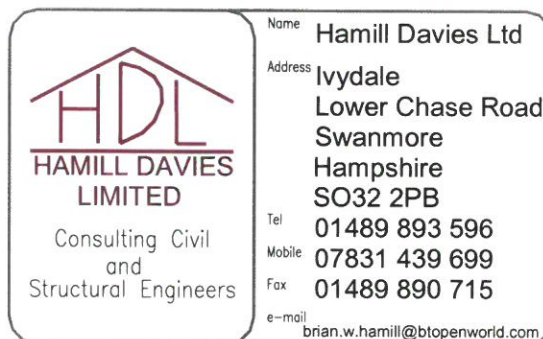




North Street Arcade, Havant

Drainage Strategy – August 2019

1.0 Background Information

- 1.1 The North Street Arcade is located at 1 – 3 North Street Arcade, Havant PO9 1PX as shown by the location plan included within Appendix A.
- 1.2 A topographical survey, HDL drawing no. 18-3139-900 P1, indicating existing features, is included within Appendix B. Appendix D also includes Southern Water sewer records showing existing drainage runs. Appendix D also includes a drawing showing the route of the adjacent Lavant Culvert.
- 1.3 The site is to be redeveloped to include the construction of 21 no. one and two bedroom apartments in a two storey extension fronting Prince George Street, together with provision of infill flexible use (Classes A1/A2/A3) commercial floor space to the North Street frontage following the demolition of existing 1 and 2 storey retail development to the rear at North Street Arcade, 1 – 3 North Street Arcade, Havant. PLC Architects drawings showing the existing & proposed development are included within Appendix C.
- 1.4 The existing foul water drainage discharges to the adjacent public foul sewer as shown by HDL drawing no. 18-3139-501 P1 included within Appendix E.
- 1.5 The existing surface water discharges to the Lavant Culvert as shown by HDL drawing 18-3139-501 included within Appendix E
- 1.6 Foul water discharges from the redeveloped site will discharge to the adjacent Southern Water sewer as indicated on HDL drawing no. 18-3139-511 P1 included within Appendix F.
- 1.7 Surface Water run off from the redeveloped site is to be discharged to the Lavant Culvert using the existing connection as shown on HDL drawing nos. 18-3139-501 & 511 P1 included within Appendices E & F.

2.0 Sensitivity of Discharge Points

- 2.1 HDL drawing no. 18-3139-501 P1, included within Appendix E, shows existing drainage layouts.
- 2.2 Foul water discharges currently discharge to the Southern Water public foul sewer as shown by the Southern Water sewer records, included within Appendix D, and the existing and proposed drainage layouts included within Appendices E & F. The method of discharge for the redeveloped foul flows will remain the same as the pre-development arrangement.

- 2.3 The surface water flows currently discharge to the Lavant Culvert as shown by HDL drawing no. 18-3139-501 P1 included within Appendix E. HDL drawing no. 18-3139-901 P1, included within Appendix G, shows that the post development impermeable areas are slightly less than the current pre development impermeable areas thus the method of discharge of surface water for the redeveloped site will remain as the current method as shown by HDL drawing nos. 18-3139-501 & 511 P1 included within Appendices E & F.

3.0 Existing Surface Water Flow Paths

- 3.1 No evidence of and information on the existing surface water flow paths are required as the site is a brownfield site.

4.0 The Existing Drainage Network

- 4.1 HDL drawing no. 18-3139-501 P1, included within Appendix G, shows the existing pre-development drainage layouts.
- 4.2 The foul drainage connects to the Southern Water public foul sewer.
- 4.3 The surface water sewer connect to the Lavant Culvert.

5.0 Failures in the Existing Drainage Regime

- 5.1 There are no records of failures in the existing drainage regime.

6.0 Existing and Proposed Drainage Patterns

- 6.1 HDL drawing nos. 18-3139-501 & 511 P1, included within Appendices E & F, show that the existing and proposed drainage patterns remain the same for the pre and post development site layouts. Drawings included within Appendix H show that the post development exceedance flows follow the same route as the pre-development exceedance flows.
- 6.2 Proposed foul discharges are to be discharged to the Southern Water Sewer following the same pattern as the existing.
- 6.3 Proposed surface water flows are to be discharged to the Lavant Culvert as per the existing.

7.0 Water Treatment Levels

- 7.1 The surface water drainage layout has been designed to accord with CIRIA SuDS Manual C753.
- 7.2 Surface water run off from roofs is to be discharged to the proposed surface water drainage outfall via a catch pit and petrol interceptor.
- 7.3 Rainwater run off from hardstanding areas is collected via a trapped drainage channel before discharging to the Lavant Culvert via a catch pit and petrol interceptor.

8.0 Surface Water Drainage Design

- 8.1 HDL drawing no. 18-3139-901 P1, included within Appendix G, shows that the post development impermeable areas are marginally less than the current pre-development impermeable areas. There will therefore be no increase in surface water flows when compared to the existing flows. The existing drainage regime will therefore be replicated for the proposed redevelopment site
- 8.2 Trapped drainage channels, catchpit and petrol interceptor are to be included within the proposed drainage layouts to improve water quality.

9.0 Exceedance Flows

- 9.1 Drawings included within Appendices G & H show pre and post development exceedance flows. The proposed exceedance flows follow the same pattern as the existing exceedance flows directing exceedance flows away from properties.

10.0 Maintenance Regime

- 10.1 The development comprises retail & residential units with associated hardstanding areas.
- 10.2 A management company is to be set up by the developer and the management company will be responsible for ongoing maintenance of the surface water drainage system.
- 10.4 The maintenance regime will be as follows:
 - Every six months and after periods of heavy rain inspect the proposed trapped drainage channels and roof outlets for blockages due to leaf fall or debris and remove any debris.

- Undertake an annual inspection of the catch pit and petrol interceptor and clean out as necessary.

11.0 Urban Creep

- 11.1 The post development proposals are for 100% development of the site thus no allowance has been made to take account of urban creep.

Appendix A

Location Plan

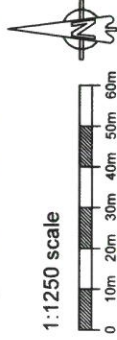
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GENERAL NOTES:
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1:1250 scale



1:500 scale



Project	Phase	Location	Date
P3	Phase 1	Phase 1	2017



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 Web: www.plcarchitects.com

North Street Arcade
 North Street
 Havant

Location plan
 Block plan

Drawn By	Checked By	Issue	Revision
TH	Jan17		
16-2199-103	P3	As Shown @ A3	

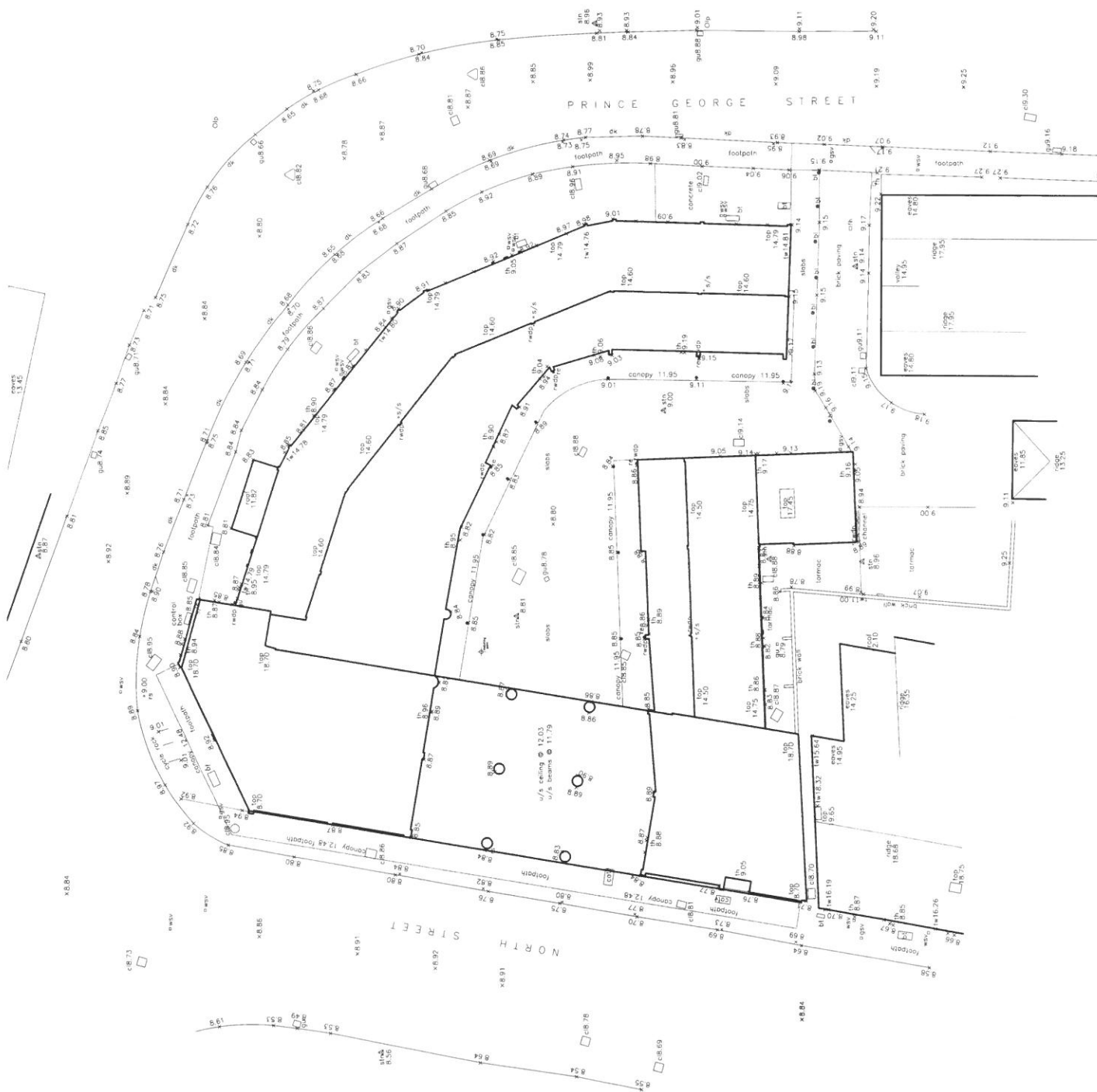
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Appendix B

