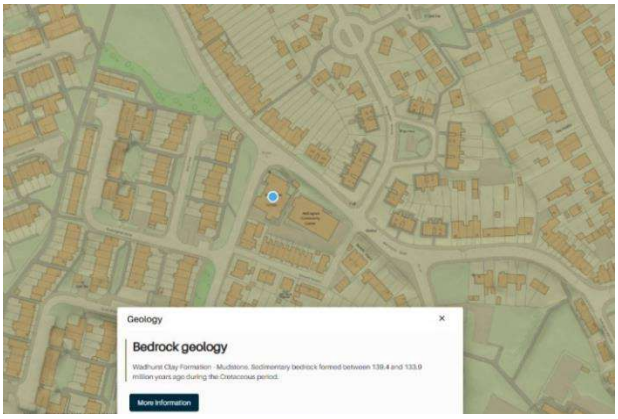
Magic Map (opposite) indicates that Hollington Youth Centre is not within Source Protection Zone (SPZ) I, II or III.

Cobalt-blue is SPZ III approximately 3.5km to the West of the site. The site is indicated by the red dot.



2.2 Geology

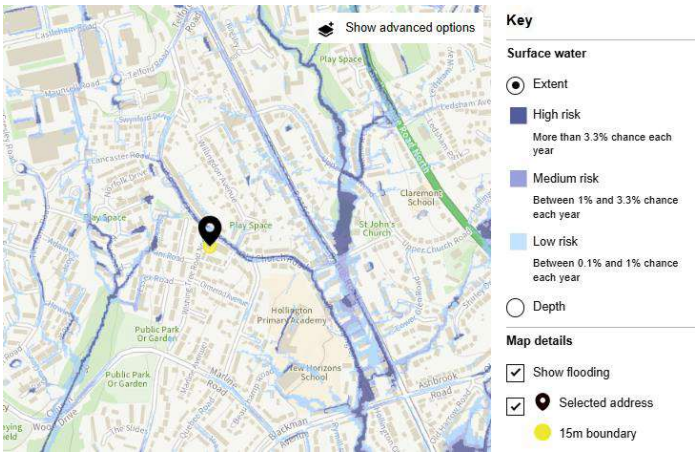
The British Geological Survey indicates that the site sits over Wadhurst Clay formation – Mudstone with no superficial deposits. The blue circle indicates the site location in the centre of the figure.



2.3 Flood Risk

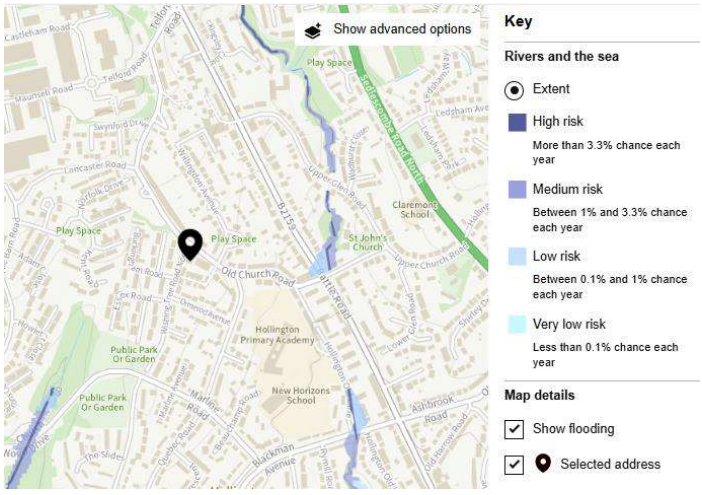
Pluvial Flooding

The extract from Environment Agency flood mapping opposite indicates the extent of pluvial flooding. The site is marked in the center of the map, with a key to the colouring next to the figure. The site sits in an area with a very low risk of pluvial flooding.



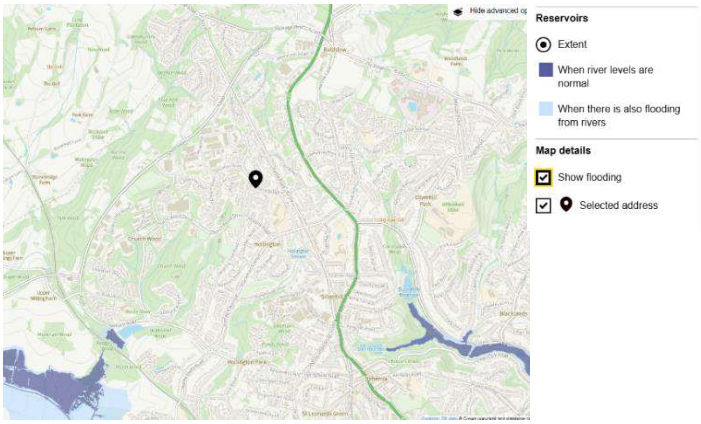
Fluvial Flooding

The figure from Environmental Agency flood mapping opposite shows the extent of fluvial flooding. The site is marked in the center of the map. The Environment Agency website confirms that the site sits in flood zone 1 and at very low risk of flooding from rivers or the sea.



Flooding from Reservoirs

The figure from Environmental Agency opposite shows the extent of flooding from groundwater and reservoirs. The site is at very low risk of flooding from groundwater and reservoirs.



3.0 Surface Water Drainage

3.1 Existing Surface Water Drainage

The drainage survey by WinCan dated 10/06/24 indicates that existing surface water drainage combines with foul drainage and discharges to Southern Water's combined sewer at two separate locations east of the site. Refer to Appendix E for the drain survey and Appendix D for Southern Water's Asset Plan.

3.2 Surface Water Management Options

The obligation in The SuDS manual is to design drainage to minimize flooding both on and off the site and each proposal must follow a hierarchy for dealing with, and managing surface water as follows:

Table 1: SuDS Hierarchy

Hierarchy	Strategy	Comments
1	Retain on site. The most preferred option	Due to the risks involved with children being around deep water, and limited space, retaining water on site, i.e. a pond, would not be possible for this specific project.
2	Infiltrate to the ground	The BGS indicates that the ground conditions are clay which would likely be unsuitable for discharging surface water by infiltration. A Borehole Falling Head Permeability Test to BS 5930 was conducted by AVZ GeoEng Ltd on 19/09/24 – see Appendix K. This test was carried out in 5m deep borehole cased to 3mbgl and response zone of 2m using falling head test method. As indicated by a desk study of the geology, the head only reduced for 310mm in 3 hours suggesting extremely limited infiltration rates. Restrictions on the position of soakaways from boundary lines and buildings means there are no areas within the site for a soakaway which complies with the restrictions.
3	Discharge to a watercourse	There is no watercourse in close proximity to the site. The nearest water course is about 250m south-west of the site through third party land.
4	Discharge to a stormwater sewer	The nearest stormwater sewer is a Southern Water Surface Water Sewer about 40m south-west of the site. It is very unlikely a connection could be made due to the number of existing utilities between the site and the stormwater sewer.
5	Discharge to a combined sewer	There is a Southern Water combined sewer close to the site. The drain survey indicates that all existing drainage is connected to the combined sewer. This would be the most preferred option.
6	Discharge to a foul sewer. The least preferred option	Unlikely to be accepted due to the viability of option above.

3.3 Proposed Surface Water Drainage

Using the SuDS hierarchy at item 3.2 above and a study of available information, the proposed method of dealing with surface water will be attenuation and discharge via a gravity-based system to Southern Water's combined sewer via a new connection to an existing chamber in Old Church Road. See Appendix C, drawing 1907-401 for proposed surface water drainage runs and their connection to Southern Water's sewer network. The proposal also avoids reusing drainage under the Community Centre.

