

PROPOSED WORKS : **Demolition of existing house and the erection of two new 3-Bed dwellings.**

ADDRESS : **10 Felpham Gardens, Bognor Regis, PO22 8QS.**

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 Felpham Gardens.
- 1.2 The drains are 100 mm in diameter and at a depth of approximately 0.60 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 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.