Topographical Survey



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PRELIMINARY

Revision	Description	Issued by and date	Checked by and date	Approved by and date	HOL/05.18	HOL/05.18	HOL/05.18
ORIGINAL DRAWING SIZE - A1							
X-REFS:							
AND REFS:							

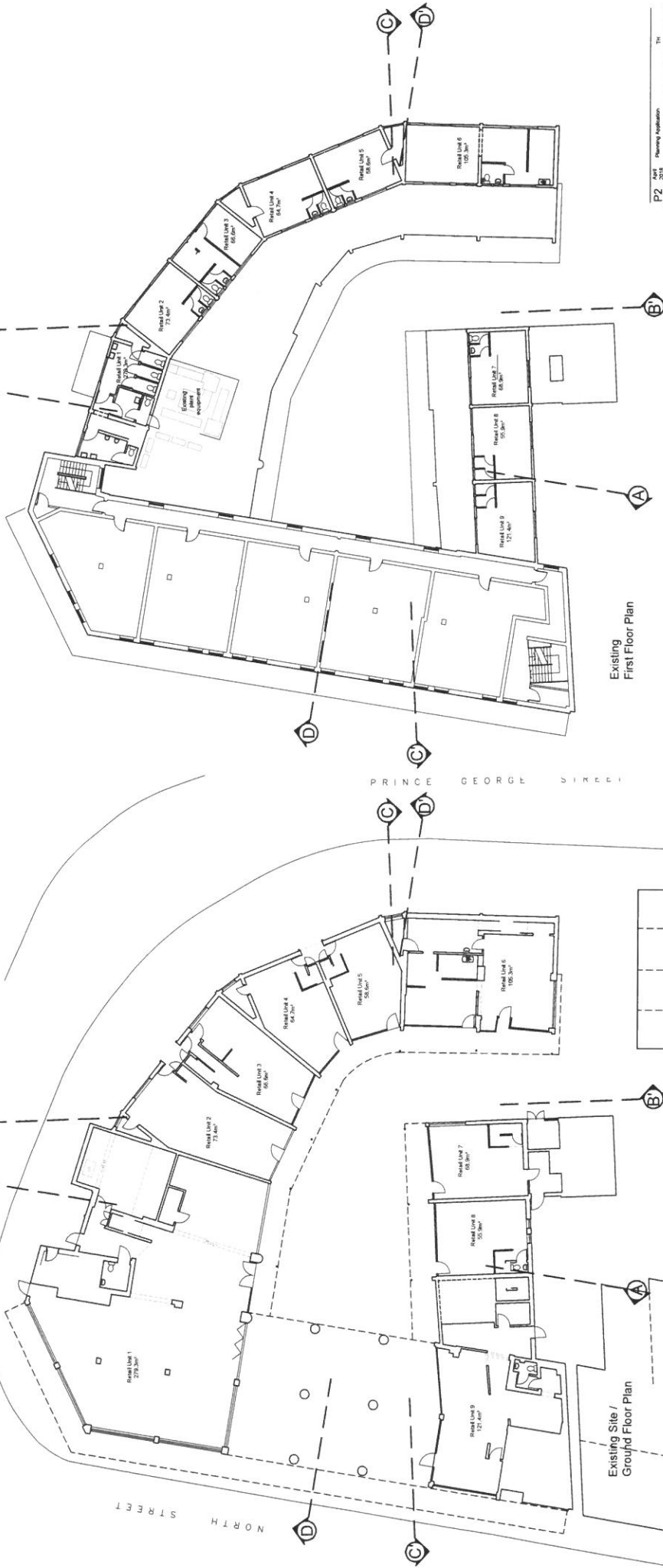
 HAMILL DAVIES LIMITED Consulting Civil and Structural Engineers		TRISTARME LIMITED NORTH STREET ARCADE, HAWAII Existing Site EXISTING TOPOGRAPHICAL SURVEY	
Project	PRELIMINARY	Drawn	HCL
Scale	1:125 @ A1	Designed	
Sheet No.	18-3139-900	Issued	
Sheet Title	SHAMMOORE	18-3139-900	
Revision	REVISED SHEET		
Scale			

Appendix C

Existing & Proposed Site Layouts

NOTES

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Project	Client	Planning Application	T11
P2	PLC	2019/0001	2019/0001
Author	Date	Version	Drawn
PLC	2019	1.0	PLC

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Project
North Street Arcade
North Street
Hampstead

Existing Plans

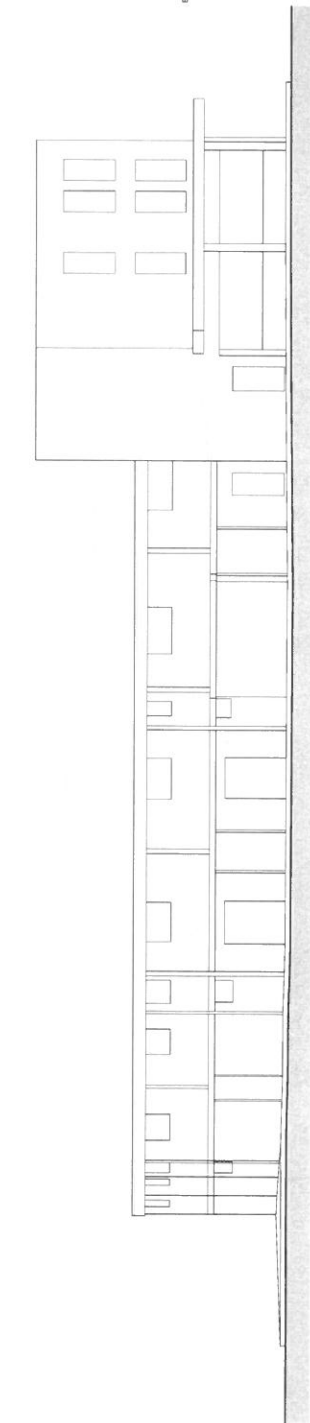
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1:200 scale

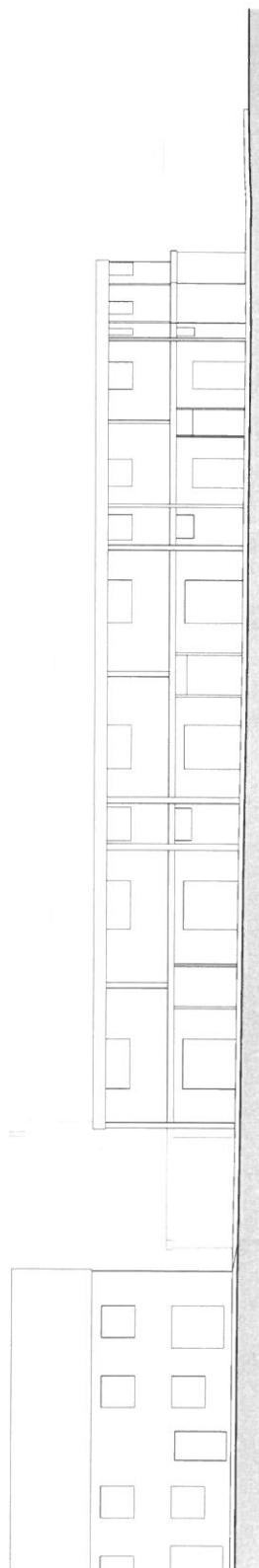


This architectural drawing shows a side elevation of a building. The facade is characterized by a grid of rectangular windows. On the left side, there is a vertical strip containing a series of small, square windows. The central portion of the facade is dominated by a large, vertical rectangular element, possibly a door or a large window, which is flanked by a narrow vertical strip. To the right of this central element, there is a series of rectangular windows of varying heights. The drawing is a line drawing, showing the outlines of the building and its windows.

