



15 Billett Avenue, Waterlooville

**Sustainable Drainage Statement dated December
2017**

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1.0 Site Location Plan

- 1.1 The development site is located on land adjacent to 15 Billett Avenue, Waterloooville PO7 7SZ as shown by the location plan included within Appendix A.

2.0 Topographical Survey

- 2.1 The topographical survey is included within Appendix B. The site slopes from north west to south east with a level of 42.40m AOD in the north west corner and 39.76m AOD in the south east corner.

3.0 Site Geology & Hydrology

- 3.1 Section 4.0 of the Ashdown Site Investigation Limited Combined Geotechnical Assessment & Ground Contamination Status Report Reference R17-12060, included within Appendix G, outlines the encountered geology of the site.
- 3.2 The geology consists of Made Ground over Head over London Clay Formation.
- 3.3 The executive summary of the Ashdown Site Investigation Limited Combined Geotechnical Assessment & Ground Contamination Status Report Reference R17-12060, included within Appendix G, outlines the expected hydrology of the site. The Head & London Clay Formation are classed as a Secondary Undifferentiated Aquifer and an Unproductive Stratum respectively. The site does not lie within any Environment Agency Source Protection Zone with regard to the protection of the quality of groundwater that is abstracted for potable supply. Standing groundwater was recorded at depths of between 2.6m and 5.8m below ground level.

4.0 Contamination on the Site

- 4.1 Section 6.0 of the Ashdown Site Investigation Limited Combined Geotechnical Assessment & Ground Contamination Status Report Reference R17-12060, included within Appendix G, outlines the ground contamination status of the site. There is not expected to be a requirement for remediation works at the site.

Proposed Type of Development

- 5.1 The development proposals are to redevelop the site from a currently greenfield site to a residential development comprising of 4 no. detached houses with associated car parking and soft landscaping as shown by the site layout plan included within Appendix C.

5.0 Sustainable Drainage Proposals

- 6.1 The Code of Practice for Sustainable Drainage Systems provides a flexible approach to drainage systems with a wide range of components and includes a hierarchy of techniques. These are:-
1. Prevention - The use of good site design and housekeeping measures on site to prevent run-off and pollution.
 2. Source Control - Control of run off at or very near to its source.
 3. Site Control - Management of water from several sub catchment areas.
 4. Regional Control - Management of run off from several sites, typically in a detention pond or wetland.
- 6.2 With the above in mind surface water disposal will respect the hierarchy of techniques outlined above.
- 6.3 Prevention will be at the forefront of the development of the site with the site set out to maximise the areas of soft landscaping.
- 6.4 Source control is to be introduced in the following way:-
- The site investigation report indicates that the geology will have poor infiltration characteristics with unacceptable infiltration rates to make the use of soakaways unfeasible.
 - Surface water run off will therefore be stored within porous paving and a below ground storage tank prior to discharge to the adjacent culvert, which is to be replaced as part of the development works, via a hydrobreak to restrict flows to greenfield run off rates.
- 6.5 HDL drawing no. 16-2654-900P1, included within Appendix D, indicates that the impermeable area of roofs and hardstanding prior to development will be significantly increased as a result of the proposed development.

- 6.6 Formpave paving with a 500mm depth of porous sub base, as shown by HDL drawing no. 16-2654-2252P1 included within Appendix E, is to be adopted with an impermeable tanking membrane to store the 1 in 100 year storm with 40% climate change allowance prior to discharge to the adjacent culvert via a hydrobreak with a controlled flow to ensure that surface water run off is no greater than that prior to development as required by the Environment Agency / Planning Authority.
- 6.7 Rainfall within soft landscaped areas, which are minimal, will be allowed to permeate through the ground in order to mimic as closely as possible the natural drainage from the site before development.

6.0 Sustainable Drainage Design

- 7.1 Surface water calculations, included within Appendix F, show that there is sufficient storage capacity within the Formpave porous paving subbase and storage tank, reference HDL drawing no. 16-2654-2201P1 included within Appendix E, to accept the 1 in 100 year storm with 40% climate change allowance.

