

Overview of Consideration of Surface Water Drainage for 65b & 65c Gravits Lane (Land Adjacent to 65b) Bognor Regis

The sites were purchased in 2013. Consideration of improving surface water drainage was completed early on in the project.

The factors considered were:

1. Reducing the amount of impervious surfaces incurring possible runoff. These surfaces included: removing a defective single-story flat roofed extension with a roof area of 12 square metres (with no soakaway provision) and removing concrete paths, concrete driveway, redundant concrete outbuilding bases totaling approximately 42 square metres. Giving a total reduction of impervious surfaces of 54 square metres.
2. Provision of 2 soakaways to the existing property where no effective soakaways existed.
3. The new build, 65c, will have front and rear soakaways well in excess of the minimum capacity required.
4. The rear paving will be on a coarse hardcore base to a depth of at least 300mm giving a large surface area capacity for infiltration.
5. The remaining rear garden will be laid to lawn and planted with further gravel drainage trenches cut into the subsoil, trees and shrubs therefore further improving the drainage characteristics.
6. The driveway to 65c will be permeable.