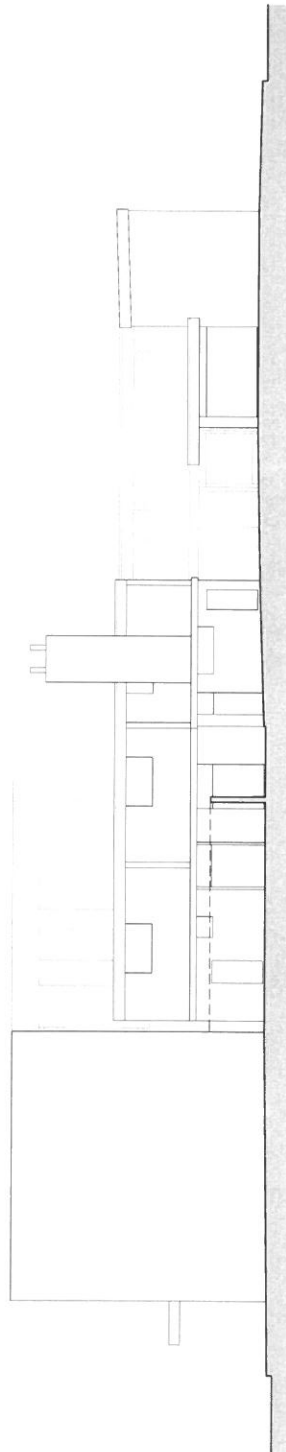
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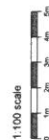
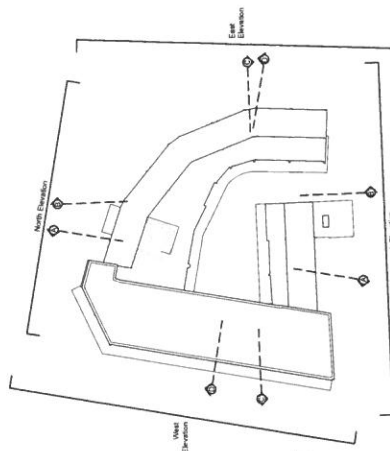
Existing North Elevation



Existing East Elevation



Existing South Elevation



P2	April 2018	Planning Application	TH
Revision:	Code:	Construction:	Open
			Close

PLC

ansdowne House
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1

North Street Arcade
North Street
Havant

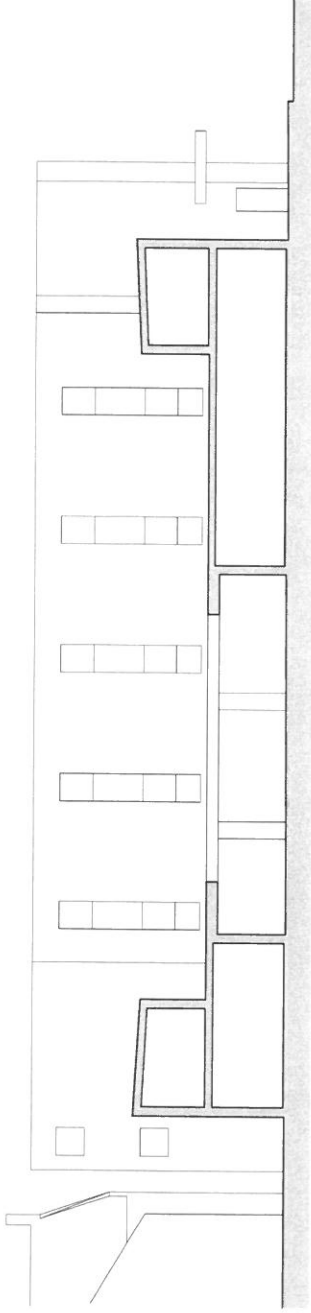
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Drawing No. 16-2199-101		Revision P2		Scale 1:100 @ A1	

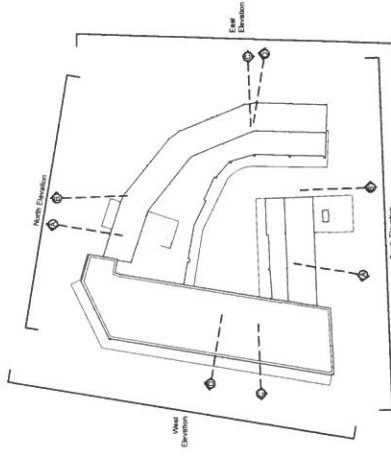
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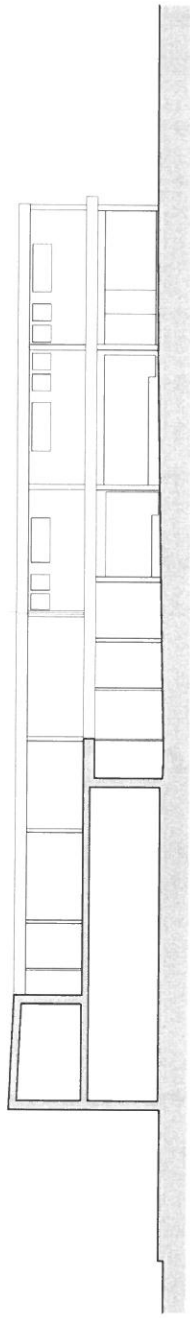
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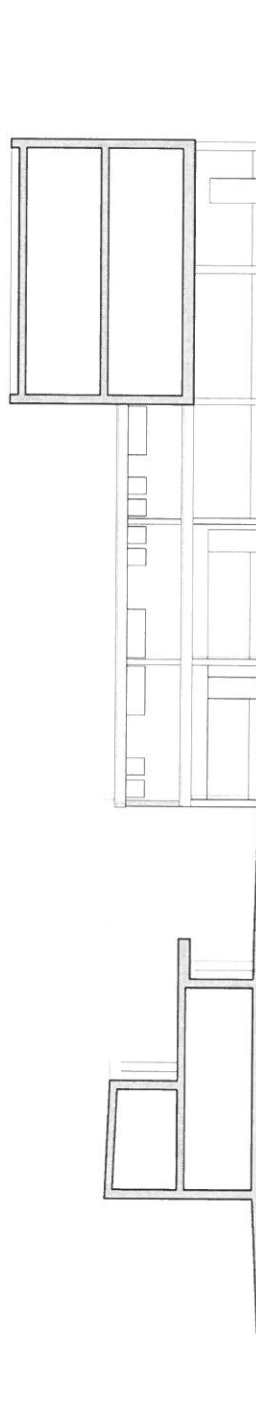
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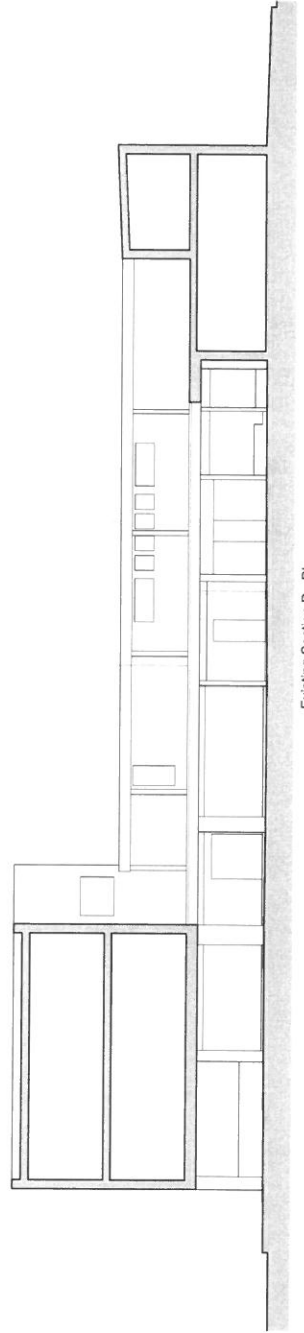
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Existing Section B - B'



Existing Section C - C'



Existing Section D - D'

Project	Client	Architect	Structural Engineer	Planning Application	7th
P2	April 2018	Planning Application	7th		

PLC
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Project
North Street Arcade
North Street
Havant

Existing Sections

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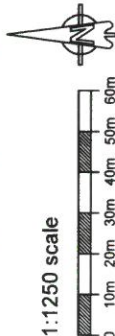
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Project	Client	Planning Application	Ref
P3	PLC		



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 Tel: (023) 92 755 333
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North Street Arcade
 North Street
 Havant