8.0 Third Party Agreements

- 8.1 An application will need to be made to the Environment Agency for the discharge of the on-site surface water drainage run off to the existing adjacent culvert which is to be replaced as part of the development works.
- 8.2 The on site foul water drainage network, as shown on HDL drawing no. 16-2654-2201P1, included within Appendix E, is to be connected to the public foul sewer system. A section 106 application will need to be made to Southern Water to connect the public foul drainage network. Southern Water sewer records have been included within Appendix H.

9.0 Foul & Surface Water Drainage Outfalls

- 9.1 HDL drawing no. 16-2654-2201P1 indicates the location of surface water and foul drainage discharge outfalls from the site.

10.0 Surface Water Drainage Calculations

- 10.1 Drainage calculations have been included within Appendix F to demonstrate runoff rates and the sufficiency of the storage within the proposed Formpave make up and buried storage tank.

11.0 Construction Stage Drainage

- 11.1 The Formpave hardstanding areas will be constructed as the first stage of construction to allow surface water discharges to be controlled and managed during the construction of the development.

12.0 SuDS Management & Maintenance Plan

Permeable Paving

- 12.1 The surface blocks have a design life equivalent to standard block paving.
- 12.2 All paved surfaces will require occasional cleaning. In normal circumstances regular sweeping will be sufficient. Cleaning should be carried out in the Spring and after leaf fall in Autumn.
- 12.3 Lighter coloured blocks may exhibit tyre marks and may require more cleaning and maintenance.
- 12.4 Following routine maintenance it may be necessary to redress the surface with 2 – 4mm clean gritstone.
- 12.5 Ultimately after 25 years or more areas of the laying course may become filled with silts and toxins. If this occurs the surface blocks should be uplifted and the affected areas of laying course material and geotextile disposed of. The existing sub base can be left insitu. Fresh geotextile and laying course stone should be installed and the existing surface blocks re-laid.
- 12.6 A management company will be set up with responsibility for the maintenance of all common areas of the site including external areas and on-site foul and surface water drainage.

Appendix A

Location Plan

The Site - Land Adjacent to 15 Billett Avenue, Waterloooville.



Appendix B

Topographical Survey



ROCKS = 0.0m²
WATERING = 0.0m²
TOTAL = 0.0m²

SITE AREA = 4201m²



PRE-DEVELOPMENT IMPERMEABLE AREAS

- NOTES:
- THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
 - THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY CHANGES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.
 - ANY DIMENSIONS/LEVELS INDICATED IN THIS DRAWING ARE TO BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.



ROCKS = 887.4m²
WATERING = 844.7m²
TOTAL = 1542m²

SITE AREA = 4201m²



POST-DEVELOPMENT IMPERMEABLE AREAS

PRELIMINARY

PAUL HARVEY		15 BILLET AVENUE, WATERLOOVILLE	
IMPERMEABLE AREAS		IMPERMEABLE AREAS	
HAMILTON LIMITED		HAMILTON LIMITED	
Consulting Civil and Structural Engineers		Consulting Civil and Structural Engineers	
16-2654-900		16-2654-900	

PRELIMINARY		PRELIMINARY	
ORIGINAL DRAWING SIZE - A1		ORIGINAL DRAWING SIZE - A1	
X-REFS:		X-REFS:	
C/O REF:		C/O REF:	

Appendix C

Site Layout Plan

NOTES:
 1. This drawing has been prepared by the architect or planning consultant for the client's use only. It is not to be used for any other purpose.
 2. All dimensions to be checked on site and any discrepancy notified to the client immediately.
 3. This drawing is the property of The Martin Ralph Group and must not be reproduced, in part or whole, or derived from, without their permission.

Existing / surrounding buildings

Access Road
 New access to be finished in permeable material - gravel or paving.

Access Drive
 Permeable surface or contrasting coloured paving outside each house.

Parking Spaces
 Permeable surface, gravel or grasscrete system.

Grass Area
 Grass and landscape areas acting as buffer and semi communal use.

New Soft Landscape
 New soft landscape areas associated with individual properties.

Paving - permeable paved patio area and new path.

Trees
 existing trees being retained

New vegetation
 Indicative location of new trees to be planted on the site - All to be native varieties.



