

Replacement dwellings 114 Felpham Road Bognor Regis.

Surface Water Management Plan

The development replaces a single detached dwelling with semi detached chalet bungalows of similar foot print. External areas will be soft landscaped gardens front and rear with permeable paving for parking providing integral drainage.

Rainwater collection from pitch roofs will be collected via eaves gutters to rain water butts at each downpipe to collect 150 litres linked to grey water storage tanks to each house.

The scheme has been designed to ensure that the peak rate of surface water run-off is no greater than the site was previously before the development, this has been assisted by the introduction of turfed / planted areas and the introduction of the rainwater recycling system.

Proposals incorporate minimum 3,000 litre grey water storage tanks for each property from proprietary manufacturers incorporating pumped service to domestic header tanks with cold water top up. Internal services to take advantage of this system will be wc cisterns and water supply to washing machines. Garden hose points will also be serviced by the supply.

The storage tanks will have with over flow to rainwater attenuation storage tanks allowing infiltration to ground water. Minimum capacity 2.0m³

Ground level of the site is approximately 5.2m above ordnance datum, finish floor levels will be 200mm above finish ground level and now lower than existing. Existing ground water level 4.0m.

Proprietary infiltration and attenuation system with minimum 2.0 m³ capacity. Tanks located in none traffic areas minimum 600mm cover with tank wrapped with geotextile membrane. Inspection chambers located in line on route from grey water tanks.

The Environment Agency flood maps identify the site above Flood Zones 1+2. The flood risk assessment confirms that the development site is in a very low flood risk area with no anticipated risk from sea or river. Nominal surface water flooding is recorded on Felpham Way.

Gutter flow capacity calculation for 37.5 degree pitch roof =

System with outlet and no angles:

System with outlets @ end : Hi-C ap Fixed Level 80mm Circular Pipe

System with outlets @ centre : Half Round Fixed 1:350 68mm Circular pipe

Roof Area = 189 Square Metres : Flow Rate = 3.94 Litres per second

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