

PROPOSED WORKS : Demolition of existing dwelling and the erection of a new block of apartments comprising 3 x 2-Bed units and 6 x 1-Bed units.

ADDRESS : 99 Victoria Drive, Bognor Regis, PO21 2DZ.

Drainage Statement

Foul Water

- 1.1 The existing dwelling is currently connected to the public foul water sewerage system via a system of manholes within the private drain network on the site and then into the sewer located on Victoria Drive.
- 1.2 The drains are 100 mm in diameter and at a depth of 1.24 metres below the current ground level at the last manhole as shown on the plans.
- 1.3 The proposal is to utilise this drain run to serve the new development by forming a new manhole located on the existing drain run. A 100 mm diameter drain is capable of taking up to 10 properties so this development falls within compliance with the Building Regulations.
- 1.4 Any final connection details and the intensification of the use will need to be agreed with Southern Water Services.

Surface Water

- 2.1 The system serving the existing dwelling is unknown although there are down pipes and these are at present assumed to discharge to the existing surface water sewer believed to be located in Victoria Drive or to soakaways set within the site.
- 2.2 The proposal is to discharge the surface water drainage to new soakaways onto the site which is considered large enough to support such a system.
- 2.3 Soakaways will need to be designed based on percolation tests undertaken on site in accordance with BRE 365 and be kept a minimum of 4.5 metres away from any building.
- 2.4 Should soakaways for whatever reason be unsuitable then the options will then follow the hierarchy of sustainable choices available.