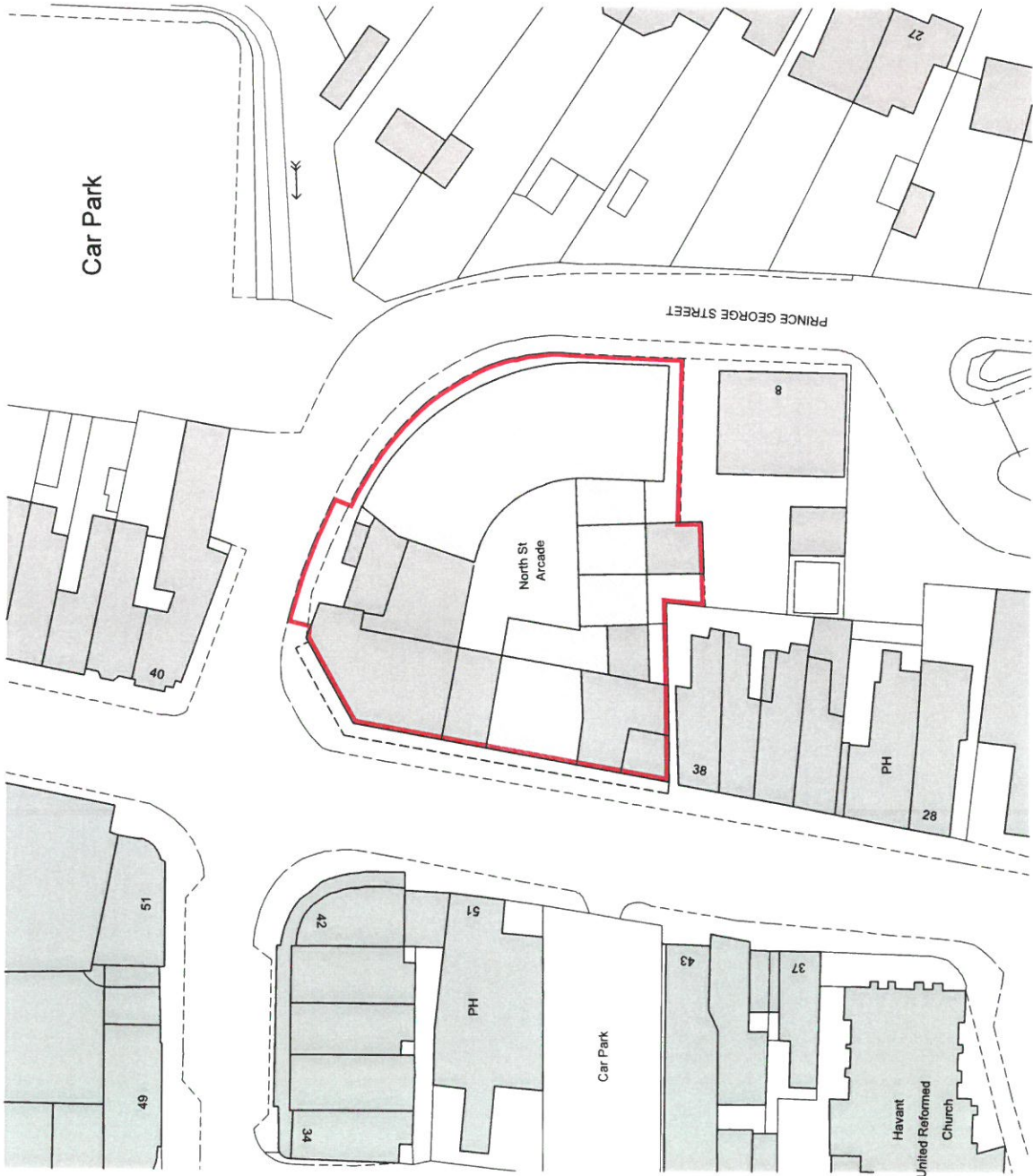
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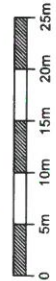
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TH		Jan 17		

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TH		Jan 17		

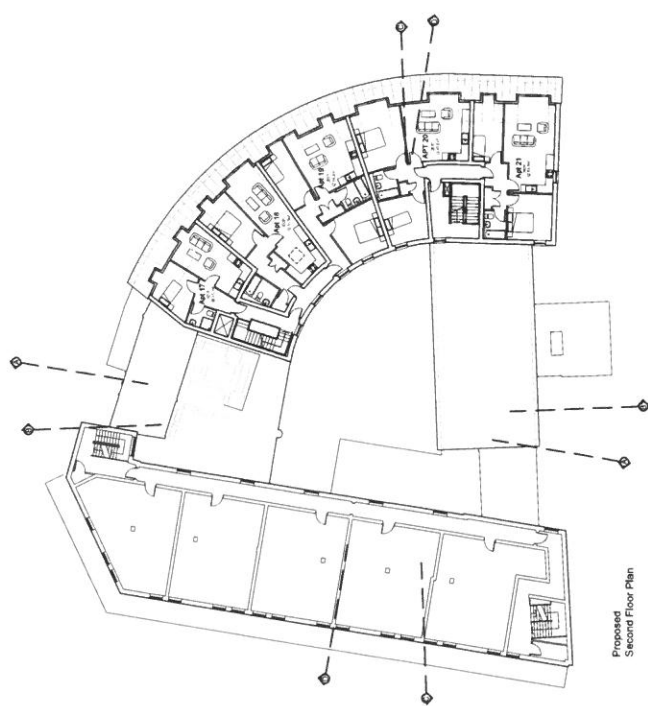
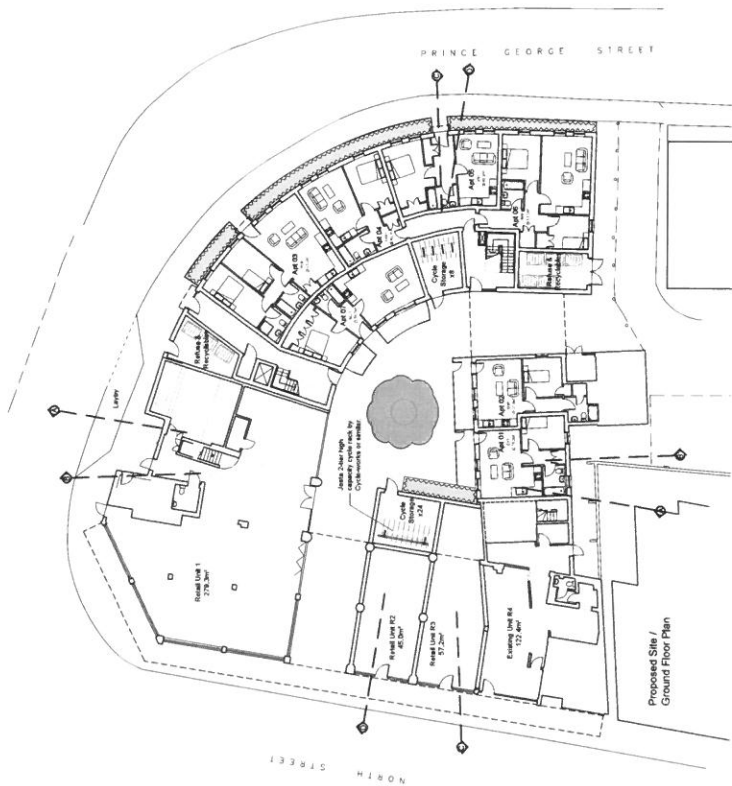
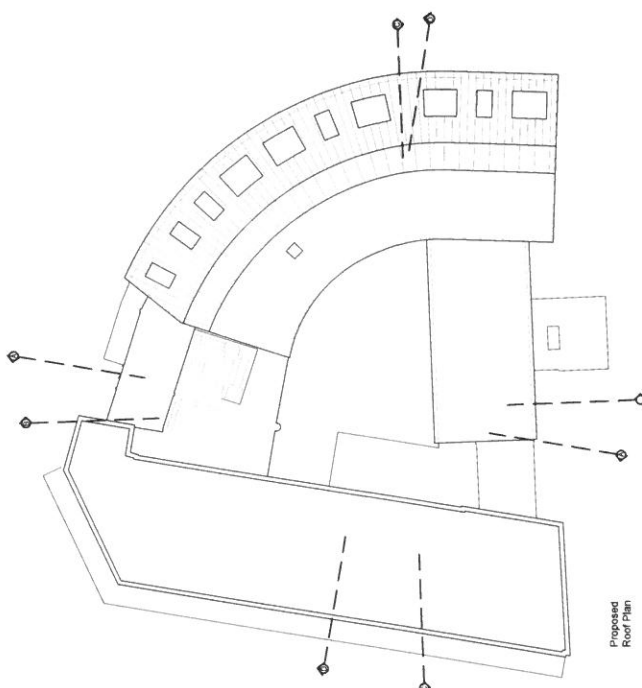
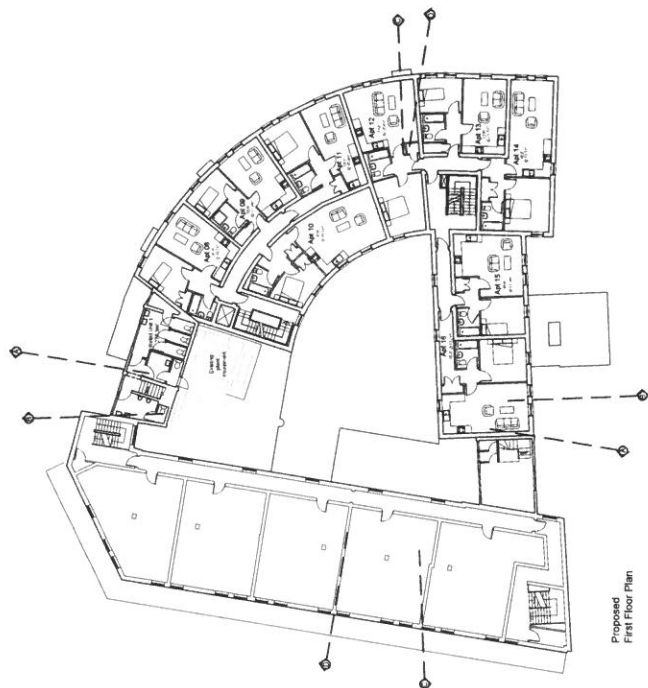


