

Drainage and foul sewerage assessment

Existing Drainage and sewerage

Sewerage for both of the existing plots together with 186 Seafront drain to the North boundary of the property through the gardens of the properties to the north and into Victoria Avenue. 186 and 188 share a drain and 190 has its own drain.

Surface water drainage is dealt with by the use of soakaways. At this point it is not possible to locate these or identify the size of them however the site is well drained even at times of extreme rainfall.

Proposed Drainage

Surface water and roof drainage will continue to use soakaways. However these will be new soakaways which will be constructed using Aquacell Modular units to create drainage tanks. The types of unit used will vary based on the size and volume of traffic above. The Volume and type of each Aquacell tank will be calculated using the Wavin Storm management Calculator and to the full approval of the Building Control Department. All soakaways will be a minimum of 5 meters from any built structure.

Foul Drainage

The foul drainage system for the two studio flats will utilise the existing foul drainage system shared with 186 The traffic for this sewer drain will be significantly reduced as it will no longer serve 188. The new foul drainage Will have a layout as shown on plan A103 V 4.2 provided and will serve the two different buildings with two main drains exiting the site and joining a new main drain which will be offered for adoption by Southern Water (SW) so that it forms part of the public system.

The new main drain will either run to the 2 m deep drain outside 202/204 Seafront or to the main drain on the corner of seafront and Alexandra Avenue. The site owners, as detailed in the application will either set up a specific management company or instruct a named company to take on the responsibility for the maintenance of the foul and surface water drainage systems as a whole on site.

Other information

We would ask that, should it be required, detailed proposal for this drainage infrastructure be conditioned as part of any approval.