Table 2 below shows existing and proposed impermeable areas for Hollington Youth Hub. The proposed development will increase the impermeable area by approximately 43m^2 from 925m^2 to 968m^2.

The proposal is to provide a betterment to the runoff by managing approx. 20% of the total impermeable area. Table 2 shows a breakdown of existing and proposed hard standing and roof areas.

To deliver a net improvement to Southern Water's sewer network it is proposed to provide attenuation chambers for at least 200m^2 of surface water runoff. Due to site restrictions, there is no room to provide any additional attenuation capacity.

A bioretention system (rain garden) is proposed as it would increase biodiversity as opposed to water butts. The rain garden will allow water from a downpipe to pond temporarily on the surface before filtering through vegetation and underlying soils before reaching a perforated pipe connected to the drainage system. Acting like a natural attenuation chamber, this will further reduce the rate of surface water discharge from the site. The rain garden will be fitted with an overflow gully in case the capacity of the rain garden is exceeded. See Appendix C, drawing 1907-401 for the proposed rain garden area.

Table 2: Existing and Proposed Site Areas

Hollington Youth Hub	**Existing** Approximate Area (≈m^2)	**Proposed** Approximate Area (≈m^2)
Total Site Area	1090	
Roof Area	470	670
Impermeable Area (Eg. Tarmac paths, hard landscaping, Excluding Roof)	455	298
Total Impermeable Area	925	968

3.4 Attenuation Chamber Sizing

The attenuation chamber volume has been calculated in accordance with CIRCA SuDS Manual, for a 1:100year storm event + 45% Climate Change Factor (CCF), and an impermeable catchment of 200m^2. The required volume of the attenuation chamber is 16.8m^3 and the volume provided using Polypipe crates will be 18.2m^3 (nominally 4m x 4m x 1.2m deep). See Appendix F for calculations and Appendix G for typical crate details.

The greenfield runoff rate for the 200m^2 catchment is calculated at 0.8l/s. Refer to Appendix H for design rainfall calculation. As the greenfield runoff rate is less than the recommended minimum discharge rate of 2l/s for attenuation systems using a hydro brake, 2l/s will be adopted to reduce the risk of blockages and therefore the risk of onsite flooding. The hydro brake will be fitted with an overflow to reduce the risk of flooding.

A Southern Water pre-planning enquiry was lodged with details of this proposal. Southern Water confirmed acceptance in principle to the proposal. See Appendix J for Southern Water response letter.

4.0 Foul Drainage

4.1 Existing Foul Water Drainage

The drainage survey indicates that the existing foul drainage combines with surface water and connects to Southern Water's combined sewer at two separate locations east of the site, through the adjacent Community Centre site. Refer to Appendix E for the drain survey and Appendix D for Southern Water's Asset Plan. Southern Water's asset plan also shows a foul water sewer south of the site with an unknown diameter, which then connects to the combined sewer further downstream between combined water sewer manhole references 2801 & 2804.

4.2 Proposed Foul Water Drainage

It is proposed that foul water drainage is a gravity-based system with two new connections to Southern Water's sewer network. One to the foul water sewer south of the site and another to the combined sewer in Old Church Road at existing manhole reference 2802. The two new connections reroute foul water so it will no longer run through the adjacent site and under the Community Centre. This will be subject to confirming the foul sewer position and levels to the south by CCTV survey. Drawing 1907-401, Appendix C, shows details of the foul drainage runs and their connection to Southern Waters sewer network.

A Southern Water pre-planning enquiry was lodged with details of this proposal. Southern Water confirmed acceptance in principle to the proposal. See Appendix J for Southern Water response letter.

5.0 Maintenance Plan

5.1 Drainage Maintenance Plan

The following table identifies various drainage features and their maintenance.

Item	Frequency	Responsibility
Buried Pipework Jet-wash foul and surface water pipe runs	Every 10yrs	Freeholder
Catchpit Lift chamber lid and remove build-up of silt and debris if loss of sump depth is greater than 50%	Annually	Freeholder
Gutters, RWP and Gullies Remove debris and check traps and remove silt as necessary	Annually	Freeholder
Litter Remove litter around and from drainage features such as gullies and the rain garden.	Monthly	Freeholder
Plant management Trim overhanging branches and remove growth or weeds or self-seeded plants around drainage features such as gutters, rainwater pipes and gullies etc.	Annually	Freeholder
Attenuation Chamber Check condition of attenuation chamber with CCTV survey. Surveyor to advise on condition and any remedial work, if required.	Every 10yrs	Freeholder
Rain Garden Inspect infiltration surfaces for silting and ponding, record de-watering time of the rain garden to determine if remedial action is required.	Every 10yrs	Freeholder
Rain Garden - Planting Replace any plants, to maintain planting density.	As Required	Freeholder

6.0 Glossary of Terms and Abbreviations

Term	Definition
AP	See Return Period
Aquifer	A subsurface zone or formation of rock or solid containing a body of water
Attenuation	Temporary storage and release of storm water at a pre-determined rate to a watercourse or sewer system.
BGS	British Geological Survey
Blue Roof	A roof construction that stores water for controlled release or re-use
Catchpit	A chamber with a sump to trap sediment and debris which allows water to flow through
CBR	California Bearing Ratio. Used as measure of ground bearing capacity. 2% or less is considered to be weak strata such as soft clay; anything over 30% is considered to be competent ground
CIRIA	Construction Industry Research and Information Association
Combined sewer	An underground pipe that conveys both foul and stormwater
Flood Risk Assessment (FRA)	An assessment of the risk of flooding on a development or caused by the development
Flood Defences	Structures designed to protect land, people and property from tidal and fluvial (river) flooding.
Flooding Fluvial	When the capacity of a watercourse is exceeded, causing flooding beyond the banks of the watercourse.
Flooding Pluvial	Overland flows which develop during a storm event when the capacity of the drainage system is exceeded
Flooding from Sea	Occurs when strong winds create large waves which breach natural or man-made coastal protection structures. Coastal flooding is usually more extreme when linked to a low-pressure system as a low-pressure system can raise sea levels by up to 1m leading to increased wave height.
Flood Zone Map	Environment Agency mapping which covers England and provides the general extent of Flooding in Zones 1, 2, and 3.
Flood Zone 1	Defined by the Environment Agency (EA) as Low Probability of flooding, having a less than 0.1% annual probability from river or sea flooding
Flood Zone 2	Defined by the EA as Medium Probability. Land having between a 1.0% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding.
Flood Zone 3	Defined by the EA as High Probability. Land having 1.0% or greater annual probability of river flooding; or Land having 0.5% or greater annual probability of flooding by sea.
Freeboard	Difference between water level and flood defence or flood mitigation device.
Green Roof	A roof with plants growing on its surface which promotes biodiversity, a degree of retention and evapotranspiration
Ground Water Flooding	When ground water rises to the surface or above the surface, causing damage to infrastructure such as basements and other sub-surface structures.