SITE PLAN AS PROPOSED

LAND ADJ TO 15 BILLETT AVENUE

1:200

AMENDMENTS	DATE
K	13.12.17
J	28.11.17
H	07.11.17
G	02.11.17
F	27.10.17
E	06.10.17
PETER ERNEST HOMES LTD	
PROJECT	
RESIDENTIAL DEVELOPMENT	
Land Adj to 15 BILLETT AVENUE, WATERLOOVILLE	
DRAWING TITLE	
PROPOSED SITE PLAN landscape plan	
DATE	
JUNE 2017	
SCALE	
1:200 @ A1 1:400 @ A3	
DRAWING NO.	
16A_071 010	
REVISION	
K	
MARTIN RALPH ARCHITECTS	
CHARTERED ARCHITECTS	
Part of THE MARTIN RALPH GROUP	
11 Digby House	
Bristol Business Park	
Bristol, Avon	
T 01273 822111	
F 01273 822112	

Appendix D

Pre & Post Development Impermeable Areas



ROCKS = 0.0m²
HARDSTANDING = 0.0m²
TOTAL = 0.0m²

SITE AREA = 4201m²



PRE-DEVELOPMENT IMPERMEABLE AREAS



ROCKS = 897m²
HARDSTANDING = 844.7m²
TOTAL = 1542m²

SITE AREA = 4201m²



POST-DEVELOPMENT IMPERMEABLE AREAS

- NOTES:
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.
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 3. ANY DIMENSIONS/LEVELS INDICATED "P.L." REFER TO ASSUMED/EXISTING DIMENSIONS/LEVELS AND ARE TO BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.

HDL		PAUL HARRY		15 BALLETT AVENUE, WATERLOOVILLE	
HAMIL DAVIES LIMITED		IMPERMEABLE AREAS		PRELIMINARY	
Consultants		Project No.		1250	
Structural Engineers		Drawing No.		16-2654-900	
P1		P1		P1	

PRELIMINARY

Appendix E

Foul & Surface Water Drainage Layouts

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

11. ANNET LEVELS AND POSITIONS OF EXISTING DRAWS / CHAMBERS / SINKS / WHERE NEW CONNECTIONS ARE TO BE MADE MUST BE CHECKED AND CONFIRMED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS.
12. ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY, ENVIRONMENT AGENCY AND IN CONJUNCTION WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND STANDARDS FOR ADOPTION AS APPROPRIATE.
13. ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DETAILS AND THE REQUIREMENTS OF SPECIAL DRAINAGE.

[illegible]

FOUL WATER MANHOLE/DRAINAGE (10mm) U.L.O.

SOIL & VENT PIPE (100mm)

SURFACE WATER MANHOLE/DRAINAGE (150mm) U.L.O.

RAINFALL PIPE (100mm)

