

PROPOSED WORKS : **Replacement detached 3 x Bed dwelling.**

ADDRESS : **68 Ancton Way, Elmer, PO22 6JP.**

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 Ancton Way.
- 1.2 The drains are 100 mm in diameter and at a depth of approximately 0.80 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 connecting into the existing manhole located in the front garden. A 100 mm diameter drain is capable of taking up to 10 properties so this development falls well 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 when combined with additional storage set below the permeable paved areas.
- 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.