Hydrobrake	Device to manage discharge rates of stormwater from a development
Infiltration	Passage of surface water into the ground
Main River	Defined by the Environment Agency on the Main River map and relate to rivers where the EA has jurisdiction
mbgl	Metres below ground level
Major Development	Comprise: a) Winning and working of minerals or the use of land for mineral-working deposits b) Waste development c) Provision of 10 or more dwellinghouses or fewer, if the development site has an area of 0.5 hectares or more d) Provision of a building or buildings where the floor space is 1,000 square metres or more e) Development on a site having an area of 1 hectare or more.
Minor Development	Comprise: a) Extensions to industrial or commercial or leisure facilities that do not increase floorspace not more than 250 square metres. b) Alterations that do not increase the size of buildings such as a change to the appearance of a building. c) Householder development within the curtilage of the dwelling such as extensions or loft conversion or ancillary buildings but, excludes a proposed development that would create a separate dwelling within the curtilage of the existing dwelling sub-division into flats
OS	Ordnance Survey
Ordinary Watercourse	A watercourse which does not form part of a Main River. Works usually require consent from either the Lead Local Flood Authority and the Internal Drainage Board.
Q_{BAR}	The arithmetic mean, annual maximum flood.
Rain Garden	Also referred to as bioretention; a planted device or depression that allows water to pond temporarily before percolating into the ground or drainage system. Layers of sand and gravel provide treatment potential and can improve water quality.
Return Period	An estimate of the likelihood of a particular event occurring. For example, a 100-year storm refers to a storm that occurs on average once every 100 years. In other words, its annual probability of exceedance is 1% i.e., 1 in 100
Riparian	Relating to the banks of a natural watercourse
Soakaway	A subsurface structure into which water is conveyed and is designed to promote infiltration
SSSI	Site of special scientific interest
SPZ	Source Protection Zone. Areas where ground waters are used for human consumption and are protected from risk of pollution,
SuDS	Sustainable Drainage System. A combination or individual elements of a drainage system designed to convey, store, or treat surface water to minimize long term detrimental impacts from developments.
Swale	A shallow vegetated channel designed to convey, treat, and occasionally store surface water. Swales may also permit infiltration
Urban Creep	Increase in impermeable areas within a development site over time. Examples of this are extensions to dwellings, paving over gardens or soft landscaping areas and the addition of new roads and buildings. Urban creep gives rise to increased volumes and rates of surface water runoff.

Appendix A

(Existing Site)

1:200

0 1 2 4 6 8 10 12 14 16 18 20M

GENERAL NOTES:

NOTES:

REVISIONS:

Rev	Date	Details	Rev By	Chkd By
	16.09.2024	Stage 03 issue	CM	RP

JOB NUMBER: 02224

PROJECT NAME:
Hollington Youth Hub
1 Wishing Tree Rd North
TN38 9LL

CLIENT:
ESCC

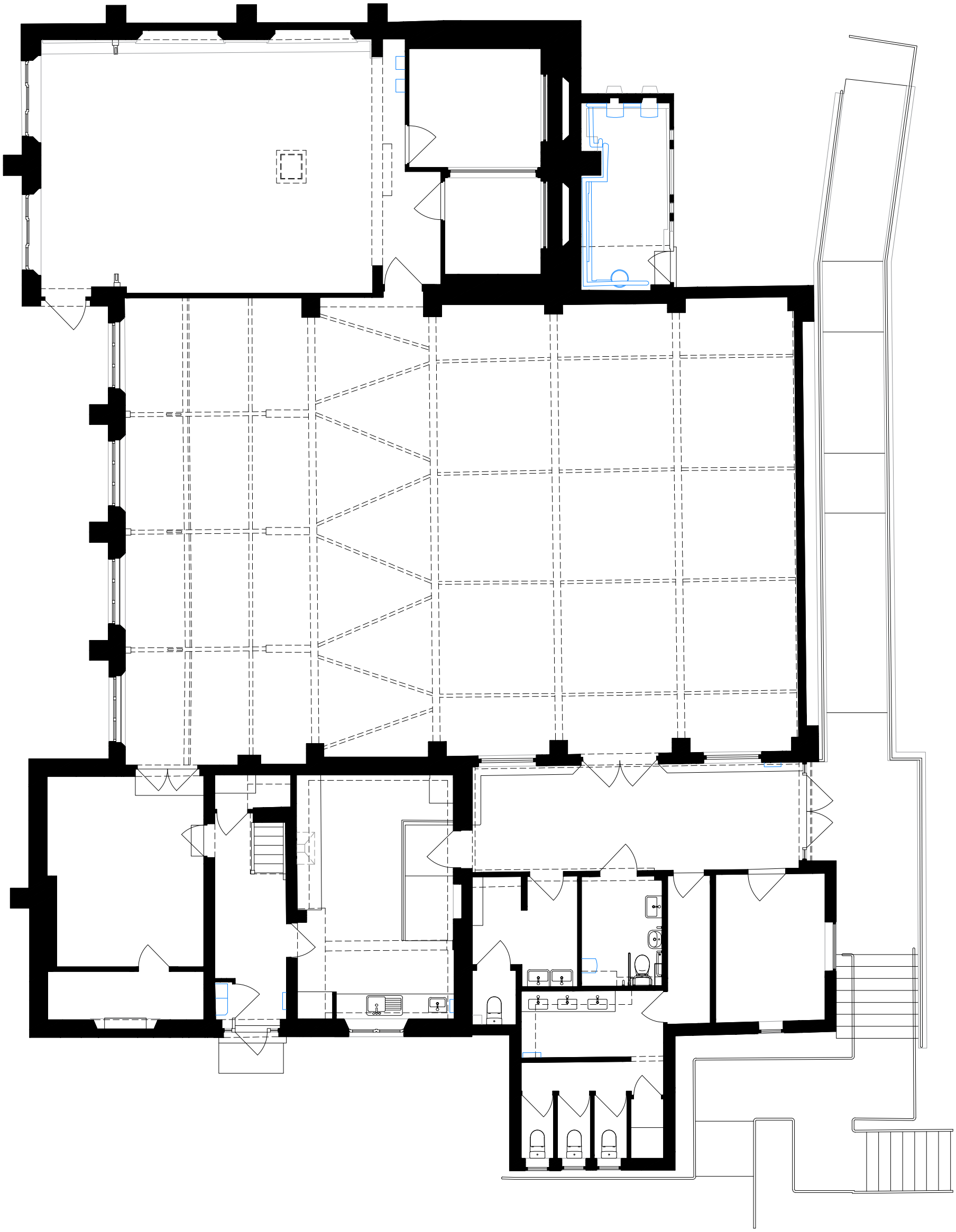
STATUS	SCALE	DATE
STAGE 03	1:200@A1	28/06/2024

DRAWING NAME:
Existing Site Plan

DRAWING NUMBER:
S3-100

REV:

RX Architects Limited
Rye Creative Centre, New Road, Rye,
East Sussex TN31 7LS
[redacted]



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GENERAL NOTES:

NOTES:

REVISIONS:

Rev	Date	Details	Rev By	Chkd By
	16.09.2024	Stage 03 Issue	CM	RP

JOB NUMBER: 02224

PROJECT NAME:
Hollington Youth Hub
1 Wishing Tree Rd North
TN38 9LL

CLIENT:
ESCC

STATUS	SCALE	DATE
STAGE 03	1:50 @ A1	25/06/2024

DRAWING NAME:
GF Demolition Plan

DRAWING NUMBER: S3-203

REV: -

RX Architects Limited
Rye Creative Centre, New Road, Rye,
East Sussex TN31 7LS
[redacted]

Appendix B

(Proposed Site)

GENERAL NOTES:

NOTES:

REVISIONS:

Rev	Date	Details	Rev By	Chkd By
	16.09.2024	Stage 03 issue	CM	RP

JOB NUMBER: 02224

PROJECT NAME:
Hollington Youth Hub
1 Wishing Tree Rd North
TN38 9LL

CLIENT:
ESCC

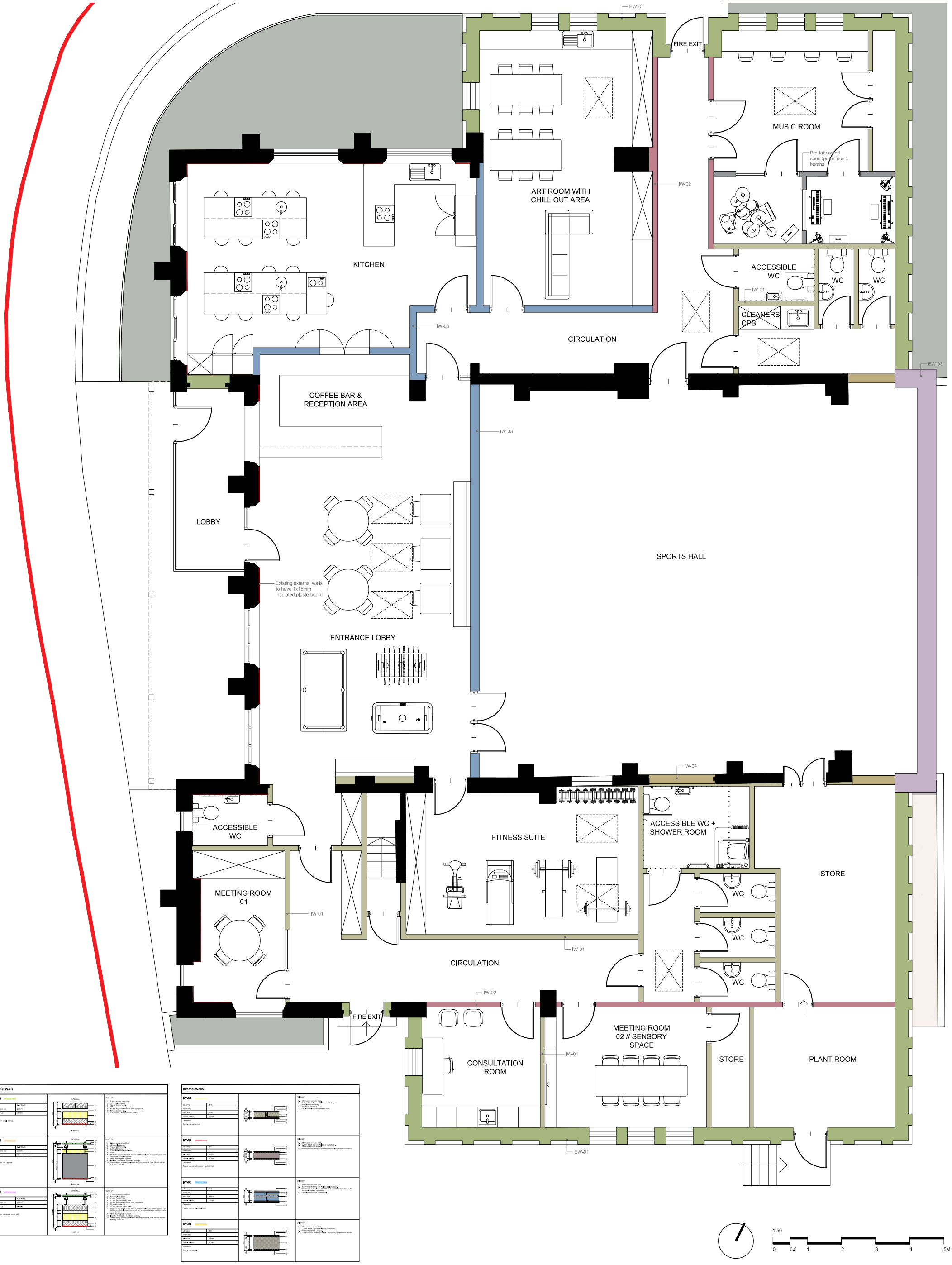
STATUS	SCALE	DATE
STAGE 03	1:200@A1	28/06/2024

DRAWING NAME:
Proposed Site Plan

DRAWING NUMBER:
S3-125

REV:

RX Architects Limited
Rye Creative Centre, New Road, Rye,
East Sussex TN31 7LS
t 01797 330198
e studio@rxarchitects.com
www . rxarchitects . com



GENERAL NOTES:

NOTES:

REVISIONS:

Rev	Date	Details	Rev By	Chkd By
A	16.09.2024	Cleaners Cpd addition	CM	RP
	16.09.2024	Stage 03 issue	CM	RP

