

IVON BLUMER ARCHITECTS Ltd

Drainage Statement

Development At

Manor Park, Pagham

Proposed New Residential Development

of

Four Detached Houses

1.0 Introduction

1.1 Site Address

Land at Manor Park
Pagham
Bognor Regis
West Sussex
PO21 3JS

1.2 Outline

Ivon Blumer Architects Ltd have been appointed by the current owners of the land design and submit a detailed planning application for a new residential development comprising of four terraced 3 bedroom houses.

This statement is to be submitted as part of the detailed planning application and is to be read in conjunction with all submitted architectural drawings and statements.

2.0 Drainage

2.1 Potable Water

It is proposed that the site is served by Portsmouth Water's (PW) existing mains distribution network. The new network required to serve the proposed development is to be located in the private drive, with metered connections to each property. The final design is carried out in coordination with PW and the system offered for adoption.

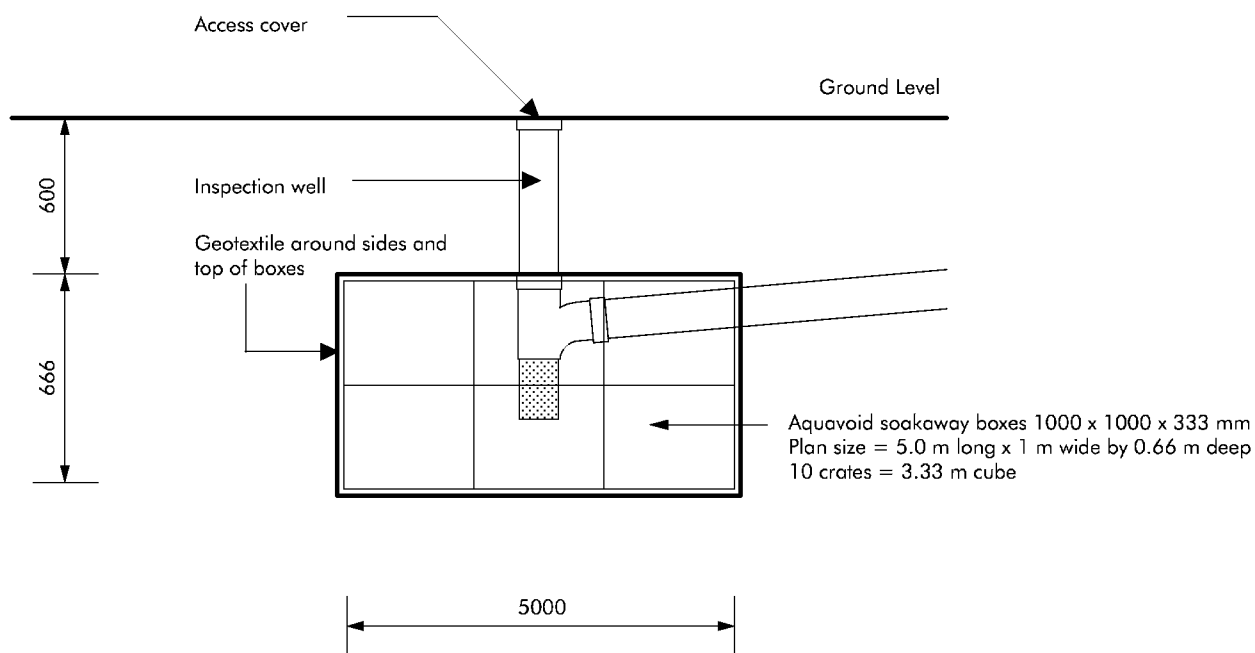
2.2 Foul Drainage

Foul drainage will be into the existing public sewer system in Manor Park.

2.3 Surface Water

- i) Surface water will be dealt with by rainwater harvesting tanks for grey water recycling to each property, linked to cellular soakaways for overflow.
- ii) Soakaway tests are carried out across the site, in accordance with BRE 365. Soakaways will provide the most cost effective and environmentally sustainable solution for this site.
- iii) An example of a typical overflow soakaway detail is shown in Appendix 3.
- iv) The access way and hard surfaces will be of a sustainable construction specification (SUDS)

APPENDIX 1



TYPICAL SOAKAWAY DETAIL
Scale 1 : 20
Aquavoid Soakaway Boxes

Soakaway to be constructed using Aquavoid crates, or similar, located at least 5.0 m from any building.
 Roof area 300 sq m (adjusted for 45 degree pitch), volume for
 soakaway at one cubic m per 50 sq m roof = 6 cubic m.