

AMA Surface Water & Foul Drainage Assessment

10th February 2022

Introduction

This high level Drainage & Foul Assessment Note has been prepared by Andrew Moseley Associates (AMA) for the proposed re-development of a single dwelling to a residential development of seven apartments, located at 28 Alexandra Avenue, Hayling Island.

The site currently consists of a single residential dwelling which is accessed via two separate points of vehicular access, both to the east of the site via Alexandra Avenue. The site is bound to the north by residential dwellings, to the east by Alexandra Avenue and later by residential dwellings; to the south by Sea Front and later by Hayling Island Beach; and to the west by residential dwellings.

The Local Planning Authority (LPA) is Havant Borough Council (HBC) and the Local Lead Flood Authority (LLFA) is Hampshire County Council (HCC).

A Site location plan indicated on Figure 1 attached.

Drainage and Sewerage

It is understood that the existing foul drainage from 28 Alexandra Avenue drains to the Northern Western boundary of the property through the garden of the neighbouring 188 Seafront and connects into the existing adopted foul sewer indicated on the Southern Water sewer records attached.

The existing surface water drainage is dealt with by the use of soakaways. At this stage it is not possible to identify the location or the scale of the soakaways, however the site is identified as well drained even during instances of heavy rainfall.

It is however known that these will be new soakaways which will be constructed using Aquacell Modular units to create drainage soakaway tanks. As aforementioned the scale of these units is yet to be determined as they vary based on the size and volume of traffic above. The Volume and type of each Aquacell soakaway tank will be calculated using industry standard software and to the full approval of the Building Control Department. All soakaways will be a minimum of 5 meters from any built structure.

The foul drainage system for 28 Alexandra Avenue will connect into the existing foul drainage system shared with the neighbouring 188 Seafront.

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.

The topographic survey for the site identifies a number of manholes, gullies and rainwater pipes which serve the existing building and areas of hardstanding. No private drainage records or drainage survey work was available for review however, it is considered that both foul water drainage will discharge to the public foul sewer to the rear of 188 Seafront.

It is recommended that prior to detailed design, a full drainage survey is undertaken to establish the alignment, level and connectivity of all drainage within the development boundary.

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



Title:
Indicative Site Location Plan
Sea Front, Hayling Island

Figure No:
Figure 1