JOB NUMBER: 02224

STATUS	SCALE	DATE
STAGE 03	1:50 @ A1	17/06/2024

PROJECT NAME:
Hollington Youth Hub
1 Wishing Tree Rd North
TN38 9LL

DRAWING NAME:
Proposed GF Plan

CLIENT:
ESCC

DRAWING NUMBER:
S3-225

REV:
A

RX Architects Limited
Rye Creative Centre, New Road, Rye, East Sussex TN31 7LS
t 01797 330198
e studio@rxarchitects.com
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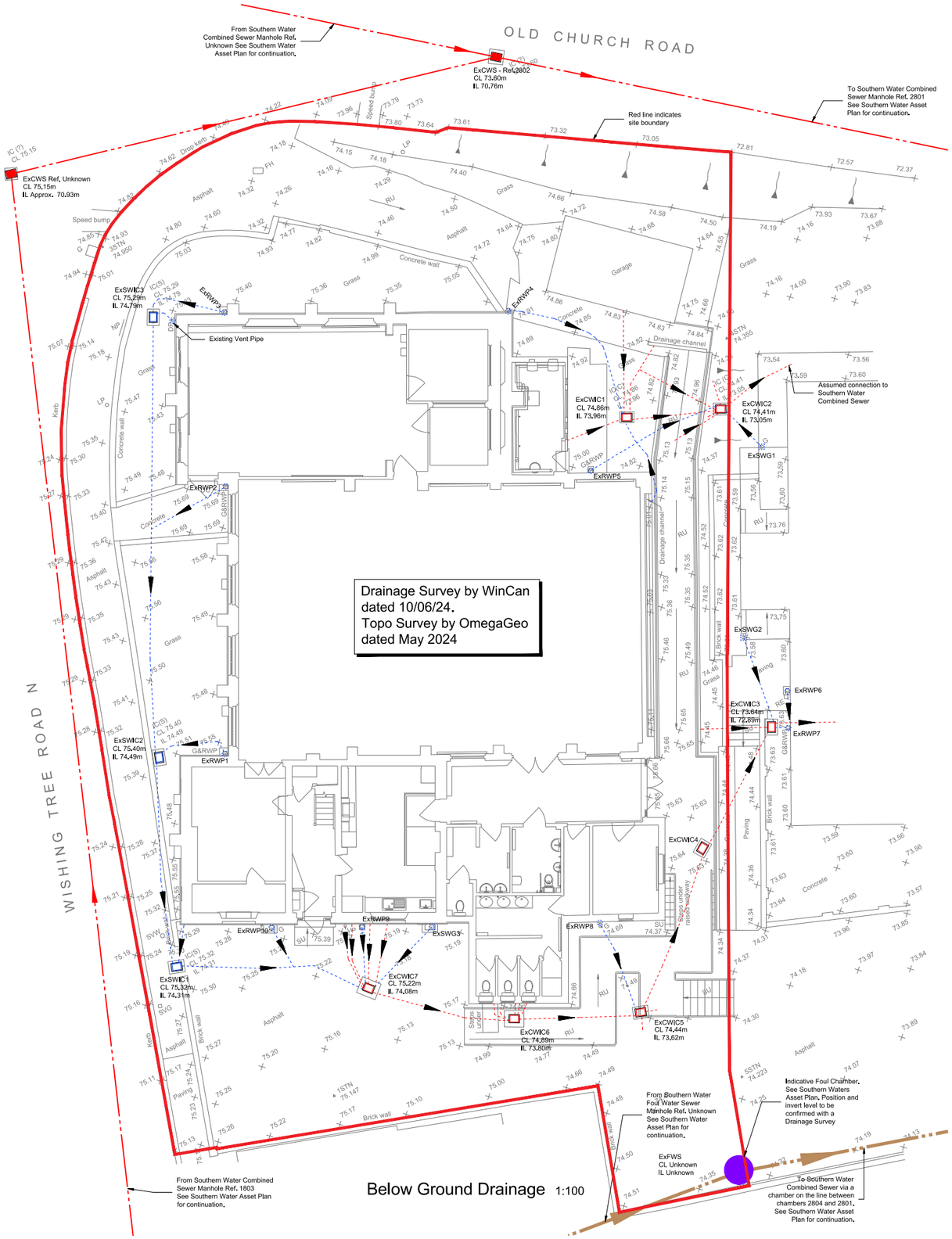
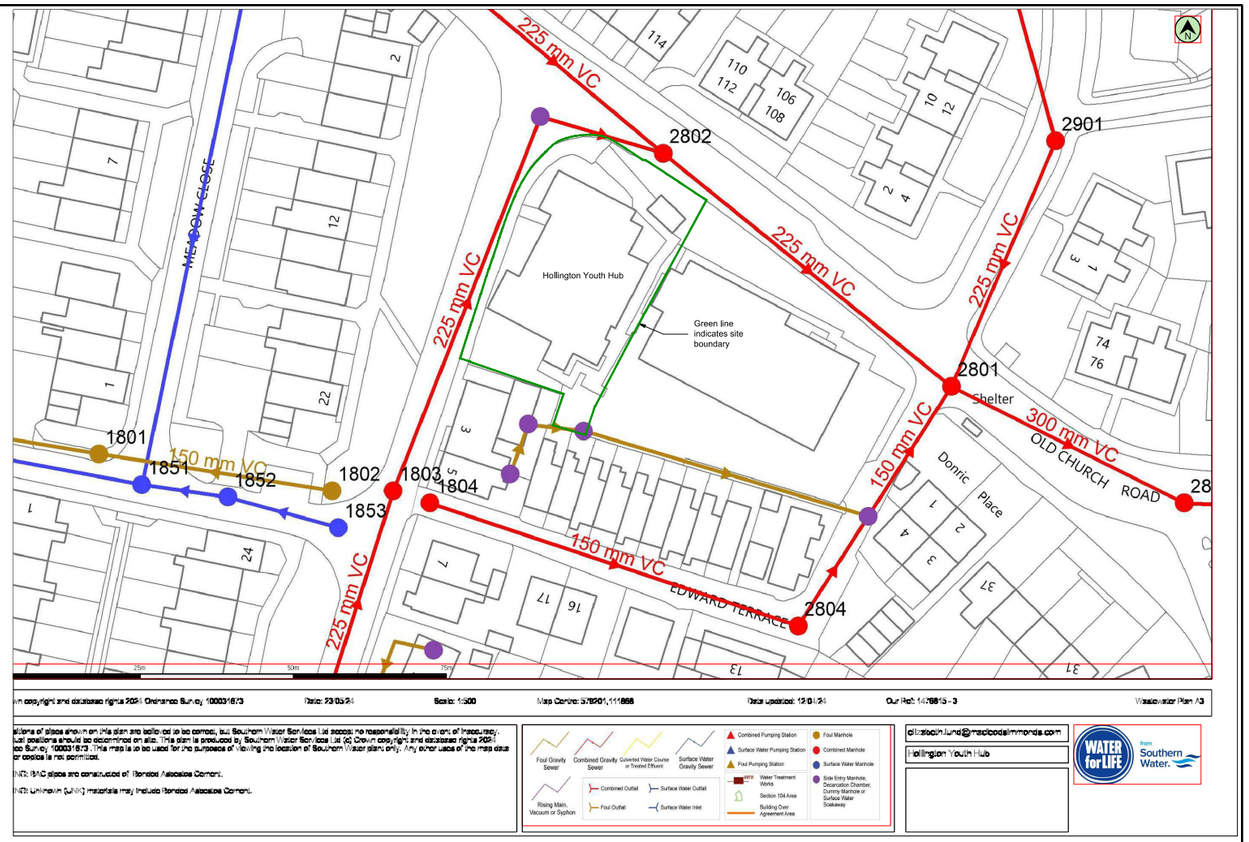
Appendix C

(Drainage Strategy)



Below Ground Drainage 1:100



Southern Water Asset Plan 1:500

Key	
	Existing Surface Water Drainage
	Existing Combined Water Drainage
ExSWIC1	Existing Surface Water Inspection Chamber
ExCWIC1	Existing Combined Water Inspection Chamber
ExRWP1	Existing Rainwater Down Pipe U.N.O
ExSWG1	Existing Surface Water Gully
	Existing Southern Water Combined Sewer
	Existing Southern Water Foul Water Sewer
ExCWS Ref. 2802	Existing Southern Water Combined Sewer Manhole with Reference number
ExFWS	Existing Southern Water Foul Water Sewer Manhole

ISSUE/REVISION

Rev	Date	Description
B	30/09/24	Issued for Planning Submission
A	16/09/24	Revised following design review