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20.	63.6	2	2
21.	63.1	2	2



P8	Planning Application	TN
Threaten Date	Description	Over
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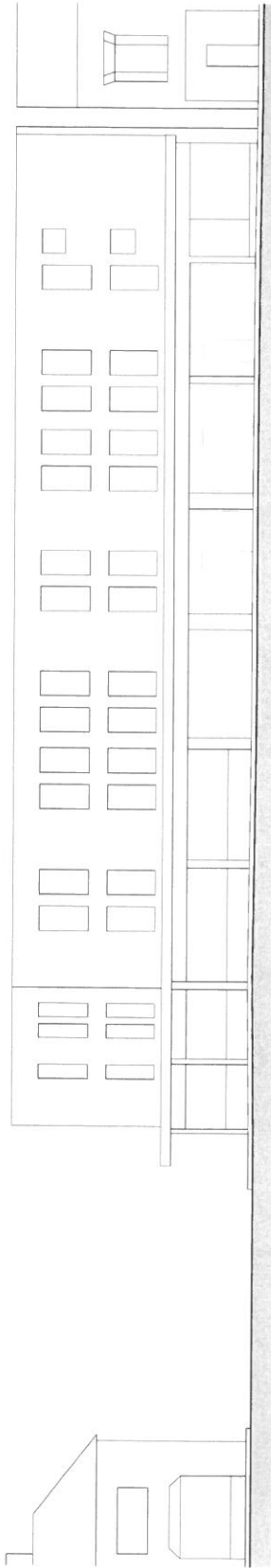
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Drawn By NL	Date Aug 17	Checked By	Date	Approved By	Date
Drawing No 16-2199-134		Revision P8		Scale 1/200 @ A1	

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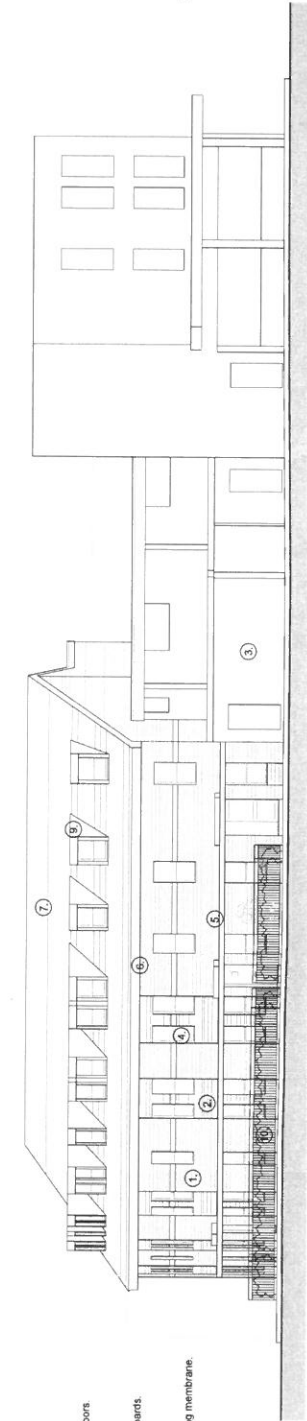
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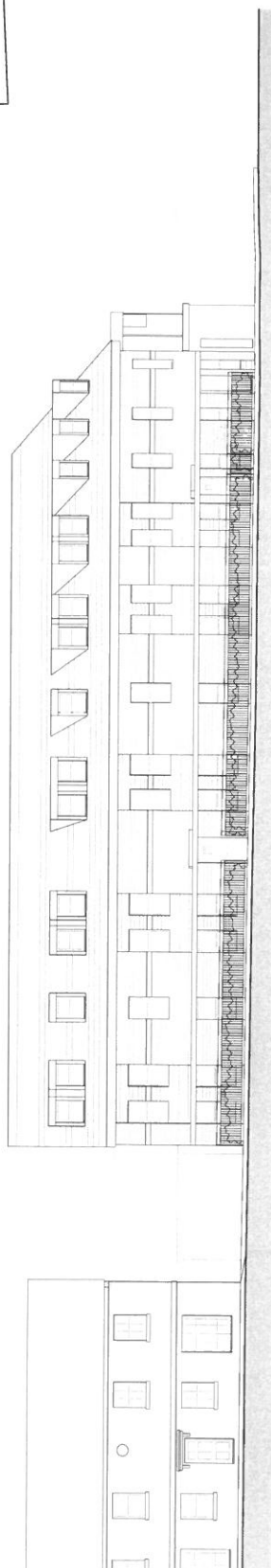
Proposed West Elevation

External Materials

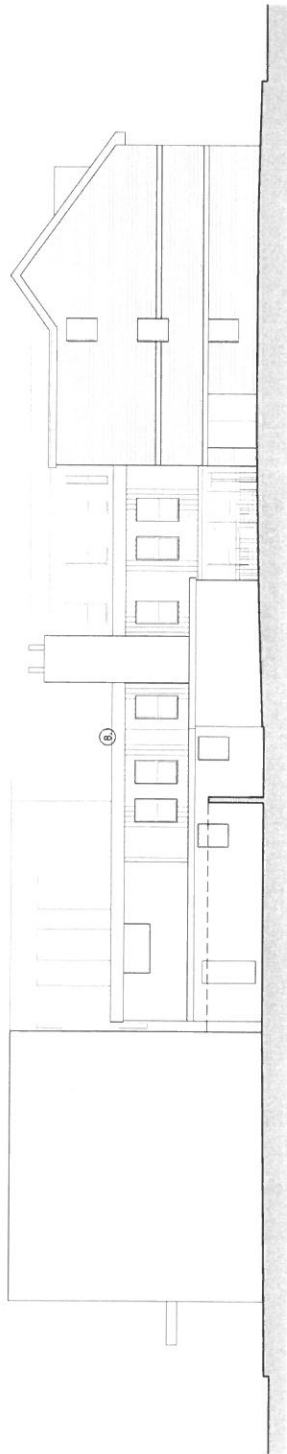
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- 3 Painted render to match existing.
- 4 Grey uPVC double glazed windows / doors.
- 5 Recon stone feature banding.
- 6 Grey uPVC fascias, soffits and bargeboards.
- 7 Artificial slate roof.
- 8 Grey single ply high performance roofing membrane.
- 9 Lead look GRP domer.
- 10 Black painted wrought iron railings.



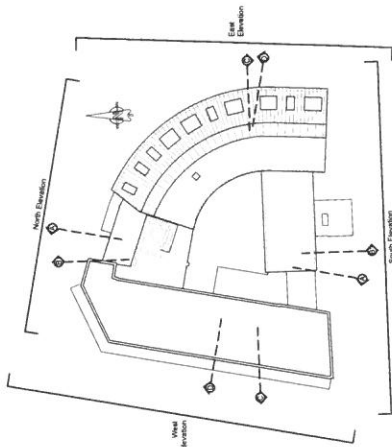
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



1:100 scale
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P4 April 2018 Planning Application TH Date

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 ARCHITECTS Web www.plcarchitects.com

Project
 North Street Arcade
 North Street
 Havant

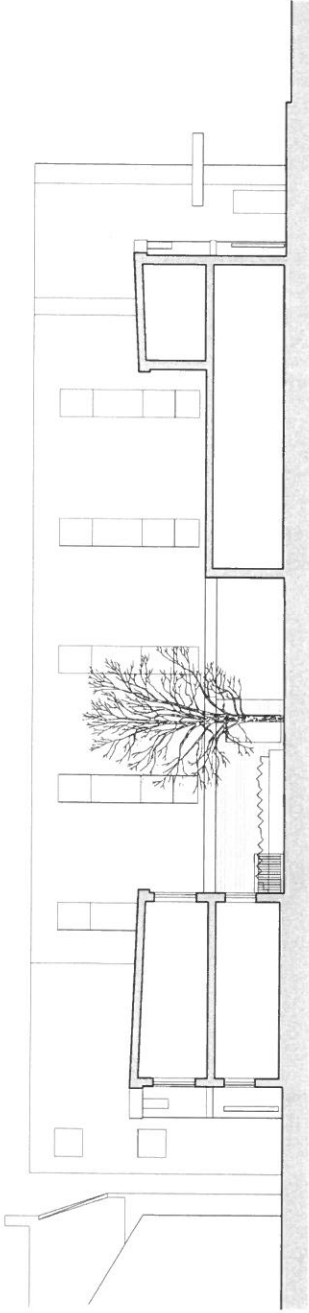
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 Proposed Elevations