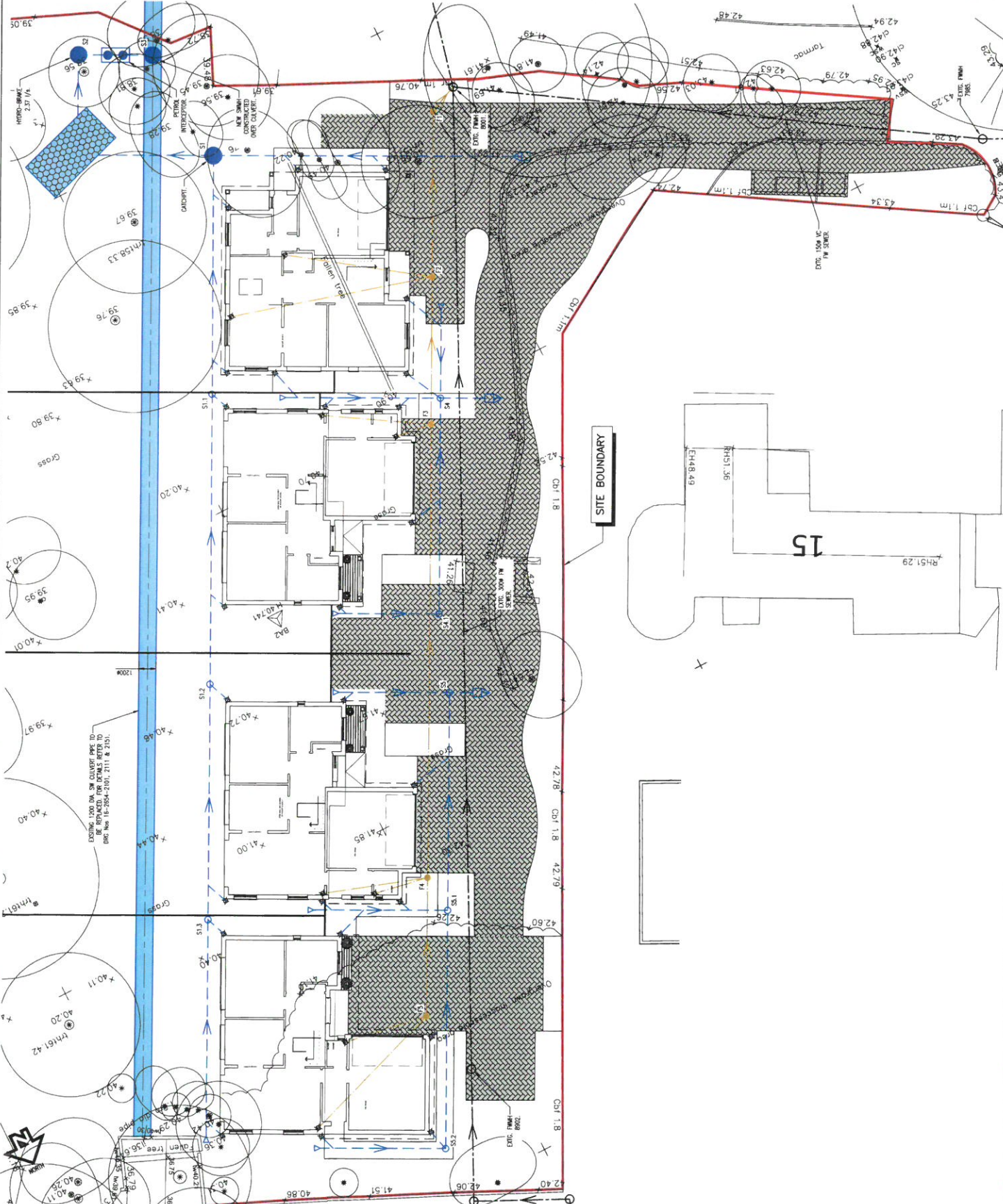
ROOFING ETC (100mm)

INSPECTION CHAMBER

 FORMPANE OUTLET - REFER DISC. NO. 16-2654-2252 FOR FORMPANE DETAILS	 FORMPANE POROUS PAVING - REFER TO DISC. NO. 16-2654-2252 FOR FORMPANE DETAILS (AREA = 777ms2)	 SURFACE WATER ATTENUATION TANK STORAGE VOLUME 216ms3 (1.0mg On 2m DEPTH BELOW MUD FLAT) (AREA = 1000ms2)
--	--	---

Preliminary		H/L/12/17	H/L/12/17	H/L/12/17	H/L/12/17
Detailed		Revised 12/17	Revised 12/17	Revised 12/17	Revised 12/17
Preliminary					
Detailed					