Client
ESCC

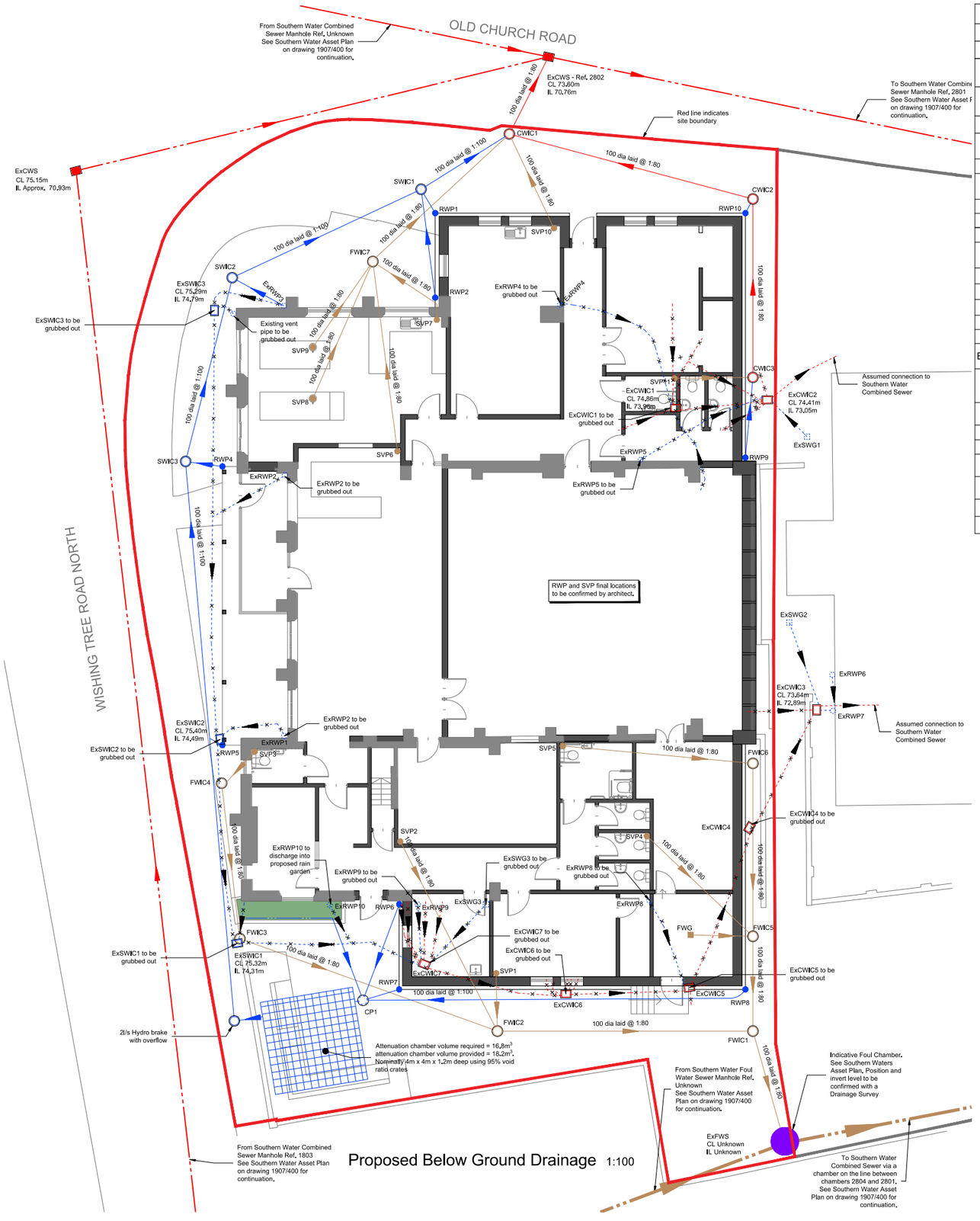
Project
Hollington Youth Hub

Drawing Title
Existing Below Ground Drainage

Issued for
Planning Submission

Haworth McCall CONSULTING
Brighton: 01273 617117
Belfast: 028 9028 3060
solutions@haworthmccall.co.uk
www.haworthmccall.co.uk

Scale	Designer	Date	Drg No	Rev
As Shown	TC	Sept-24	1907/ 400	B
Original paper size A1	Drawn TC			



Key

	Proposed Surface Water Drainage with Direction of Flow
	Proposed Land Drain for Rain Garden
SWIC1	Proposed Surface Water Inspection Chamber U.N.O
CP1	Proposed Catch Pit
RWP1	Proposed Rainwater Down Pipe
	Proposed Attenuation Chamber
	Proposed Foul Water Drainage with Direction of Flow
FWIC1	Proposed Foul Water Inspection Chamber
FWG	Proposed Foul Water Gully
SVP1	Proposed Soil Vent Down Pipe
	Proposed Combined Water Drainage with Direction of Flow
CWIC1	Proposed Combined Water Inspection Chamber
	Existing Building
	Proposed Building
	Proposed Rain Garden
	Existing Southern Water Combined Sewer
	Existing Southern Water Foul Water Sewer
ExCWS Ref. 2802	Existing Southern Water Combined Sewer Manhole with Reference number
ExFWS	Existing Southern Water Foul Water Sewer Manhole
	Existing Drainage to be Confirmed and Grubbed Out. Voids to be filled with GEN1 concrete.
	Existing Surface Water Drainage
	Existing Combined Water Drainage
ExSWIC1	Existing Surface Water Inspection Chamber
ExCWIC1	Existing Combined Water Inspection Chamber
ExRWP1	Existing Rainwater Down Pipe U.N.O
ExSWG1	Existing Surface Water Gully

ISSUE/REVISION

Rev	Date	Description
B	30/09/24	Issued for Planning Submission
A	16/09/24	Revised following design review

Client: ESCC

Project: Hollington Youth Hub

Drawing Title: Proposed Below Ground Drainage

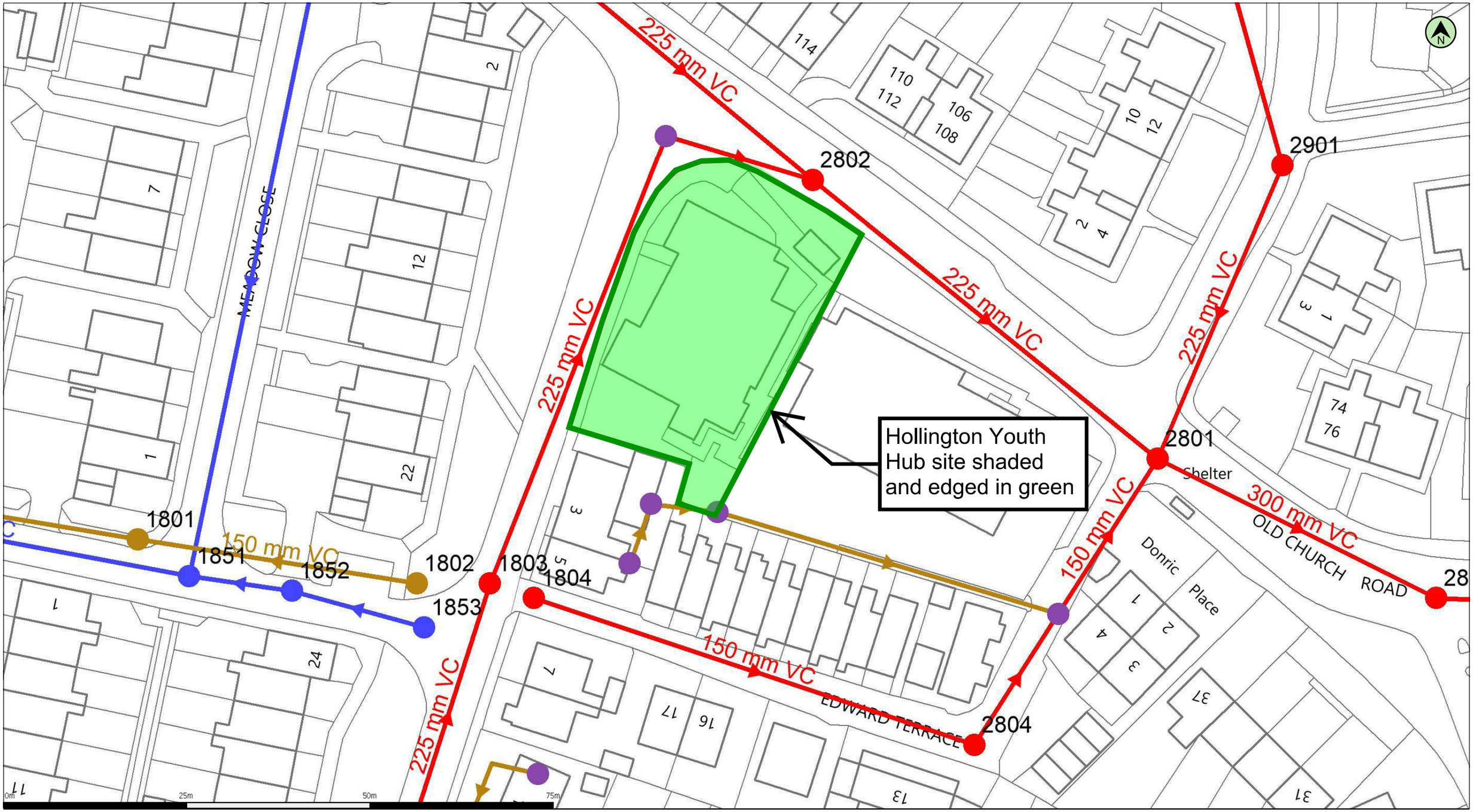
Issued for: Planning Submission

Haworth McCall CONSULTING
Brighton: 01273 617117
Belfast: 028 9028 3060
solutions@haworthmccall.co.uk
www.haworthmccall.co.uk

Scale	Designer	Date	Drg No	Rev
As Shown	TC	Sept-24	1907/ 401	B
Original paper size A1	Drawn TC			

Appendix D

(Southern Water Asset Plan)

