

1st November 2011

Revised Estimate P7900

Re: Proposed replacement of Land Drain at 31 Sea Way

Further to our original inspection of the land drain at 31 Sea Way and the implications for building works that have already begun.

Please find attached the amended plan showing the proposed drain run.

We propose the following;

1. We estimate the fall from the new pit (Marked 3a) in the front garden of 31 Seaway to pit 1 at the rear of the property is 1.3m over a 72m run giving a fall of 1:55.

We suggest the fall is decreased to approx 1:80 allowing the run to start 150 to 300mm deeper to help feeder drains to this pit from elsewhere on the estate to flow more easily. The final fall will be determined by the depth to be found at new pit 2.

2. The existing drain runs through the proposed foundations of the side extension to the house.

We propose an intermediate inspection chamber is built to allow a change of direction alongside the new extension foundations and a second inspection chamber at the end of the building works, a distance of some 16m. These two chambers (Marked 2a & 2b) will also allow surface water from the main house to feed into these chambers to help keep the drain clear