

Drainage Statement

for

Conversion of loft to habitable use with front and rear dormers.

Replace detached garage with new.

Installation of front porch canopy and alterations to fenestration.

at

33 North Avenue, Middleton-on-Sea, PO22 6HG

Proposal

The proposal is for conversion of the existing loft space to create new habitable rooms with front and rear dormers; the replacement of the existing garage with a like for like structure further towards the private road boundary; formation of a new front porch canopy roof and alterations to the existing fenestration.

Storm water

It is considered that there will be an increased benefit to onsite retention of storm water. Although there is no net change to the amount of storm water being drained from the roofs (as the existing roof catchment areas for the house and garage are to remain unaffected) it is proposed to capture an element of this water in rain water butts.

The areas of existing hard standing are being replaced with either soft landscape or free draining gravel and so the amount of surface water runoff to the private road will be reduced.

Foul drainage

The existing house has a family bathroom and additional washing facilities within one of the bedrooms. The proposal is for a family bathroom at first floor and a shower room at ground floor which will both be fitted out with low water consumption fixtures and fittings. It is considered that there will be no additional loading on the Lindsey Wastewater Treatment Works as a result of the new additions.

Water usage

The proposal will include for new low water usage fixtures and fittings (wc, bath and taps) and A+ rated white good appliances to the kitchen (washing machine and dishwasher).

Overall it is considered that the modernisation of the property will result in a net zero increase in the water consumption of the property and so will have no impact on the Lidsey Wastewater Tretament Works.