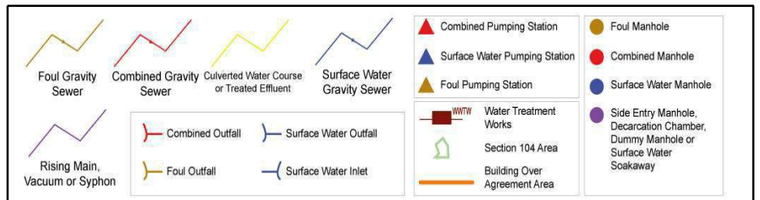


(c) Crown copyright and database rights 2024 Ordnance Survey 100031673 | Date: 23/05/24 | Scale: 1:500 | Map Centre: 579201,111868 | Data updated: 12/04/24 | Our Ref: 1476815 - 3 | Wastewater Plan A3

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey 100031673 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



elizabeth.lund@macleodsimmonds.com

Hollington Youth Hub

WATER for LIFE from Southern Water

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1803	C	74.79	71.46	
1804	C	74.88	73.48	
2801	C	69.98	67.57	
2802	C	73.58	70.76	
2803	C	67.07	64.40	
2804	C	70.00	68.78	
2901	C	71.48	70.11	
1801	F	73.44	71.22	
1802	F	74.94	73.10	
1851	S	73.72	71.65	
1852	S	74.26	71.97	
1853	S	74.63	73.06	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Appendix E

(Drainage Survey)

Unit 5 Hoath Business Centre
Hoath Lane
Gillingham
Kent ME8 0BF

[redacted]

Project Description: Drainage survey

Project: Hollington Youth Hub, 1 Wishing Tree Road, Hastings, St Leonards-on-sea, TN38 9LL

Project Number: 2414962

Client: Consult Construct

Project Date: 10/06/2024

Revision: 0

Inspection Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring)

WinCan

Table of Contents

Project Name	Project Number	Project Date
Hollington Youth Hub, 1 Wishing Tree Road, Hastings	2414962	10/06/2024

WinCan

Project Information

Project Name	Project Number	Project Date
Hollington Youth Hub, 1 Wishing Tree Road, Hastings	2414962	10/06/2024

Project Summary

IC1AX, IC1X, IC2X all had blockages and we were not able to survey the full length of the pipe runs. It is recommended that these be cleaned and re-surveyed.
No access IC6 as it was inside a locked void under the stairs to the main entrance and the occupants didn't have the key. It is recommended that this be surveyed.
IC7X & IC9X both drained away from the area. IC7X contains multiple bends which we were jot able to get the camera around. It is still possible to locate the end of this pipe if it becomes necessary, but it wasn't attempted as it was out of area. IC9X contains a blockage due to a large build up of soil. It is recommended that this be cleared and re-surveyed. It was not possible to locate its downstream connection due to the blockage.
IC9X also contains a small crack where a root has worked its way into the pipe. This is likely to get worse now the root has made its way into the pipe. Recommend removal of the roots and consider lining the pipe to prevent further root ingress.
The system as a whole requires cleaning due to many build ups of soil and blockages. It is not currently draining effectively throughout.
It is recommended that this survey be shared with a drainage engineer for further comment and recommendations.

WinCan

Project Information

Project Name	Project Number	Project Date
Hollington Youth Hub, 1 Wishing Tree Road, Hastings	2414962	10/06/2024

Project Notes

The purpose of this survey is to determine the condition of the main pipe sections between the various manholes and make comment on the general health of the system.

Quality Levels of Drainage Pipe Tracing Displayed in Linetype

A=Verified at inspection chamber, trial pit etc

B1=Detected via GPR & RFL - High confidence of position & depth

B2=Detected with GPR or RFL - Medium confidence of position & depth

B3=Detected with GPR or RFL - Unreliable depth and/or signal

B4=Not detected, assumed Route

C=Not detected, assumed route from visual features, ie street furniture, trench scar

D=Not detected - Record information only

Note - it is recommended that trial pits be dug prior to construction in order to verify what has been shown on this drawing. No survey is 100% accurate and pipes may have been missed where their presence is not known. Care should be taken when designing or excavating. It is also recommended to check water records.

FW (B4) -> Foul water pipe run
SW (B4) -> Storm water pipe run
CO (B4) -> Combined system pipe run

End of Trace | Unable to Trace | Blocked

Project Datum

All levels and coordinates are related to the Ordnance Survey national grid by means of GPS.
One survey control point has been fixed using GPS and then the survey orientated to additional GPS points.
No scale factor has been applied therefore only the fixed GPS point is a true Ordnance Survey position.

Topographical Survey Legend

BEB	Belisha Beacon	FH	Fire Hydrant	RL	Ridge Level
BH	Borehole	FL	Flood Light	RS	Road Sign
BL	Base Level	FP	Flag Pole	RTW	Retaining Wall
BO	Bollard	G	Gully	RWP	Rain Water Pipe
BP	Brick Pillar	GB	Grit Box	SEG	Side Entry Gully
BPav	Brick Paving	GIC	Gas Inspection Cover	SI	Sign
BRW	Brick Wall	GM	Gas Meter	SSL	Structural Slab Level
BS	Bus Stop	GP	Gas Pipe	STN	Survey Station
BW	Block Wall	GV	Gas Valve	STW	Stone Wall
CBF	Close Board Fence	Ht	Height (in meters)	SU	Step Up
CL	Cover Level	IC	Inspection Cover	SV	Stop Valve(W)Water(G)Gas
CLF	Chain Link Fence	IC(C)	(C)Combined(F)Foul(S)Storm	SVP	Soil Vent Pipe
Conc	Concrete	IL	Invert Level	TAC	Tactile Paving
CPF	Chestnut Paling Fence	JB	Junction Box	TCB	Telephone Call Box
CPO	Concrete Post	LP	Lamp Post	TEP	Telegraph & Electric Pole
CPS	Concrete Paving Slabs	MB	Multi Boled Tree	THL	Threshold Level
CRW	Concrete Retaining Wall	MK	Service Marker	TIC	Telecom Inspection Cover
CW	Concrete Wall	MRF	Metal Railing Fence	TM	Ticket Machine
DC	Drainage Channel	NP	Name Plate	TL	Traffic Light
DIL	Dilapidated	OBF	Open Board Fence	TLCB	Traffic Light Control Box
DP	Down Pipe	PB	Post Box	TP	Telegraph Pole
DPC	Damp Proof Course	PCF	Post & Chain Fence	TWL	Top Of Wall Level
EIC	Electric Inspection Cover	PM	Parking Meter	UTL	Unable To Lift
EL	Eaves Level	PNF	Panel Fence	WIC	Water Inspection Cover
EP	Electric Pole	PRF	Post & Rail Fence	WM	Water Meter
ER	Earth Rod	PRL	Parapet Wall Level	WMF	Wire Mesh Fence
FB	Flower Bed	PWF	Post & Wire Fence	WTL	Water Level
FFL	Finished Floor Level	RE	Rodding Eye	VP	Vent Pipe

Tree Species

AC	Acer	FR	Fruit	LN	London Plane	SC	Sweet Chestnut
AL	Alder	HA	Hawthorn	LO	Locust	SP	Spruce
AS	Ash	HB	Hornbeam	MA	Maple	ST	Stump
BE	Beech	HC	Horse Chestnut	MG	Magnolia	SY	Sycamore
CE	Cedar	HY	Holly	OA	Oak	U	Unidentified
CH	Cherry	HZ	Hazel	PI	Pine	WA	Walnut
CY	Cypress	LA	Larch	PO	Poplar	WB	Whitebeam
DE	Dead	LB	Laburnum	RO	Rowan	WI	Willow
EL	Elm	LI	Lime	SB	Silver Birch	YE	Yew

Line Types

Steps / Ramps
Top / Bottom of Banking
Bushes / Vegetation
Change of Surface
Detail
Overhead Structure
Telecom Overhead
Telecom & Power Overhead
Power Overhead
Fence
Building Face
Drop Kerb
Kerb
Wall / Structure
Single Gate
Double Gate
Banking
Survey Station

All levels and dimensions are quoted in metres. Tree girths and canopy spreads are surveyed as a mean size and shown to scale. Tree heights are quoted based on an estimation taken from the ground and have not been accurately confirmed.
Whilst every effort is made to identify tree species and sizes, no responsibility can be taken for the accuracy of this information and an Arborologist should be consulted for confirmation.
Eave levels are taken at the bottom of the lowest roof tile.
It is recommended that all invert levels and pipe sizes be checked prior to construction.
Drawing correct at time of survey and to scale.
Any setting out works should be undertaken using Omega Geomatics Ltd survey control only.