Drawn by	TH	Check	TH	Approved	Date
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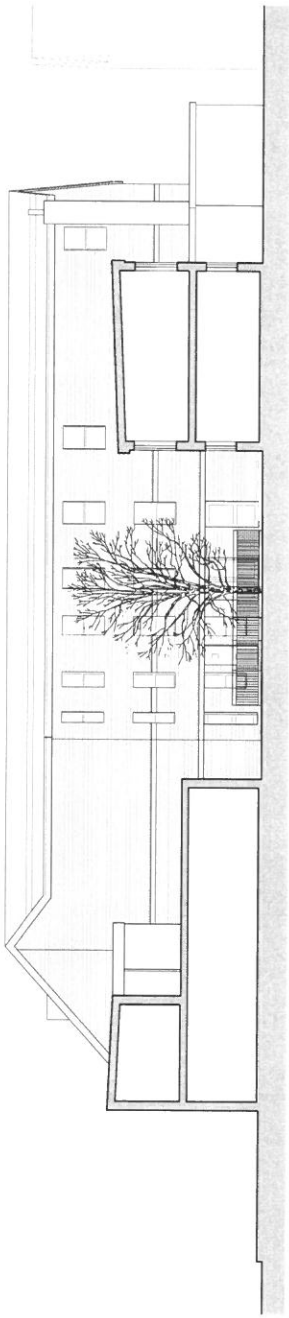
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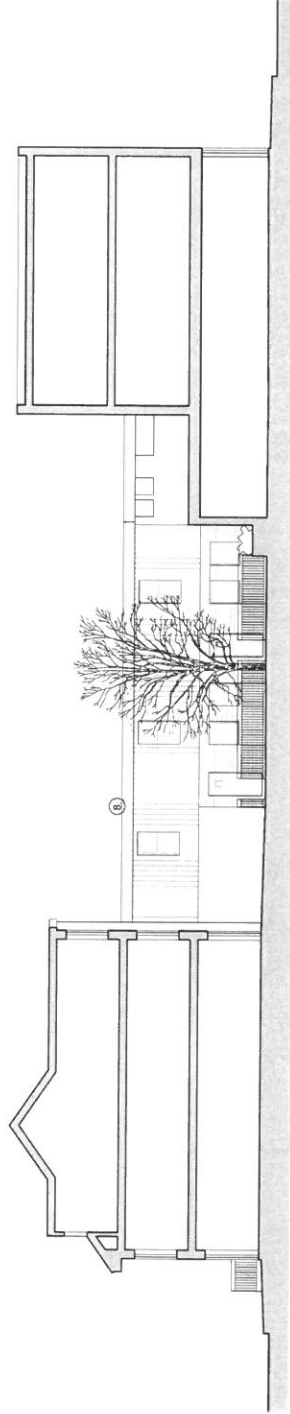
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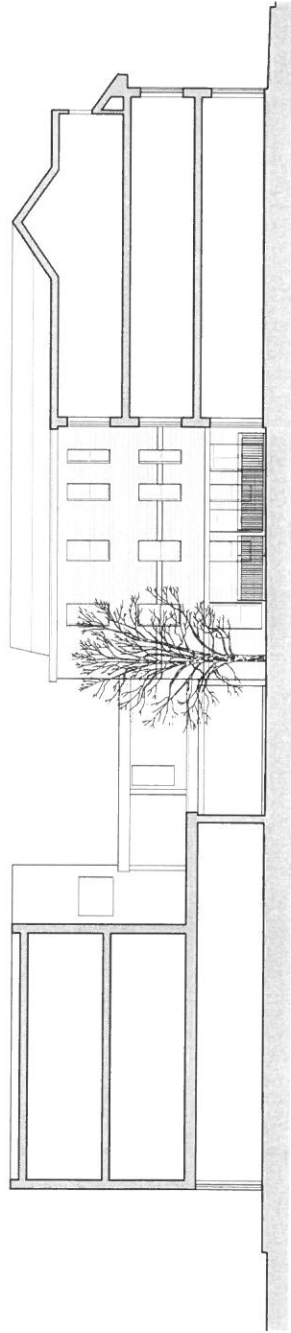
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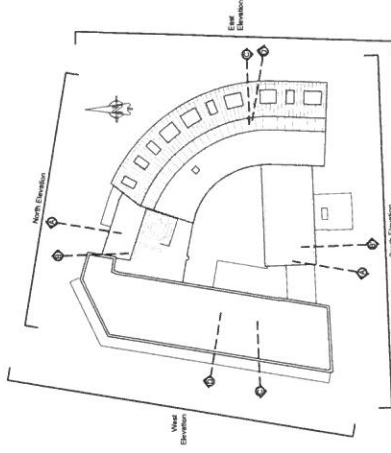
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Proposed Section C - C'



Proposed Section D - D'



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Project	TH	TH
P4	April 2018	Planning Application
Author	Client	Developer

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Client

Project
North Street Arcade
North Street
Havant

Drawing No.
Proposed Sections

Drawing No.	TH	Date	Scale	Author	Client	Developer	TH	Date
16 - 2189 - 136	TH	Jan 17	1:100 @ A1	P4				

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NOT TO BE SCALED DIMENSIONS TO BE CHECKED ON SITE
DRAWING ONLY FOR LOCAL AUTHORITY PURPOSES

Appendix D

Southern Water Sewer Records

106618



O.S. REF.
SU7106SE

Title: 289048 - North Street Arcade

Scale: 1:1250

Date: 16/04/2018

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.

In the event of inaccuracy.
The actual positions should be determined on site.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement. The actual positions should be determined on site.

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Southern Water

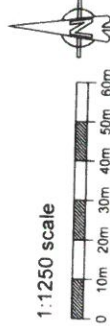
NOTES

GENERAL NOTES:
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2. THE DRAWING IS TO BE USED FOR INFORMATION ONLY.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT PLANNING REGULATIONS.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT HIGHWAY REGULATIONS.
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7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT FIRE REGULATIONS.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT ELECTRICAL REGULATIONS.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT PLUMBING REGULATIONS.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT HEATING REGULATIONS.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT LIGHTING REGULATIONS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT SOUNDING REGULATIONS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT VIBRATION REGULATIONS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT POLLUTION REGULATIONS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT CLIMATE CHANGE REGULATIONS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT BIODIVERSITY REGULATIONS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT CULTURAL HERITAGE REGULATIONS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT LANDSCAPE REGULATIONS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT ARCHITECTURAL REGULATIONS.



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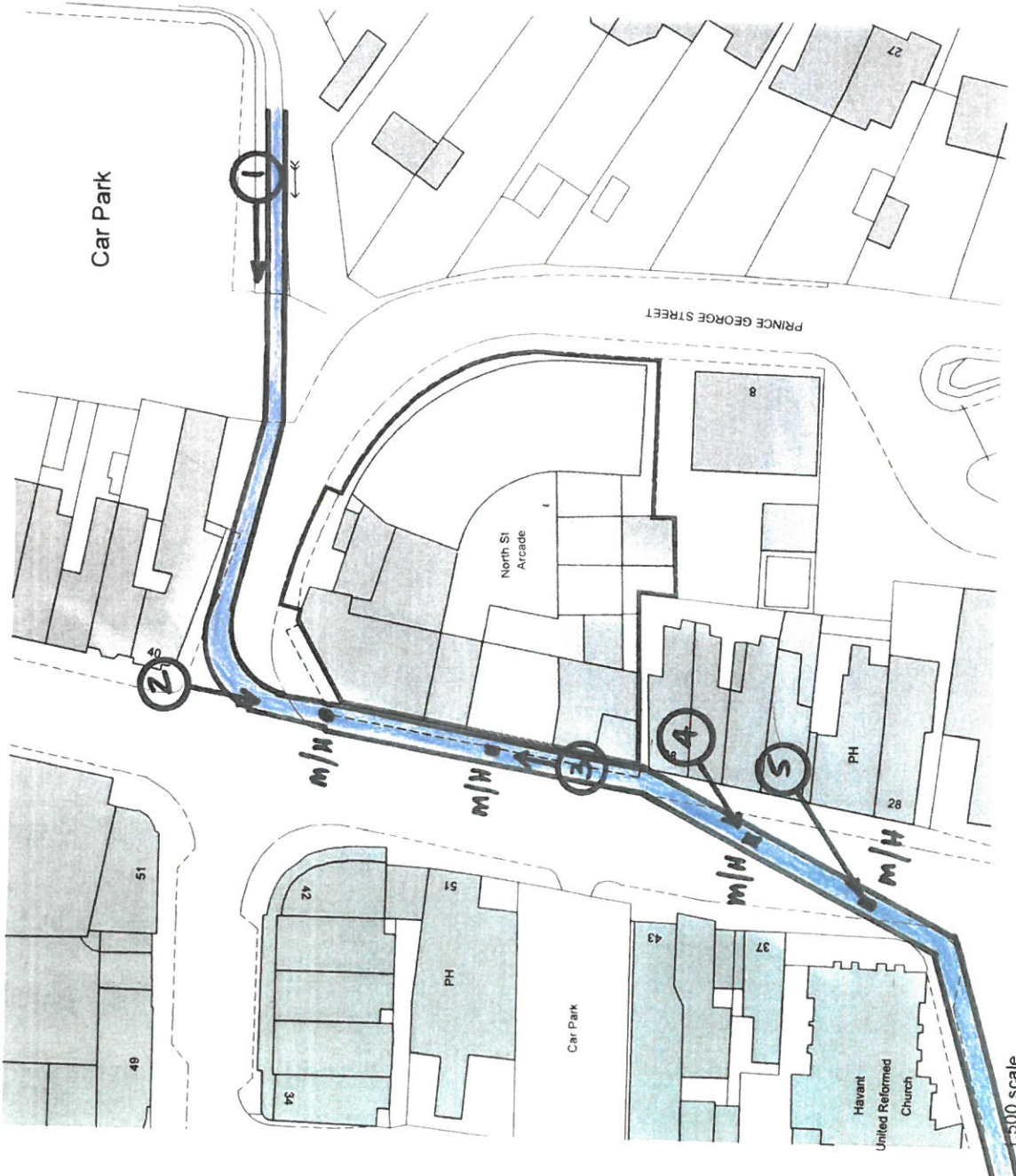
1:1250 scale



key

PHOTO
No. 1

LAVALT
CULVERT



1:500 scale



P3	Plan	Planning Application	Ty



Landmark House
20-22 Hargrave Terrace
Hargrave, Leicestershire
Leicestershire LE19 1JH
Tel: 01533 63 755 333
Email: enquiries@plc-architects.com
Website: www.plc-architects.com

ARCHITECTS

North Street Arcade
North Street
Haverhill

Location plan
Block plan

Drawn By	Check By	Issue	Revision	Date

16-2196-103 P3 AS Shown @ A3

NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE.
SCALE ONLY FOR LOCAL AUTHORITY PURPOSES.

Appendix E

Existing Drainage Layouts

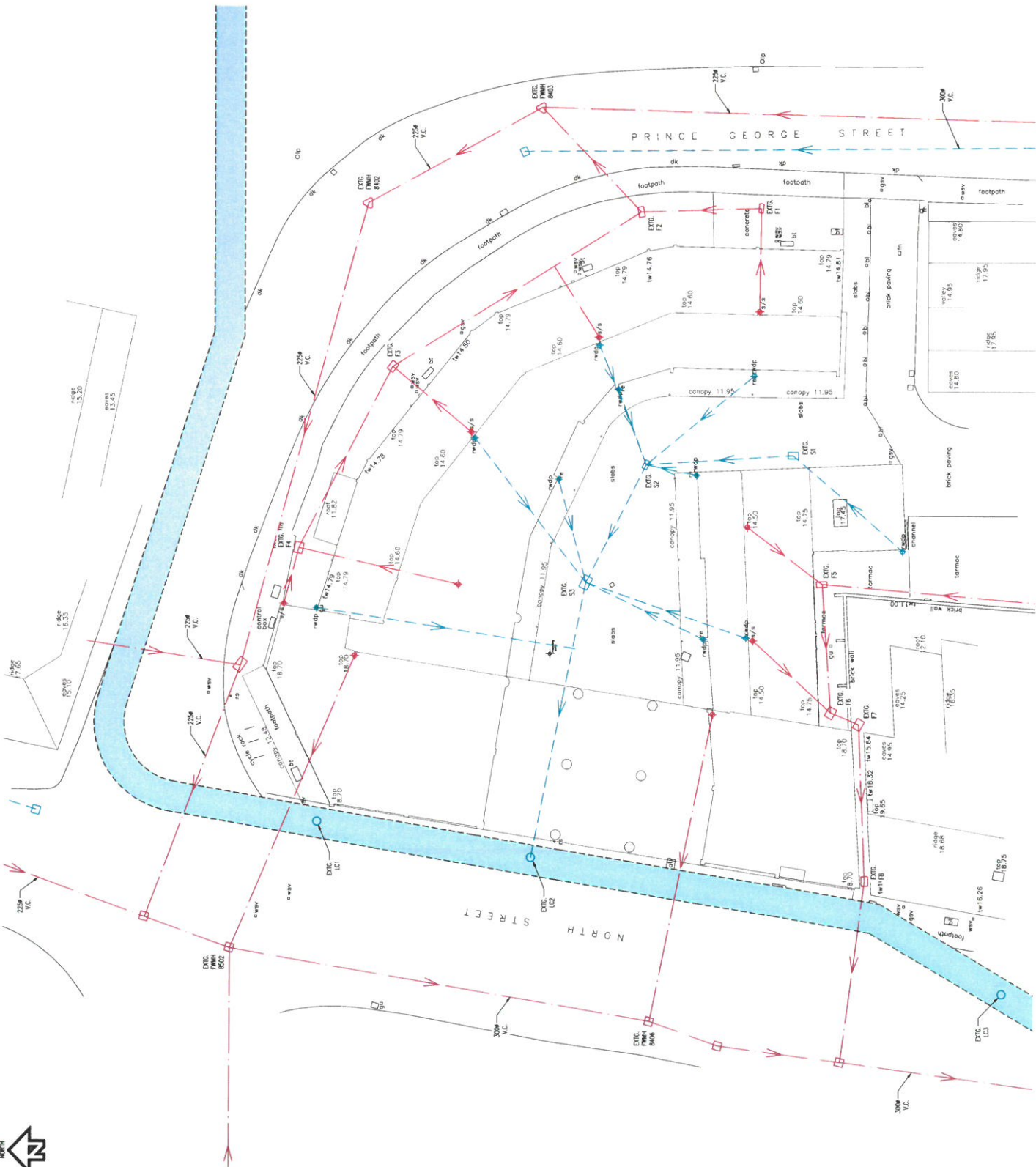


NOTES

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3. ANY DIMENSIONS/LEVELS INDICATED -1-1-1 REFER TO ASSUMED EXISTING DIMENSIONS WHICH ARE TO BE SET CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.

EXISTING DRAINAGE KEY:

- EXISTING FLOOD WATER MAINS/DRAINAGE
- EXISTING SURFACE WATER MAINS/DRAINAGE
- EXISTING SOIL & VENT DOWNS
- EXISTING RAINWATER DOWNS
- EXISTING JUNCTURE



PRELIMINARY

P1 PRELIMINARY		REV/06/19	REV/06/19	REV/06/19
Author	Checked	Drawn	Designed	Reviewed
ORIGINAL DRAWING SIZE - A1		A-REFS		
CAD REF.		 HAMIL DAVIES LIMITED Consulting Civil and Structural Engineers 18-3139-501 01485 881 596		
HDL				
NORTH STREET ARCADE, MANANT				
EXISTING DRAINAGE LAYOUT				
PRELIMINARY				
Consulting Civil				
Structural Engineers				
18-3139-501				

Appendix F

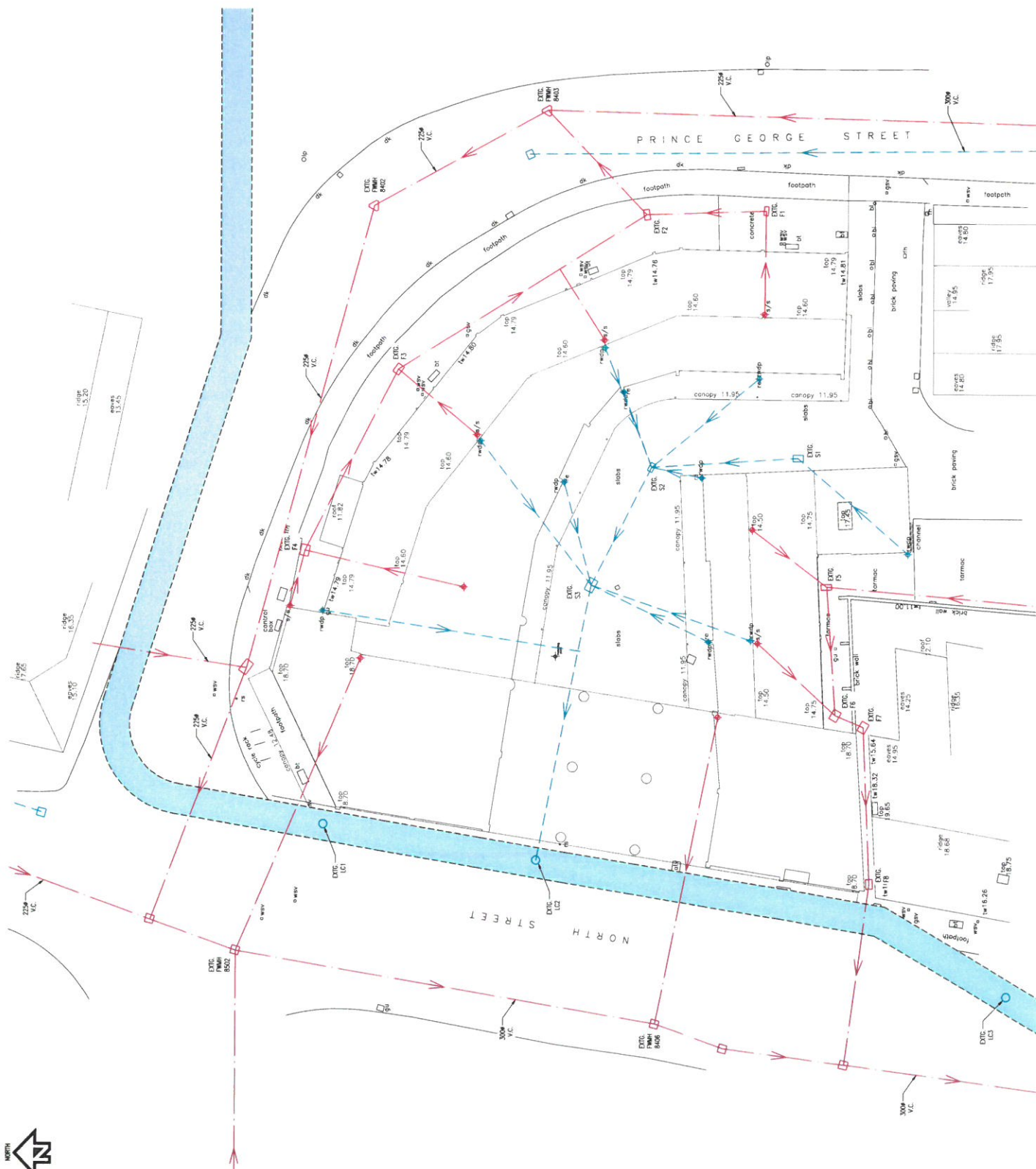
Proposed Drainage Layouts



- THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.

EXISTING DRAINAGE KEY:

- | | |
|---|---|
|  | EXISTING Foul WATER MANHOLE/DRAINAGE |
|  | EXISTING SURFACE WATER MANHOLE/DRAINAGE |
|  | EXISTING SOIL & VENT DOWNSPE |
|  | EXISTING RAINWATER DOWNSPE |
|  | EXISTING LAJANT CLAYVERT |



PRELIMINARY

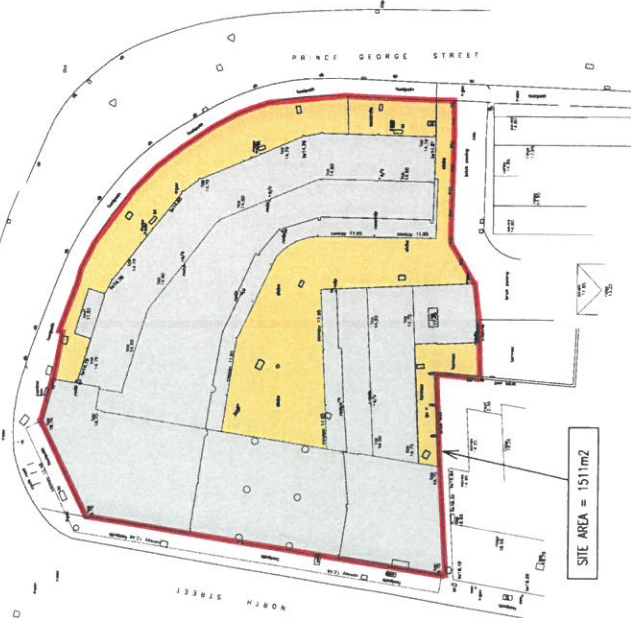
[illegible]

Appendix G

Pre & Post Development Impermeable Areas



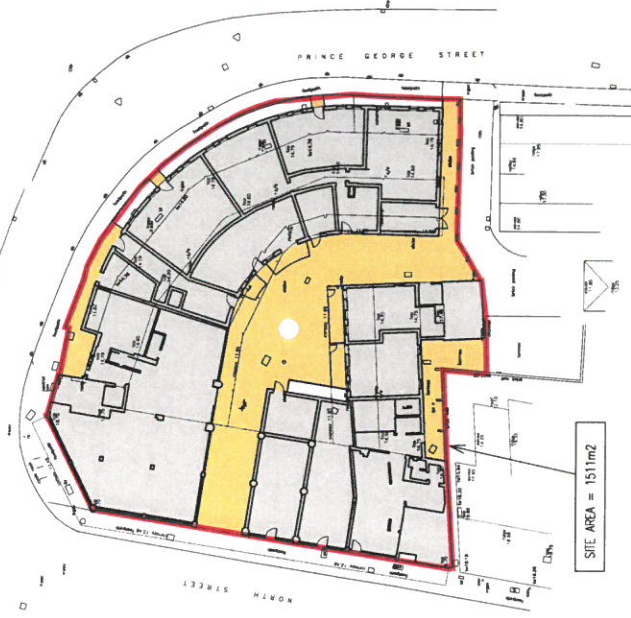
ROOFS = 1066m ²
HARDSTANDING = 45m ²
TOTAL = 1511m ²



SITE AREA = 1511m²



ROOFS = 1103m ²
HARDSTANDING = 358m ²
TOTAL = 1462m ²



SITE AREA = 1511m²

NOTES:

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3. ANY DIMENSIONS/LEVELS INDICATED 'AS-BUILT' AFTER TO ASSUMED/EXISTING DIMENSIONS WHICH ARE TO BE SET OUT PRIOR TO THE COMMENCEMENT OF ANY WORK.

PRELIMINARY

P1	PRELIMINARY	REV/05/18	REV/05/18	REV/05/18
Author	Drawn	Checked	Approved	Issue
ORIGINAL DRAWING SIZE - A1	A-RETS			
DATE REF.				

HDL		THIRSTIMORE LIMITED		NORTH STREET ARCADE, MANAWATU	
HAMIL DAVIES LIMITED		IMPERMEABLE AREAS		PRELIMINARY	
Consulting Civil and Structural Engineers		Drawn: HDL		Scale: 1:250 @ A1	
Working Title: SHAWANUI		Designed: HDL		Drawing Number: 18-3139-901	
Telephone: 01480 881 596				Sheet: P1	

PRE-DEVELOPMENT IMPERMEABLE AREAS

POST-DEVELOPMENT IMPERMEABLE AREAS

Appendix H

Exceedance Flows

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EXISTING DRAINAGE KEY:

- EXISTING FOUL WATER MANHOLE/DRAINAGE
EXISTING SURFACE WATER MANHOLE/DRAINAGE
EXISTING SOIL & VENT DOWNPIPE
EXISTING RAINWATER DOWNPIPE
EXISTING LAVANT CULVERT

→ PLP Derivatives
Excitatory
From

PRELIMINARY

P1	PRELIMINARY	HOL/08.19	HOL/08.19	HOL/08.19
Revised	Revised	Revised by and date	Revised by and date	Revised by and date
ORIGINAL DRAWING SIZE = A1		X-REFS:		
AND REE				

		HAMIL DAVIES LIMITED Consulting Civil and Structural Engineers	
201 TROSBURE LIMITED 100 NORTH STREET ARCADE, HAWAII Hawaiki, HI		PRELIMINARY Drawn: VLS Checked: [blank] Date: 11/23 @ A1	
EXISTING DRAINAGE LAYOUT		18-3139-501 SHEET NO. 2/2 DATE: 08/13/01	

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3. ANY DIMENSIONS/LEVELS INDICATED "REF" REFER TO ASSUMED/EXISTING DIMENSIONS/LEVELS WHICH ARE TO BE SITE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.

EXISTING DRAINAGE KEY:

- EXISTING FOUL WATER MANHOLE/DRAINAGE
- EXISTING SURFACE WATER MANHOLE/DRAINAGE
- EXISTING SOIL & VENT DOWNPIPE
- EXISTING RAINWATER DOWNPIPE
- EXISTING JAWNT CULVERT

PROPOSED DRAINAGE KEY:

- SOIL & VENT PIPE (100mm) / INSPECTION CHAMBER
- RAINWATER PIPE (100mm) / INSPECTION CHAMBER
- CATCH PIT MANHOLE
- PETROL INTERCEPTOR
- CHOKER HOSE/75/150/20"
- ACID DRAINAGE CHANNEL

Proposed
Development
Extension
From

PRELIMINARY

HDL
HAMIL DAVIES
LIMITED
Consulting Civil
Engineers
01483 803 506

Project	North Street Arcade, HAWT
Drawing No.	18-3139-511
Scale	1:120 @ A1
Author	PRELIMINARY
Check	
Date	

Client	Firststream Limited
Project	North Street Arcade, HAWT
Drawing No.	18-3139-511
Scale	1:120 @ A1
Author	PRELIMINARY
Check	
Date	