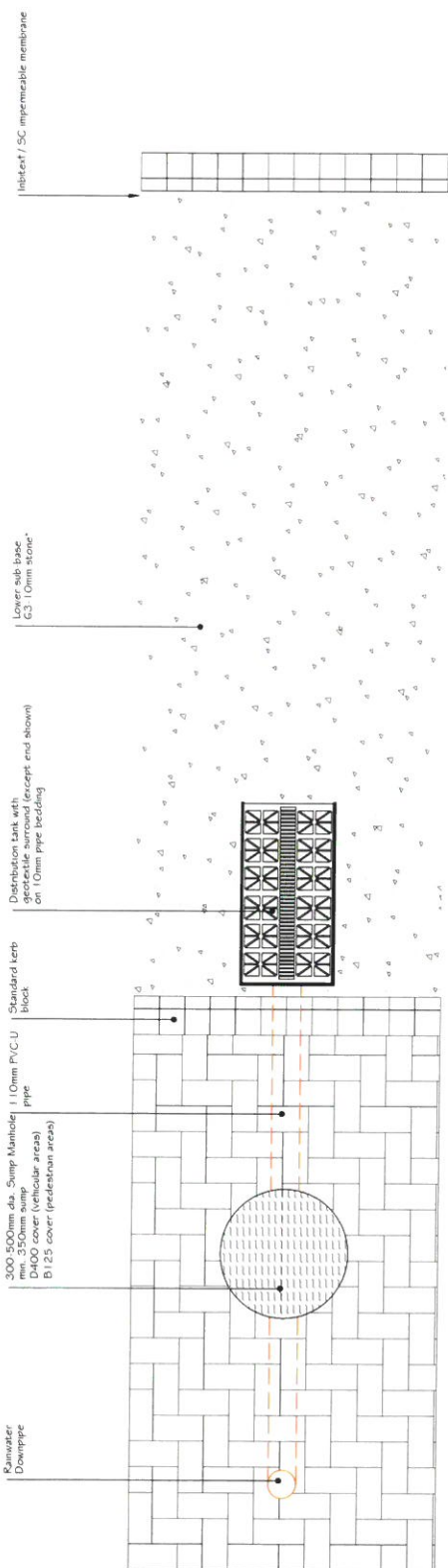
 HAMIL DAVIES Consulting Civil & Structural Engineers		PETER ERNEST HOMES LTD. 15 BILLET AVENUE, WATERLOOVILLE Tel: 01489 803 506	
DRAINAGE LAYOUT		PRELIMINARY	
Date: _____ Drawn: _____ Checked: _____ Scale: _____	Drawn: H.D. Checked: _____ Scale: 1:125 @ A1	Date: _____ Drawn: _____ Checked: _____ Scale: _____	
Name: Mr. SHAMMOORE Address: _____ Tel: 01489 803 506		No: 16-2854-2201 P1	



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

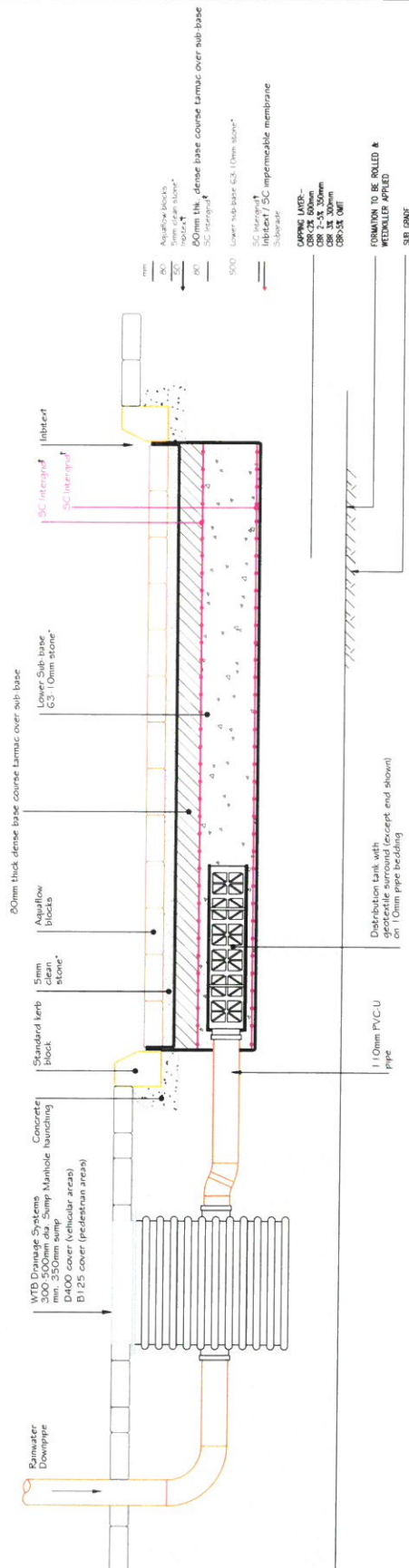
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY.

ALL DIMENSIONS/LEVELS INDICATED "IND." REFER TO ASSUMED/EXISTING DIMENSIONS WHICH ARE TO BE SET CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK.



Downpipe drainage into Impermeable Tanked System - Plan

Grading of Lower sub-base stone



PRELIMINARY

	Preliminary		HDL/12/17	HDL/12/17	HDL/12/17	Approved by and date
		Issued/Revised				
						X-REFS:
ORIGINAL DRAWING SIZE - A1						
CAD REF.						

 HAMIL DAVIES LIMITED Consulting Civil and Structural Engineers		Title: PETER ERNEST HOMES LTD. Project: 15 BELLETT AVENUE, WATERLOOVILLE Drawing: DRAINAGE/EXTERNAL WORKS DETAILS Sheet: SHEET 2		Project: PRELIMINARY Drawn: HDL Checked: 1:10 Scale: A1		Made At: SHARNORE Date: 16-2854-2252 Title: P1	
---	--	---	--	--	--	---	--

Downpipe drainage into Impermeable Tanked System - Section

FORMPAVE STORMWATER SOURCE CONTROL SYSTEM

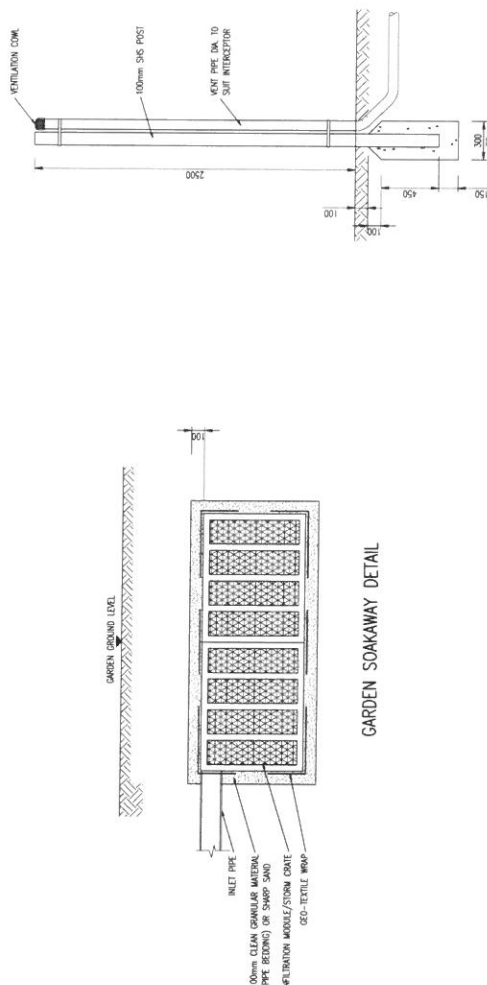
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT APPROVAL.



SECTION THROUGH AQUACELL TANK
AQUACELL MODULES TO BE LAID IN ACCORDANCE WITH MANUFACTURER'S GUIDANCE

SECTION THROUGH PRIVATE HYDROBRAKE CHAMBER

SECTION THROUGH BYPASS INTERCEPTOR



GARDEN SOAKAWAY DETAIL

PRELIMINARY

P1	PRELIMINARY	HOL/12/17	HOL/12/17	HOL/12/17
Worksheet	Worksheet	Reviewed by and date	Checked by and date	Approved by and date
ORIGINAL DRAWING SIZE: - A1				
X-REFS: . . .				
END REC				

 HAMIL DAVIES LIMITED Consulting Civil Structural Engineers		Project 15 BILLET AVENUE, WATERLOOVILLE Drawing DRAINAGE/EXTERNAL WORKS DETAILS SHEET 5		Client PETER ERKEST HOMES LTD.	
Format PRELIMINARY	Drawn HCL	Scale 1:10 @ A1	Drawing Number 15-2854-2235	Date 01/08/93	Page 5/6
Making Office SYDNEY			Telephone (0148) 931 596		

Appendix F

Drainage Calculations



MasterDrain
HY 9.36

HAMILL DAVIES LIMITED

Consulting Civil & Structural Engineers
Ivydale, Lower Chase Road, Swanmore,
Hampshire, SO32 2PB
Tel: 01489 893 596 Fax: 01489 890 715
brian.w.hamill@btopenworld.com

Job No.	16-2654		
Sheet no.	1		
Date	22/12/17		
By	Checked	Reviewed	
B.H.			