Measured Building Survey Legend

ACL	Arch Center Level / Height above floor
ASL	Arch Spring Level / Height above floor
C-H	Window Cill to Window Head Dimension
CLG	Ceiling Level / Height above floor
DH	Door Head Height above floor
DHL	Door Head Level
F-C	Floor to Window Cill Dimension
FL	Floor Level
RU	Ramp Up
SCLG	Suspended / False Ceiling Level / Height above floor
SL	Slab Level
SU	Step(s) Up
TH	Threshold Height above floor
THL	Threshold Level
TWL	Top of Wall Level
US	Underside Level / Height above floor
USB	Underside of Beam level / Height to underside above floor
USJ	Underside of Joist level / Height to underside above floor
WACL	Window Arch Center Level
WASL	Window Arch Spring Level
WCL	Window Cill Level
WHL	Window Head Level

Sloping Roof
Sloped Ceiling (Points up)
Arched / Vaulted Ceiling
Building Line / Wall Line
Detail
Steps
Overhead Detail
Partitions
Glazing

All building measurements are taken to existing finishes or faces which are constant and represent an average face or wall line. All levels and dimensions are quoted in metres.
All window head and window cill levels are internal measurements.
Ceiling height measurements are taken to a point which best represents the general room height.

An Ordnance Survey map is shown in the background in grey. Omega Geomatics Ltd takes no responsibility for the accuracy of this information. Its purpose on this drawing is as a guide only and should not be relied upon.

N

Drawing Revisions

Rev No.	Date	Details
B		
A		
Original	See below	Original survey carried out

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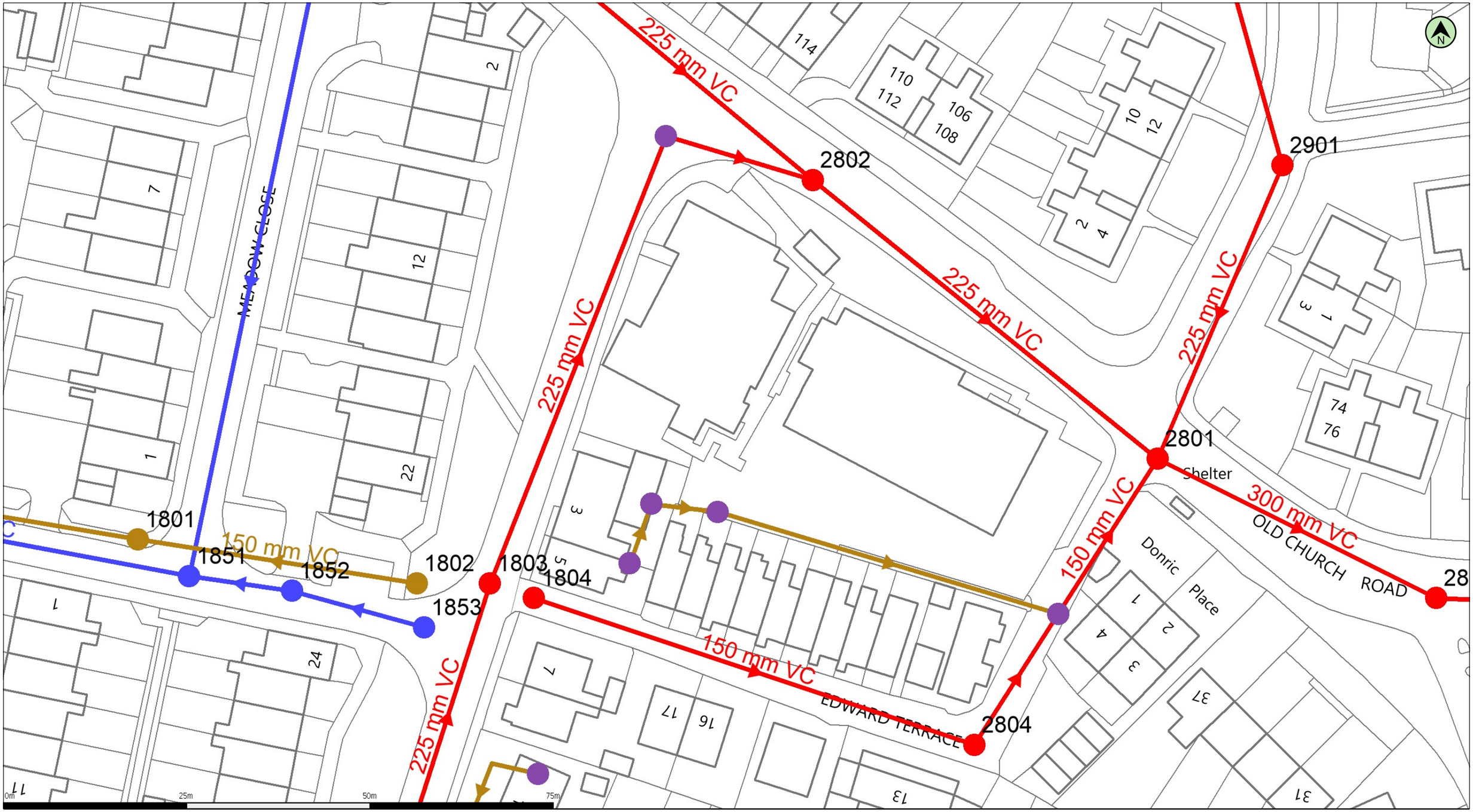
Client	MGAC LLP
Project	Hollington Youth Hub, 1 Wishing Tree Road, Hastings, St Leonards-on-sea, TN38 9LL
Original Survey Date	May 2024
Job Ref	2414962
Presentation Scale	1:100 @ A1
Drawing Number	1 of 1



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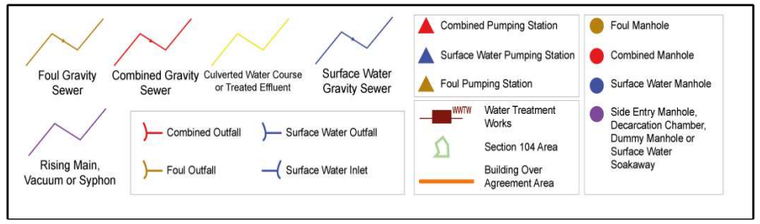
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey 100031673 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



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Hollington Youth Hub

WATER for LIFE from Southern Water

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1803	C	74.79	71.46	
1804	C	74.88	73.48	
2801	C	69.98	67.57	
2802	C	73.58	70.76	
2803	C	67.07	64.40	
2804	C	70.00	68.78	
2901	C	71.48	70.11	
1801	F	73.44	71.22	
1802	F	74.94	73.10	
1851	S	73.72	71.65	
1852	S	74.26	71.97	
1853	S	74.63	73.06	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert