

Water Course / Drainage Statement.

Water Course:

There are no watercourses within 20m of the property.

Surface Water Drainage:

The rear/side extension footprint is already concrete (existing conservatory and surround), so there will be no less soakaway than prior to the build.

The front extension will cover what is currently block paving (approximately 65%) / flower bed (35%), so lessening natural drainage surface area a little. However, the rest of the existing block-paving will remain, which has a sand bed and provides better soakaway than some of the neighbouring properties with tarmacadam drives.

I will create soakaways around the property and also along the front boundary (the lowest point) by excavating trenches, lining with porous block and back-filling with stones.

Drainage System:

Existing drains:

(Please also refer to the pdf document, Drainage Plan)

Existing shared foul water drains pass through the front of the property. All foul waters are serviced by this.

The rain water from the roofs run in to a separate drain (the exact route of the rain-water drain is not known), except for:

- 1) The front section of the flat roof, which drains naturally.
- 2) The conservatory, which drains in to a foul water gully. This however, will not be the case with the replacement extension.

The drive is block-paved, which allows drainage through it and the substrate.

Proposed drains:

The gullies in front of and inside the existing conservatory, will be moved/re-utilised within the new rear extension. A gully will be added to the rear of the house to service the kitchen.

The new extension to the front will cut across the existing drain, which will need to be protected whilst establishing foundations.

Most new sections of roof can be drained using existing downpipes, the exception is the roof on the northeast side of the front gable extension. This can either be drained naturally,

or routed in to the rain-water drain.