Project 15 Billett Avenue, Waterlooille

Title BREEAM SUR1 calculations for Waterlooille

Data:-

Hydrology:-

Location = Waterlooille ✓
Long reference = 468110
M5-60 (mm) = 20
r = 0.35
Hyd. area = 7
Hydrograph = Summer

WRAP = 4
Grid reference = SU6810
SAAR (mm/yr) = 800
Soil = 0.47
Hyd. zone = 7
Area = England and Wales

Site values used in design:-

Total site area = 0.4201 ha ✓
Pre-dev area drained = 0.0000 ha
Imperm runoff factor = 98%

Climate change factor = 40% ✓
Post-dev area drained = 0.1542 ha ✓
Perm runoff factor = 20%

Pre-development

Area to soakaways = 0.0000 ha
Perv. area to SUDS = 0.0000 ha

Area to other SUDS = 0.0000 ha
Pre-dev flow to drain = 0.00 l/s

Post-development

Area to soakaways = 0.0000 ha
Perv. area to SUDS = 0.0000 ha

Area to other SUDS = 0.0000 ha ✓
Post-dev flow to drain = 2.37 l/s ✓

Calculations:-

Revised Post-dev Imperm. area = 0.154 ha
Equiv. Post-dev Imperm. area = 0.151 ha
Equiv. Post-dev Perm. area = 0.053 ha
Total Pre-dev equiv. area ha = 0.084 ha
Total Post-dev equiv. area ha = 0.204 ha
100 yr 6 hour mean intensity = 10.98mm/hr

Results:-

Pre-dev peakflow runoff (l/s) (m³/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	27.4	18.5	12.1	7.5	4.9	3.6	3.0	2.5	27.4	N/A	27.4	1
30	66.5	44.2	28.2	17.4	10.5	7.8	6.3	5.3	66.5	N/A	66.5	30
100	86.2	57.9	37.1	22.9	13.6	10.0	8.1	6.8	86.2	N/A	86.2	100

Post-dev peakflow runoff (l/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	66.6	45.1	29.4	18.2	11.8	8.8	7.2	6.1	66.6	40	93.2	1
30	161.7	107.6	68.5	42.3	25.5	18.9	15.2	12.9	161.7	40	226.4	30
100	209.5	140.7	90.1	55.6	33.2	24.4	19.6	16.5	209.5	40	293.3	100

100 year 6 hour (x Climate Change Factor) storm gives:-

Pre-dev runoff volume m³ = 55.3m³
Post-dev rainfall volume = 188.3m³
Post-dev volume m³ (excess above SUDS) = 188.3m³
100 yr 6 hour mean intensity = 10.98mm/hr
Pre-dev volume to drain at 0 l/s = 0.0 m³
Post-dev volume to drain at 2.371 l/s = 52.1 m³
Post-dev storage volume = 136.3m³
Post-dev 5mm imperm volume = 7.7 m³
Post-dev 5mm perm volume = 13.3 m³

→ $Q_{BAR(rural)} = 2.371 \text{ l/s}$ or 5.644 l/s/ha or 0.002 cumecs - from IoH 124. ←

The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

STORAGE Provision

PERIMPER TANKED system (500mm DEPTH OF POROUS SUB BASE)

$$777 \times 0.3 \times 0.5 = 116.5 \text{ m}^3$$

STORAGE TANK

$$3\text{m} \times 6\text{m} \times 1.2\text{m (DP)} = 21.6 \text{ m}^3$$

$$\text{TOTAL STORAGE} = 116.5 + 21.6 = 138.1 \text{ m}^3 \therefore \text{OK}$$

✓



MasterDrain
HY 9.36

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Job No.	16-2654	
Sheet no.	2	
Date	22/12/17	
By	B.H.	
Checked		
Reviewed		

Project 15 Billett Avenue, Waterloooville

Title BREEAM SUR1 calculations for Waterloooville

Data summary.

Use the data below for the SUR1 form

Site areas:-

Total site area	=	0.4201 ha	;4201.0 m ²	[3A]
Pre-development impermeable area	=	0.0000 ha		[3B]
Pre-development permeable area	=	0.4201 ha		
Post-development impermeable area	=	0.1542 ha		[3C]
Post-development permeable area	=	0.2659 ha		

Peak runoff:-

Pre-development 1 year storm (15min)	=	27.4 l/s	[6A]
Pre-development 100 year storm (15min)	=	86.2 l/s	[6C]
Post-development 1 year storm (15min)	=	66.6 l/s	[6B]
Post-development 100 year storm (15min)	=	209.51 l/s	[6D]

Greenfield runoff:-

$Q_{BAR(rural)} = 2.371 \text{ l/s}$ or 5.644 l/s/ha or 0.002 cumecs - from IoH 124.

Climate change factor:-

CCF = 40%

Volumes:-

Pre-development 100 yr/6hr storm	[12A]	=	77.5m ³
Post-development 100 yr/6hr storm (add. volume with no SUDS)	[12B]	=	188.3m ³
Post-development 100 yr/6hr storm (add. volume with SUDS)		=	188.3m ³
Post-development add. predicted volume (No SUDS)	[12C]	=	110.9m ³

You may also require

Data relating to the infiltration test calculations (if applicable)
Evidence to show runoff reduction (if applicable)
Information on calculation methods (if applicable see next sheet)

Note

Numbers in square brackets relate to the
Nov. 2010 v1.1 / issued 11/02/10 copy of SUR1



MasterDrain
HY 9.36

HAMILL DAVIES LIMITED

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Job No.	16-2654	
Sheet no.	3	
Date	22/12/17	
By	B.H.	
Checked		
Reviewed		

Project 15 Billett Avenue, Waterloooville

Title BREEAM SUR1 calculations for Waterloooville

Definitions and methods

Hydrology

The hydrological constants are derived from the Wallingford maps. They are used to calculate location specific rainfall figures.

Site values and factors

Areas of the site should be entered in hectares (10000 m²). If the Pre-development site is a green field, this box is blank.

Climate Change Factor is initially set at 20% - this may be changed as required.

Greenfield runoff is calculated using the method described in IoH 124.

Runoff factors

The impermeable runoff factor is initially set at 98%

The permeable runoff factor is initially set at 20%

Note: the CCF and the runoff factors may be changed by the user to suit the development

The areas draining to soakaways and other SUDS are entered in the appropriate box (in hectares)

Calculations

The post-development area is reduced by subtracting the areas that drain to soakaways or other SUDS, to give a revised figure.

All areas are then multiplied by the appropriate runoff factor to give an equivalent area with 100% runoff.

These are then summated.

This gives a total pre-development equivalent area, and a similar figure for the post-development area.

The 'Post-dev volume to drain (no SUDS)' gives the total runoff to drain if no SUDS were used.

Results

The pre- and post-development areas are subjected to 1,30 and 100 year return period storms with a duration of 15 to 600 minutes.

The Revised Post-dev Imperm. area is the area (in ha) that is not going to SUDS x impervious runoff factor.

The runoff rates are calculated for the chosen hydrograph (Summer or Winter) as l/s. Figures in red indicate m³/s

The peak value is measured, multiplied by the CCF and the total maximum rate is shown.

The pre- and post-development volumes for a 100 year / 6 hour storm are calculated from the area under the hydrograph curve.

Post-dev volume (i.e. excess above SUDS) is that volume produced by the drained area that does not go to SUDS.

Qbar(rural) is calculated in accordance with the procedure laid down in IoH 124

Appendix G

Combined Geotechnical Assessment and Ground Contamination Status Report

**Land Adjacent to 15 Billett Avenue
Waterlooville
Hampshire**

**Combined Geotechnical Assessment and
Ground Contamination Status Report**



Report No. R17-12060

May 2017

Report prepared for the benefit of:

Peter Ernest Homes Ltd
112 South Lane
Clanfield
Waterlooville
PO8 0RY

Appendix H

Southern Water Sewer Records

SEWER RECORDS PAGE 1 OF 2



C.S. REF. SU6809NE	Drawn by: yadava	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. The actual positions should be determined on site. WARNING: BAG plans are constructed of Bonded Asbestos Cement (BAG) material. This material may contain asbestos fibres. Do not cut, drill, grind or otherwise disturb the material without appropriate controls.			469054
	Scale: 1:1250				
Title: 214307_15 Billett Avenue, Wate	Date: 02/05/2016	Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.			