

17 JUN 2016

Foul Sewage and Utilities Assessment

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Proposed Senior Citizen One Bed Bungalow at the rear of 4/2, Milton Road, fronting Jubilee Road Waterkloofville

This Report is to be read in conjunction with drawings numbered 2305/10 and 11.

1. Foul Sewage

The whole plot originally known as 4/2, Milton Rd, currently has on it a two bedroomed bungalow to the north-west facing Milton Road.

There is a 100mm foul drain running to the side on the north-east and across the rear of the existing bungalow (no 4/2) to sewer

The drain currently takes:

- a) 1 no. wc
- b) 1 no washbasin
- c) 1 no bath
- d) 1 no shower
- e) 1 no sink

The proposed bungalow in the rear part of the garden and facing Jubilee will have the following sanitary accommodation:

- a) 1 no. wc
- b) 1 no washbasin
- c) 1 no shower
- d) 1 no sink

The existing foul drain is more than adequate to take the additional discharge proposed

Therefore the new drain shall flow into the existing foul drain with a new manhole at the point of intersection.

By connecting into the existing drain run in the garden there will be no inconvenience to the general public or to the pavement verge or road.

2. Stormwater

Rainwater/stormwater shall discharge to collection butts with overflows and then to soakways.

Any soakway shall be 5 metres away from buildings, preferably on the low side and with a capacity/size to suit subsoil conditions and in any event to have a minimum capacity of 1 cum m³.

Any run-off from hard surfaces shall discharge by way of a silt bucket and then to soakway.

Should any soakway be disturbed or result in being closer than 5m due to the works it shall be relocated.

New stormwater discharges shall be taken to new soakways and not to existing.

3. Electric

Shall comply with statutory regulations and bye-laws, to this end the proposed bungalow will be served by a new independent underground supply coming into the site from Jubilee Road.

The incoming cable's capacity shall be calculated by a competent person to ab sa and be approved by the electricity board.

There will be limited disturbance to pavement and verge which will not be excessive, and for a limited time only. All disturbed surfaces shall be made good after the supply has been laid.

4. Water

The proposed bungalow shall have its own metered supply of wholesome drinking water, incoming from Jubilee Road.

There will be limited disturbance to pavement and verge, possible carriageway as well. Any disturbance will be kept to a minimum, and all made good as necessary.

5. Gas

The proposed bungalow shall have its own separate underground supply incoming from the Jubilee Road side.

There will be some disturbance to pavement, verge and possibly carriageway, but this will be kept to a minimum and disturbed surfaces made good after the installation.

6. Telephone

A telephone connection shall be provided. Supply to be underground or overhead to suit the local general arrangement - number of lines to choice.

If the bungalow has a security system linked to a monitoring control centre then the supply must be underground.

There will be limited disturbance to pavement and verge, but this will be kept to a minimum, and all made good after.

7.3 Other Incoming Services

Any other incoming services for example cable TV will be the sole responsibility of any future owner/occupier and does not form any part whatsoever of this application.

sewage utilities / 42, Milton Road / 2305 / gjk.