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Willington Lodge

Drainage Key

- Solid Foul Water Drain
- Solid Surface Water Drain
- Perforated Sub Grade Drain outfall
- Rain Garden

F8

Existing 100Ø FWD

Existing septic tank with capacity of 3456litres (20+ persons)

F7 Existing reception chamber

Existing 100Ø FWD

F6

Approximate position of existing 111 lin.m drainage field sized for 20 persons

F1
CL 100.000
IL 99.000

Existing 100Ø FWD 1:80

FFL 100.200

F5

F4

Existing 100Ø FWD

F3

F1
CL 100.000
IL 99.380

Prop 100Ø FWD
8.141m 1:77

FFL 100.150

Prop 100Ø FWD
8.198m 1:15.66

F2
CL 100.100
IL 98.774

F2
CL 100.000
IL 99.300

S1
CL 100.000
IL 99.200

Proposed 100Ø perforated surface water french drain

Proposed sandbag headwall

S2
CL 98.800
IL 97.950

Pond

Existing overflow outfall to existing watercourse to the south.

Notes:
1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
3. Site Porosity tests have been undertaken by the Client and these have proved to have sufficient porosity for the use of soakaways.
4. The existing surface water drainage from the building will be utilised and these will drain to rain gardens and then to a french drain type outfall to the existing pond to the south west. The pond has an overflow system which drains to the existing watercourse to the south.
5. Foul water drainage will connect to the existing foul water drainage system serving Willington Lodge and cottage. This is a septic tank located to the east of Willington Lodge. The Septic tank is sized to accommodate the existing residential properties and has sufficient capacity to accept the drainage from the proposed conversion. The existing property is 8 bedrooms (10 person) for the Lodge and 2 bedrooms (5 persons) for the cottage. The proposals will be 2 bedrooms (5 person).
The septic tank is sized (1.2m x 1.2m x 2.4m) to provide a capacity of 3.456 litres or 3.456m^3. Current and proposed loading in accordance with Code of Practice - Flows and Loads 4 will be:
Main House - 8 bed - 10 persons
Cottage - 2 bed - 5 persons
Proposal - 2 bed - 5 persons
Total 20 persons, adjusted in accordance with the Code at 0.9 to give an adjusted P value, being 18 persons at 150 litres/head.

Discharge rate is 2700 litres, leaving spare capacity of 0.7456 litres. We are advised that the drainage field is already sized to 20 persons. No further improvements or additional drainage field is required to serve the new converted property.
6. There will be no alteration to the access required for this development.
7. The surface water drainage will be subject to a SAB application.
8 A new and updated NRW permit will be required for the discharge to ground.

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Rev A: Note 3 amended following site testing AG 16.02.26

Woodsyde Developments Limited

Project:
Proposed Development The Coach House, Willington Lodge, Horsemans Green, Whitchurch. SY13 3BZ.
Client:
Mr and Mrs Morris
Drawing Title:
Drainage Layout Plan
Scale: 1:250 @ A1
Date: August 2025
Drawing No:
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