HAMILL DAVIES LIMITED
Consulting Civil and Structural Engineers

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Tel 01489 893 596
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270 London Road, Waterlooville, Hampshire PO7 7HG

Surface & Foul Water Drainage Strategy dated November 2025

1.0 Background Information

1.1 The site known as 270 London Road, Waterlooville, Hampshire PO7 7HG is shown by the title plan and Google image included within Appendix A.

1.2 The land within the site boundary currently consists of a commercial building accommodating a gym as shown by the topographical survey included within Appendix B. The land is currently fully developed in terms of area.

1.3 Planning consent is being sort for the redevelopment of the site as shown by the proposed site layout plans included within Appendix C.

1.4 The existing surface water discharges discharge directly to adjacent hardstanding areas.

1.5 This drainage strategy has been formed in accordance with the requirements of the Flood & Water Management Template included within Appendix I.

2.0 Sensitivity of Discharge Points

2.1 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.

2.2 With the above in mind surface water disposal will respect the hierarchy of techniques outlined above.

2.3 Source control is to be introduced in the following ways:-

Surface water will be discharged to the public foul drainage system via attenuation tanks and a hydrobreak.

3.0 Existing Surface Water Flows

3.1 The site is a brownfield site with existing surface water flows from roofs discharging directly to adjacent hardstanding areas. A drawing, included within Appendix E, shows that the extent of impermeable roofs and hardstanding areas is to slightly reduced by the redevelopment of the site.

4.0 Existing Drainage Network

4.1 The drainage survey, included within Appendix F, details the existing foul drainage arrangement with foul flows discharging to the public sewer at the rear of the site.

5.0 Failures of the Existing Drainage Regime

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

5.2 Repairs as outlined in the drainage survey, included within Appendix F, are to be undertaken as part of the redevelopment of the site.

6.0 Proposed Drainage Patterns

6.1 The drawings, included within Appendix G, show that the site is to be laid out with surface water being attenuated using a hydrobreak prior to discharge to the public foul drainage network.

7.0 Surface Water Treatment

7.1 Surface water treatment, in accordance with Ciria SuDS Manual C753, will not be required as the surface water discharges emanate from roofs and discharge to the public foul drainage system.

8.0 Infiltration

8.1 Discharge of surface water via infiltration is not feasible due to the existing and proposed buildings precluding the location of soakaways 5m from foundations.

9.0 Storage

9.1 The stormwater calculations, included within Appendix H, will allow sufficient storage to be provided for the proposed attenuation tanks to

accept the 1in 100 year storm with 45% climate change allowance during periods of high rainfall via a hydrobreak with flows restricted to 0.75 l/s.

9.2 Drawings within Appendix G show the proposed foul and surface water drainage layouts.

10.0 Run off Exceedance Design Criteria

10.1 The run off exceedance design criteria has been considered and roof areas will be formed with falls as per the existing ground and roof levels. Building finished floor levels will be set at sufficient height to ensure that the buildings are not at risk from run off in times of exceedance.

11.0 Maintenance Regimes

11.1 Manholes will be inspected on an annual basis and cleaned out to remove silt. The management company will be responsible for the maintenance of drainage elements within the property boundary.

11.6 The residential management company will be responsible for the maintenance of all common areas of the site including external areas and on-site foul and surface water drainage.

12.0 Urban Creep

12.1 The drainage calculations, included within Appendices H, do not take account of urban creep as the site is developed to its full extent, as dictated by the planning authority, with no scope for expansion.

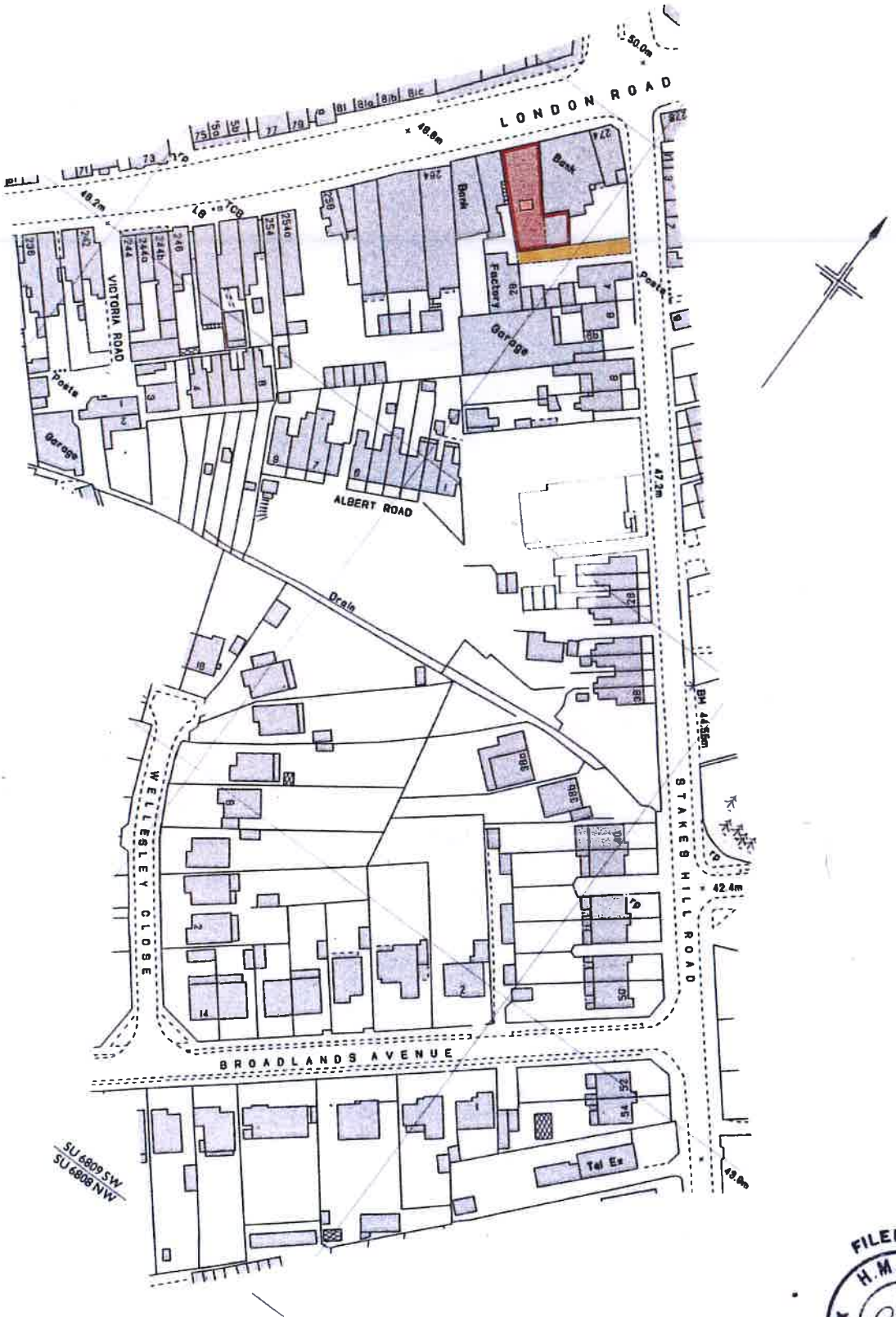
Appendix A

Title Plan
Google Image

H.M. LAND REGISTRY

TITLE NUMBER	
HP400038	

ORDNANCE SURVEY PLAN REFERENCE	SU 6809	SECTION N	Scale 1/1250
COUNTY HAMPSHIRE	DISTRICT HAVANT		© Crown copyright 1976



FILED PLAN
H.M. LAND
REGISTRY

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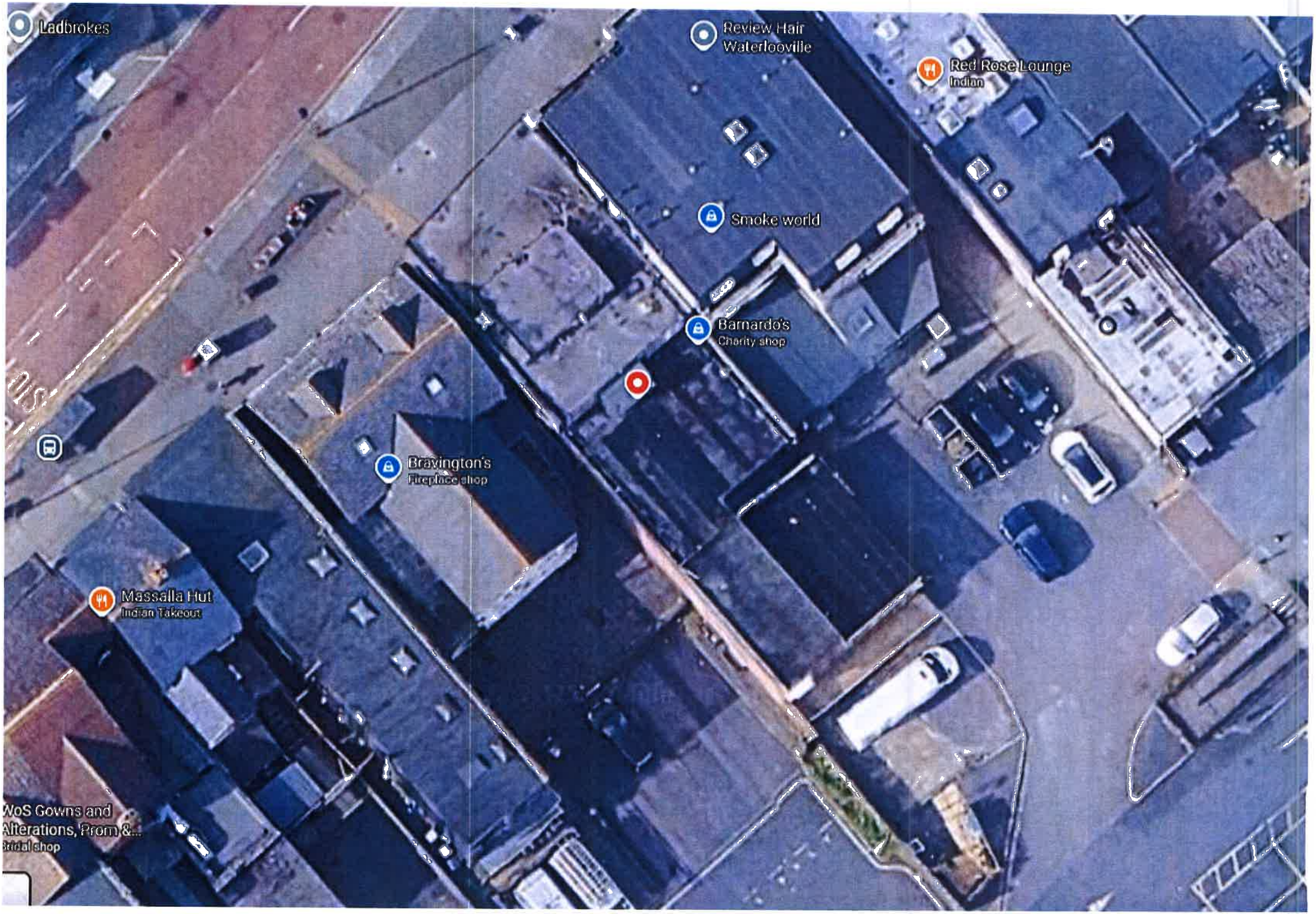
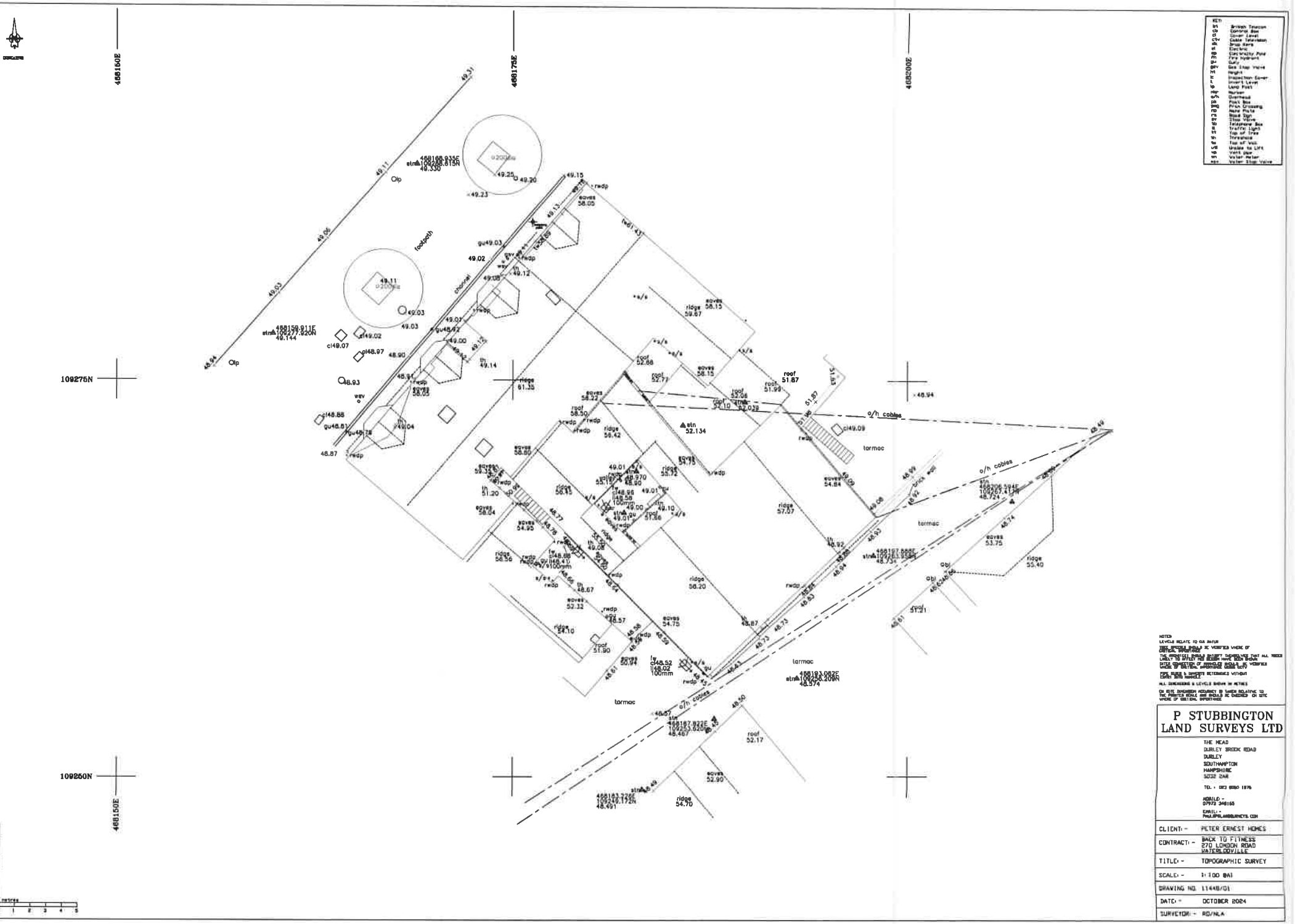

Ladbrokes
Review Hair
Waterlooville
Red Rose Lounge
Indian
Smoke world
Barnardo's
Charity shop
Brayington's
Fireplace shop
Massalla Hut
Indian Takeout
WoS Gowns and
Alterations, Prom &...
Bridal shop

Appendix B

Topographical Survey & Existing Floor Layouts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468175E
468200E
109275N
109250N
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channel
o/h cables
tarmac
roof 51.87
ridge 61.35
ridge 59.67
ridge 57.07
ridge 56.20
ridge 55.40
ridge 54.70
roof 52.17
roof 51.90
stn 52.134
stn 468159.911E 109277.920N 49.144
stn 468183.062E 109256.209N 48.574
stn 468187.922E 109253.620N 48.467
stn 468183.735E 109249.172N 48.491
stn 468206.394E 109267.413N 48.724
stn 468187.866E 109281.954N 48.734
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MOBILE: 07973 348168
EMAIL: PAUL@PSLANDSURVEYS.COM
CLIENT: PETER ERNEST HOMES
CONTRACT: BACK TO FITNESS 270 LONDON ROAD WATERLOOVILLE
TITLE: TOPOGRAPHIC SURVEY
SCALE: 1:100 @A1
DRAWING NO. 11448/01
DATE: OCTOBER 2024
SURVEYOR: RD/NLA

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

NOTES:
LEVELS RELATE TO OS DATUM
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE WHERE OF CRITICAL IMPORTANCE

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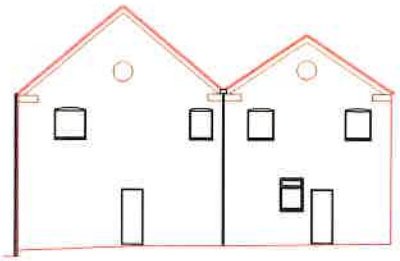
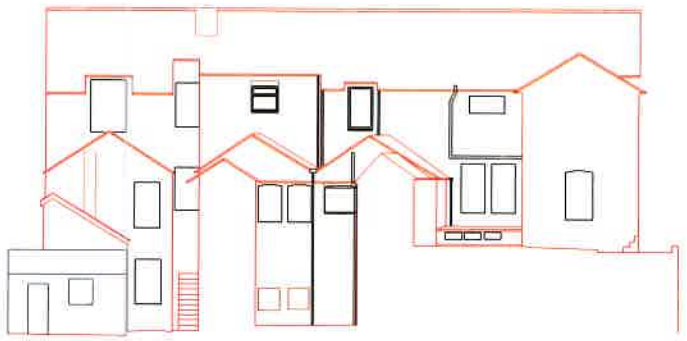
CLIENT:-	PETER ERNEST HOMES
CONTRACT:-	BACK TO FITNESS 270 LONDON ROAD WATERLOOVILLE
TITLE:-	FLOOR PLANS
SCALE:-	1:100 @A1
DRAWING NO	11448/03
DATE:-	OCTOBER 2024
SURVEYOR:-	NLA/RD

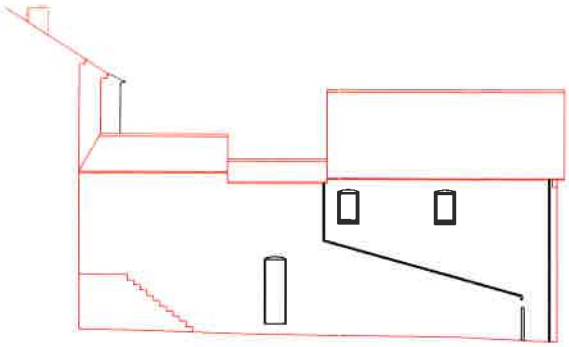
NORTH ELEVATION



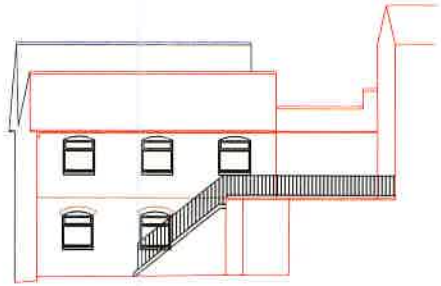
SOUTH EAST ELEVATION
FOREGROUND



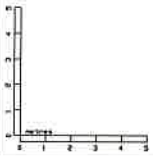
SOUTH EAST ELEVATION
BACKGROUND



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NOTES:
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CLIENT :-	PETER ERNEST HOMES
CONTRACT :-	BACK TO FITNESS 270 LONDON ROAD WATERLOOVILLE
TITLE :-	ELEVATIONS
SCALE :-	1:100 @A1
DRAWING NO.	11448/03
DATE :-	OCTOBER 2024
SURVEYOR :-	MJA/RD

EXISTING
ACCOMMODATION

BACK TO FITNESS

Current GIA = 513 sqm
254 sqm ground floor
259 sqm first floor

Existing Boxing and exercise gym on ground and first floor.
Main entrance via the pedestrian London Road / High Street
Emergency exits are rear and from the existing court yard.
No dedicated bike or bin areas currently.

FLATS

Current GIA = 93 sqm
5.5 sqm ground floor lobby
7.5 sqm first floor stair core
80 sqm second floor flat

Existing 2nd floor flat which is accessed via the ground floor stairwell at the front.
No dedicated bike or bin areas currently.

GROUND FLOOR
AS EXISTING - 1:150

0 5

NOTES:

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AMENDMENTS		DATE
A	PLANNING APPLICATION ISSUE	17.11.25

CLIENT
PETER ERNEST HOMES LTD

PROJECT
REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

DRAWING TITLE
GROUND FLOOR PLAN AS EXISTING

DATE
OCTOBER 2024

SCALE
1:150 @ A3

DRAWING No.
LA2408 06

REVISION
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Julia 07968 515660 Olaf 07801 279046

EXISTING
ACCOMMODATION

BACK TO FITNESS

Current GIA = 513 sqm
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259 sqm first floor

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No dedicated bike or bin areas currently.

FLATS

Current GIA = 93 sqm
5.5 sqm ground floor lobby
7.5 sqm first floor stair core
80 sqm second floor flat

Existing 2nd floor, 2bed flat which is accessed via the ground floor stairwell at the front.
No dedicated bike or bin areas currently.

FIRST FLOOR
AS EXISTING - 1:150

0 5

NOTES

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PROJECT
REDEVELOPMENT OF
270 LONDON ROAD
WATERLOOVILLE

DRAWING TITLE
FIRST FLOOR PLAN
AS EXISTING

DATE
OCTOBER 2024

SCALE
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EXISTING
ACCOMMODATION

BACK TO FITNESS

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SECOND FLOOR
AS EXISTING - 1:150

0 5

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REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

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SECOND FLOOR PLAN AS EXISTING

DATE
OCTOBER 2024

SCALE
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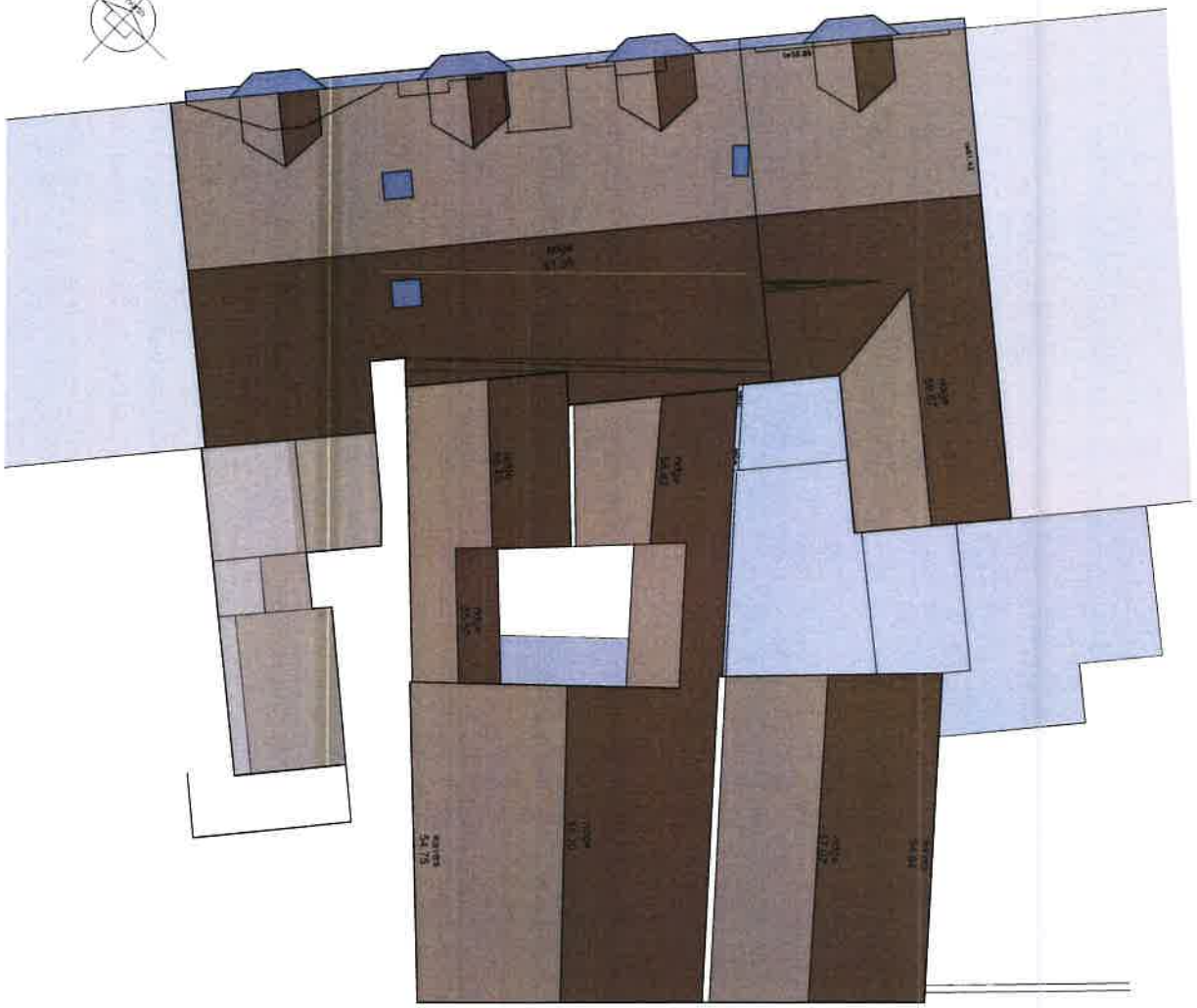

ROOF PLAN
AS EXISTING - 1:150

0 5

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PROJECT
REDEVELOPMENT OF
270 LONDON ROAD
WATERLOOVILLE

DRAWING TITLE
ROOF PLAN
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DATE
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Appendix C

Proposed Site Layout Plans

PROPOSED ACCOMMODATION

BACK TO FITNESS
Proposed GIA = 177 sqm
177 sqm on ground floor

Reconfigured Boxing and Exercise Gym on ground floor. Main entrance via the pedestrian London Road / High Street Emergency exits are rear.
Dedicated bin area.

CO LIVING UNIT
Proposed GIA = 345 sqm
55 sqm ground floor communal areas
145 sqm first floor
145 sqm second floor

New Co Living unit on 3 levels at the back. This will create 10 number, single occupancy private rooms (ca. 20 sqm) and generous and flexible communal open plan kitchen / living spaces with utility and storage areas and redesigned internal courtyard.
Internal bike stores and communal bin store externally.

FLATS
Proposed GIA = 193 sqm
5.5 sqm ground floor lobby
95 sqm first floor stair core
92.5 sqm second floor flat

4 number studio flats (37 or 38 sqm) to be accommodated on first and second floor with an improved internal stairwell.
Bike storage at the back.
Communal external bin store.

GROUND FLOOR AS PROPOSED - 1:150

0 5

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All external walls to be upgraded acoustically, which will include both appropriate external cladding and facing materials and insulation.
New windows will be double glazed with restricted openings where needed.

New full height walls (structural or partitions)

Existing walls / structure to remain.

AMENDMENTS		DATE
C	PLANNING APPLICATION ISSUE	17.11.25
B	General update	11.11.25
A	Amended front glazing	05.11.25

CLIENT
PETER ERNEST HOMES LTD

PROJECT
REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

DRAWING TITLE
GROUND FLOOR PLAN AS PROPOSED

DATE
OCTOBER 2024

SCALE
1:150 @ A3

DRAWING No. **LA2408** 010

REVISION C

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PROPOSED ACCOMMODATION

BACK TO FITNESS

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177 sqm on ground floor

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Dedicated bin area.

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Communal external bin store.

FIRST FLOOR
AS PROPOSED - 1:150

0 5

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Existing walls / structure to remain.

AMENDMENTS		DATE
C	PLANNING APPLICATION ISSUE	17.11.25
B	Minor amendments	11.11.25
A	Minor amendments	05.11.25

CLIENT
PETER ERNEST HOMES LTD

PROJECT
REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

DRAWING TITLE
FIRST FLOOR PLAN
AS PROPOSED

DATE
OCTOBER 2024

SCALE
1:150 @ A3

DRAWING No
LA2408 011

REVISION
C

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92.5 sqm second floor flat

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Bike storage at the back.
Communal external bin store.

SECOND FLOOR
AS PROPOSED - 1:150

0 5

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New full height walls (structural or partitions)

Existing walls / structure to remain.

AMENDMENTS		DATE
B	PLANNING APPLICATION ISSUE	17.11.25
A	Minor Amendments	05.11.25

CLIENT
PETER ERNEST HOMES LTD

PROJECT
REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

DRAWING TITLE
SECOND FLOOR PLAN AS PROPOSED

DATE
OCTOBER 2024

SCALE
1:150 @ A3

DRAWING No. **LA2408** 012 | REVISION B

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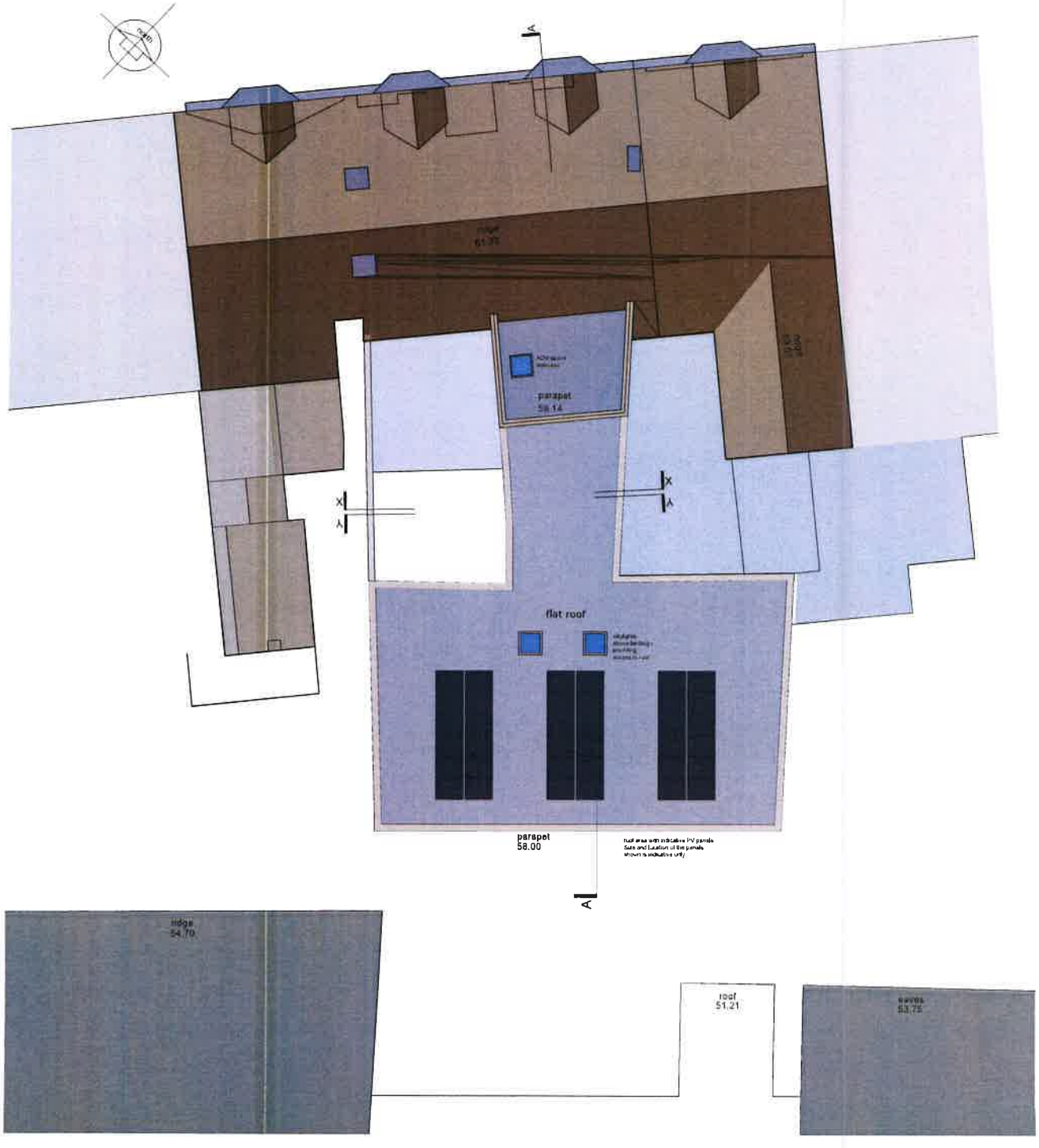

ROOF PLAN
AS PROPOSED - 1:150

0 5

NOTES

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AMENDMENTS		DATE
B	PLANNING APPLICATION ISSUE	17.11.25
A	General update	11.11.25

CLIENT

PETER ERNEST HOMES LTD

PROJECT

REDEVELOPMENT OF
270 LONDON ROAD
WATERLOOVILLE

DRAWING TITLE

ROOF PLAN
AS PROPOSED

DATE

OCTOBER 2024

SCALE

1:150 @ A3

DRAWING No.	REVISION
LA2408 013	B

LUNDI ARCHITECTS

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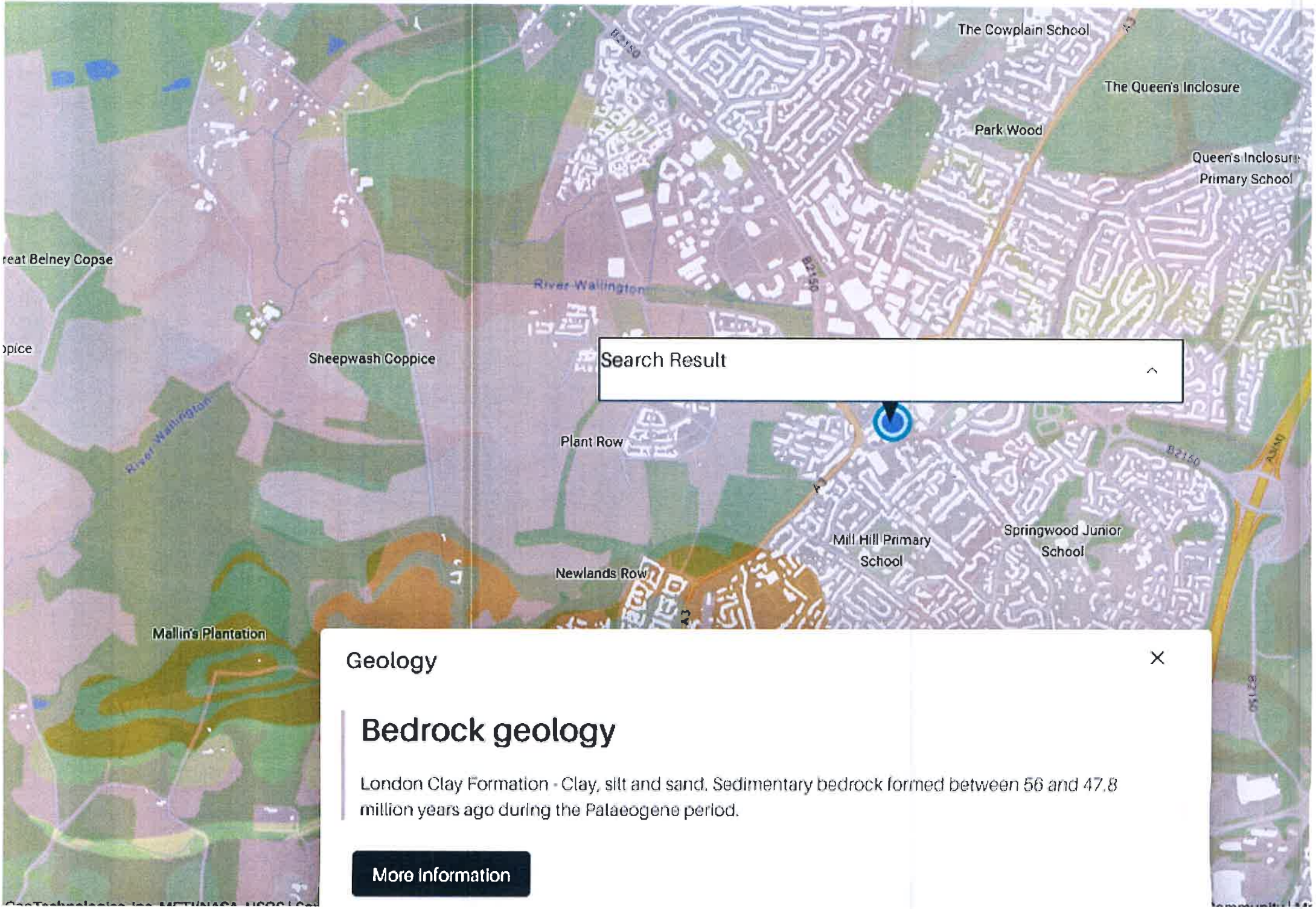
Appendix D

Geological Map Extract


The Cowplain School
The Queen's Inclosure
Park Wood
Queen's Inclosure Primary School
B2150
River Wallington
Search Result
Sheepwash Coppice
Plant Row
A3(M)
Mill Hill Primary School
Springwood Junior School
Newlands Row
Mallin's Plantation
Geology
Bedrock geology
London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.
More Information

Appendix E

Pre & Post Development Areas

6.0 x 2.0 x 0.8d AQUACELL ATTENUATION TANK

GROUND FLOOR PLAN

EXISTING

A = 10.3 x 3.0 = 30.9

B = 9.6 x 14.6 = 140.2

C = 15.0 x 9.2 = 138.0

309.1 m²

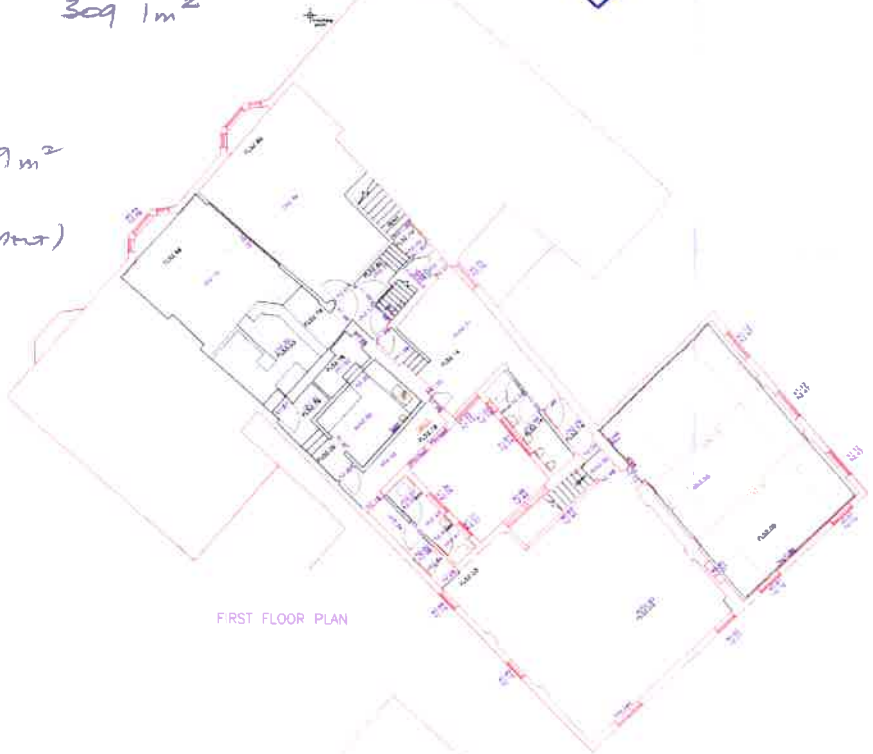
PROPOSED

D 5.1 x 3.7 = 18.9 m²

Area (POST DEVELOPMENT)

309.1 - 18.9

= 290.2 m²



FIRST FLOOR PLAN

SECOND FLOOR PLAN

NOTES:
LEVELS RELATE TO OS DATUM
ALL DIMENSIONS & SETTING OUT TO BE CHECKED ON SITE BEFORE WORK COMMENCES
ON SITE DIMENSION ACCURACY IS FINISH RELATIVE TO THE PREVIOUS WORK AND SHOULD BE CHECKED BY SITE AGENT AT CRITICAL IMPORTANCE

P STUBBINGTON
LAND SURVEYS LTD
THE MEAD
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
HAMPSHIRE
SO32 2AR
TEL 023 8086 1876
MOBILE:- 07973 348165
EMAIL:- PAULSPSLAND@SURVEYS.COM

CLIENT:-	PETER ERNEST HOMES
CONTRACT:-	BACK TO FITNESS 270 LONDON ROAD WATERLOOVILLE
TITLE:-	FLOOR PLANS
SCALE:-	1:100 @ A1
DRAWING NO.	11448/02
DATE	OCTOBER 2024
SURVEYOR	NLA/RD

Appendix F

Drainage Survey

CCTV Inspection Report

24/7 Drainage Solutions Ltd
The name you can trust

Project Information

24/7 Drainage Solutions
Room 12A Brambles
14 Somerset House
Hussar Court
Waterlooville
PO7 7SG

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

Client Details:

iPaul Harvey

Site Details:

Back To Fitness
270A London Road
Waterlooville
PO7 7HG

Contractor Details:

Pure Flow Water Drainage

Office Contact Number: 07553 272895

Purpose of Survey:

A CCTV drainage survey was carried out to ascertain the condition of the existing drainage system and to produce an accurate drawing showing the layout and location of the drainage runs.

Contents Page

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

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Page 2	Job Overview
Page 3	Contents Page
Page 5	Customer Letter
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Page 8	Site Photos
Page 9	Job Summary
Page 11	Survey Run Sheet(Survey 1 - IC1 to SVP1)
Page 13	Survey Run Sheet(Survey 2 - IC1 to SVP2)
Page 14	Survey Run Sheet(Survey 3 - IC1 to GY2)
Page 16	Survey Run Sheet(Survey 4 - IC1 to GY3)
Page 17	Survey Run Sheet(Survey 5 - IC1 to UNKNOWN.)
Page 19	Survey Run Sheet(Survey 6 - IC1 to IC2)
Page 21	Survey Run Sheet(Survey 7 - IC3 to CONNECTION)
Page 22	Survey Run Sheet(Survey 8 - IC3 to SVP)
Page 23	Survey Run Sheet(Survey 9 - IC3 to RWGY)
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Contents Page

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

Report Contents

Page 30 Grade Defect Descriptions

ATT: 196504

Pure Flow Water Drainage

23 June 2025

Dear Customer,

Findings:

- **IC1 upstream SVP1:**
  A build-up of scale was observed within the line.
- **IC1 upstream SVP2:**
  No defects or issues identified; line is in satisfactory condition.
- **IC1 upstream GY2:**
  A crack was observed at **0.23m**.
  Build-up of scale noted from **0.31m**, causing the survey to be **abandoned at 2.19m** due to obstruction.
- **IC1 upstream GY3:**
  No defects or issues identified; line is in satisfactory condition.
- **IC1 upstream (Unknown):**
  Heavy build-up of scale throughout the line.
  Survey **abandoned at 1.6m** due to blockage caused by scale.
- **IC1 downstream IC2:**
  Build-up of scale observed within the line.
- **IC2 to IC3:**
  Unable to complete survey due to the line being **blocked**.
- **IC3 downstream Connection:**
  No defects or issues identified; line is in satisfactory condition.
- **IC3 downstream SVP4:**
  No defects or issues identified; line is in satisfactory condition.
- **IC3 upstream RWDP:**
  No defects or issues identified; line is in satisfactory condition.

- **IC3 upstream GY4 (Redundant):**
  Build-up of **silt** observed within the line.
- **Connection downstream Manhole:**
  Heavy build-up of **scale throughout** the line.
  The main **150mm pipe** has been marked up at **14m** and **20m** (see attached drawing for reference).

We trust the above is to your satisfaction. If however you have any queries, please do not hesitate to contact us.

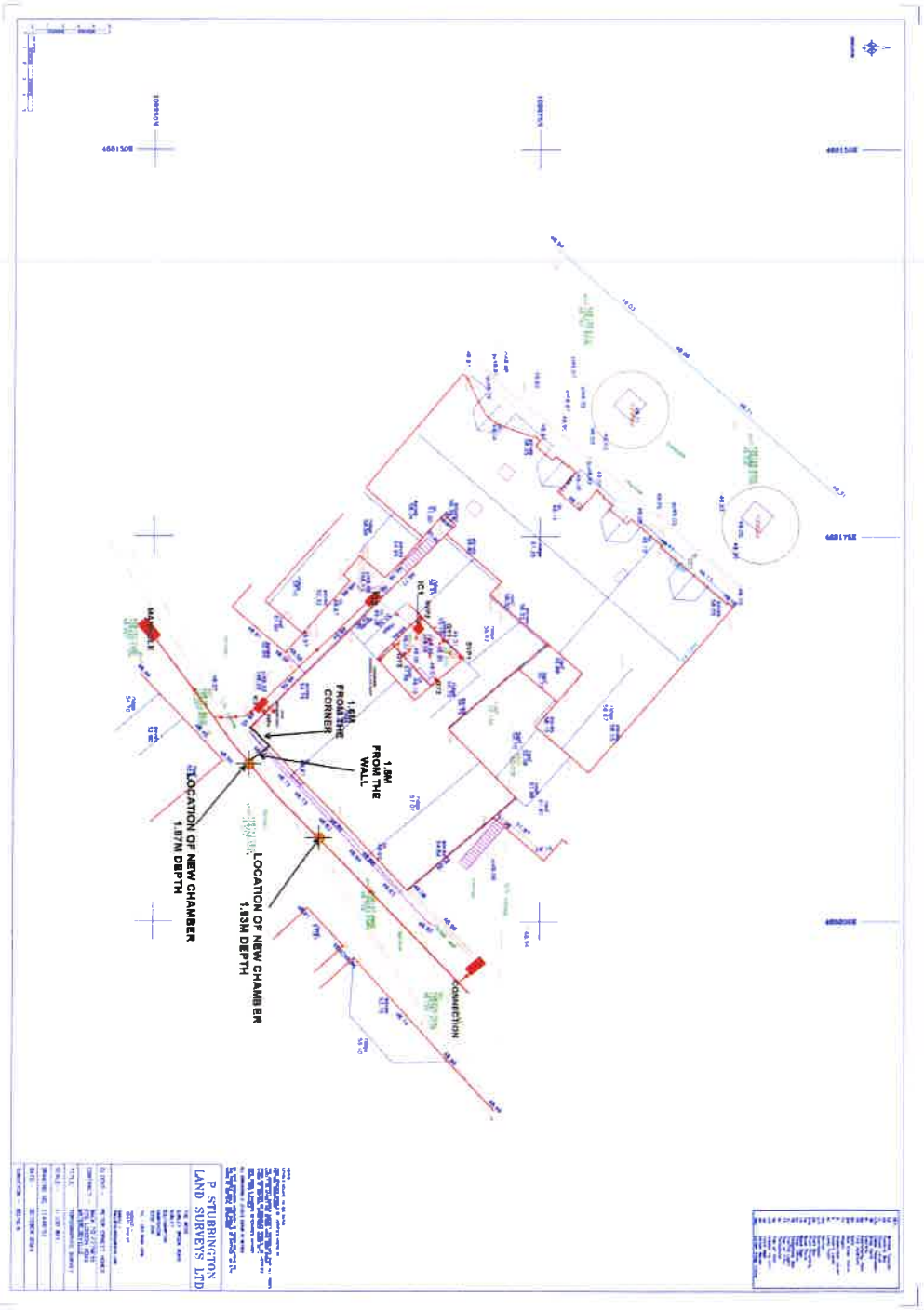
Kind Regards,

Pure Flow Water Drainage

Site Drawings/Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

This sketch is not to scale and does not represent the exact routing of the drainage system



Key				
Blue = Surface Water Red = Foul Water Brown = Combined Orange = Main Sewer	▭	Manhole/Inspection Chamber	■	Gully
	——►	Drainage Line	●	Stack
	----►	Presumed/Unsurveyed Line	ⓘ	Rainwater Downpipe

Site Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Manhole / Access Point: IC1 Internal

Manhole / Access Point: IC1 Location

Manhole / Access Point: IC2 Internal

Manhole / Access Point: IC2 Location

Manhole / Access Point: IC3 Internal

Manhole / Access Point: IC3 Location

Report Summary

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

Job Information

Total Distance Surveyed: **55.09 meters**
Engineer: **BILLY LINK**
Number of Surveys: **11**
Number of Surveys grade 4 or above: **0**

Job Comments

The purpose of this survey was to:Identify any structural defects, blockages, or obstructions within the drainage network.Assess the overall serviceability and condition of the system.Provide recommendations for remedial works where required.Update or verify existing drainage layout information through as-built survey drawings.

Section 1 Overview (10/10/2025)

Manholes: **IC1 to SVP1**
Pipe Length: **3.81 metres**
Structural Grade: **0**
Service Grade: **3**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Foul**

Recommend a descale.

Section 2 Overview (10/10/2025)

Manholes: **IC1 to SVP2**
Pipe Length: **0.6 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Foul**

No recommendation required.

Section 3 Overview (10/10/2025)

Manholes: **IC1 to GY2**
Pipe Length: **4 metres**
Structural Grade: **2**
Service Grade: **3**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Foul**

Recommend a descale and further investigation.

Section 4 Overview (10/10/2025)

Manholes: **IC1 to GY3**
Pipe Length: **1.77 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Foul**

No recommendation required.

Section 5 Overview (10/10/2025)

Manholes: **IC1 to UNKNOWN.**
Pipe Length: **7 metres**
Structural Grade: **0**
Service Grade: **4**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use:

Recommend a descale and further investigation.

Report Summary

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

Section 6 Overview (10/10/2025)

Manholes: **IC1 to IC2**
Pipe Length: **3.02 metres**
Structural Grade: **0**
Service Grade: **2**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Combined**

Recommend a descale.

Section 7 Overview (10/10/2025)

Manholes: **IC3 to CONNECTION**
Pipe Length: **2.81 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Combined**

No recommendation required.

Section 8 Overview (10/10/2025)

Manholes: **IC3 to SVP**
Pipe Length: **0.33 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Surface water**

No recommendation required.

Section 9 Overview (10/10/2025)

Manholes: **IC3 to RWGY**
Pipe Length: **0.52 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Surface water**

No issues found.

Section 10 Overview (10/10/2025)

Manholes: **IC3 to GY4 REDUNDANT**
Pipe Length: **0.96 metres**
Structural Grade: **0**
Service Grade: **3**
Material: **Vitrified clay**
Pipe Size: **100mm**
Use: **Foul**

Redundant gully, recommend a line clean.

Section 11 Overview (10/10/2025)

Manholes: **CONNECTION to MANHOLE**
Pipe Length: **30.27 metres**
Structural Grade: **0**
Service Grade: **2**
Material: **Vitrified clay**
Pipe Size: **150mm**
Use: **Foul**

No recommendation required.

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**SVP1**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**3/0**	**2VFCPF2N7E**	**1**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Foul** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **SVP1** Total length **3.81 metres**

Scale **1:0.20**
Direction **Upstream**

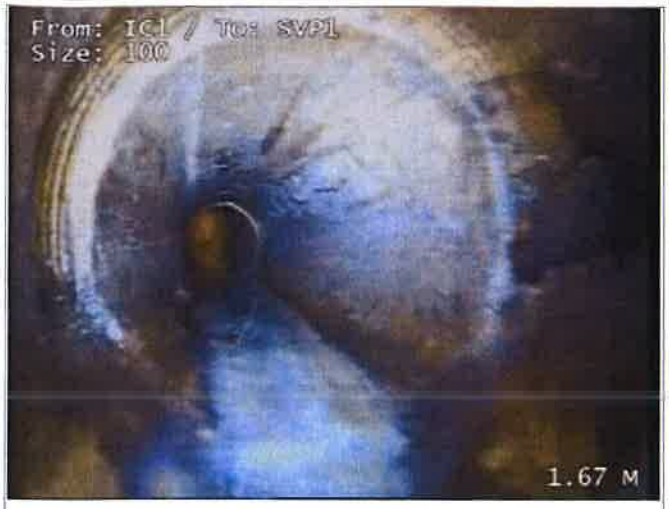
Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302234	Comment / 0
0.00	WL	Water level 5% height/diameter	13302235	Comment / 0
0.77	LR	Line of drain/sewer deviates right	13302273	Comment / 0
1.63	JN	Junction at 9 o'clock, diameter 100mm - Remark: GULLY	13302236	Comment / 0
1.67	LL	Line of drain/sewer deviates left	13302274	Comment / 0
1.67	DEC (S1)	Settled deposits hard or compacted 10% cross-sectional area loss, Start	13302275	Service / 3
2.79	DEC (F1)	Settled deposits hard or compacted 10% cross-sectional area loss, Finished	13302276	Service / 3
3.81	BRF	Finish node type, major connection without manhole, reference SVP1	13302237	Comment / 0

End Node Ref:SVP1 | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**



Settled deposits hard or compacted 10% cross-sectional area loss, Start

Settled deposits hard or compacted 10% cross-sectional area loss, Finished

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**SVP2**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**0/0**	**2VFCPF2N7E**	**2**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Foul** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **SVP2** Total length **0.6 metres**

Scale **1:0.03**
Direction **Upstream**

Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302238	Comment / 0
0.00	WL	Water level 5% height/diameter	13302239	Comment / 0
0.52	BRF	Finish node type, major connection without manhole, reference SVP2	13302240	Comment / 0
0.60	LL	Line of drain/sewer deviates left	13302277	Comment / 0

End Node Ref:SVP2 | I/L : metres

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**GY2**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**3/2**	**2VFCPF2N7E**	**3**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Foul** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **GY2** Total length **4 metres**

Scale **1:0.21**
Direction **Upstream**

Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302241	Comment / 0
0.00	WL	Water level 5% height/diameter	13302242	Comment / 0
0.23	CCJ	Crack circumferential from 8 to 4 o'clock at joint	13302278	Structural / 2
0.31	DEC (S1)	Settled deposits hard or compacted 20% cross-sectional area loss, Start	13302279	Service / 3
2.18	DEC (F1)	Settled deposits hard or compacted 20% cross-sectional area loss, Finished	13302280	Service / 3
2.19	SA	Survey abandoned - Remark: SILT	13302243	Comment / 0

End Node Ref:GY2 | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Crack circumferential from 8 to 4 o'clock at joint

Settled deposits hard or compacted 20% cross-sectional area loss, Start

Settled deposits hard or compacted 20% cross-sectional area loss, Finished

Survey abandoned - Remark: SILT

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**GY3**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**0/0**	**2VFCPF2N7E**	**4**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Foul** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **GY3** Total length **1.77 metres**

Scale **1:0.09**
Direction **Upstream**

Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302244	Comment / 0
0.00	WL	Water level 5% height/diameter	13302245	Comment / 0
0.81	LR	Line of drain/sewer deviates right	13302281	Comment / 0
1.77	GYF	Finish node type, gully, reference GY3	13302246	Comment / 0

End Node Ref:GY3 | I/L : metres

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**UNKNOWN.**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**4/0**	**2VFCPF2N7E**	**5**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **UNKNOWN.** Total length **7 metres**

Scale **1:0.37**
Direction **Upstream**

Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302247	Comment / 0
0.00	WL	Water level 0% height/diameter	13302248	Comment / 0
0.01	DEC (S1)	Settled deposits hard or compacted 20% cross-sectional area loss. Start	13302282	Service / 3
1.50	DEC (F1)	Settled deposits hard or compacted 20% cross-sectional area loss, Finished	13302283	Service / 3
1.60	DEC	Settled deposits hard or compacted 30% cross-sectional area loss	13302249	Service / 4
1.60	SA	Survey abandoned - Remark: SCALE	13302250	Comment / 0

End Node Ref:UNKNOWN. | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Settled deposits hard or compacted 20% cross-sectional area loss, Start

Settled deposits hard or compacted 20% cross-sectional area loss, Finished

Settled deposits hard or compacted 30% cross-sectional area loss

Survey abandoned - Remark: SCALE

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**IC1**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**2/0**	**2VFCPF2N7E**	**6**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Combined** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC1** End Node **IC2** Total length **3.02 metres**

Scale **1:0.16**
Direction **Downstream**

Start Node Ref:IC1 | I/L : metres | Depth: 0.380 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC1	13302251	Comment / 0
0.00	WL	Water level 5% height/diameter	13302252	Comment / 0
0.19	DEC (S1)	Settled deposits hard or compacted 5% cross-sectional area loss, Start	13302284	Service / 2
2.07	DEC (F1)	Settled deposits hard or compacted 5% cross-sectional area loss, Finished	13302285	Service / 2
3.02	ICF	Finish node type, inspection chamber, reference IC2	13302253	Comment / 0

End Node Ref:IC2 | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Settled deposits hard or compacted 5% cross-sectional area loss, Start

Settled deposits hard or compacted 5% cross-sectional area loss, Finished

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**IC3**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**0/0**	**2VFCPF2N7E**	**7**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Combined** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC3** End Node **CONNECTION** Total length **2.81 metres**

Scale **1:0.15**
Direction **Downstream**

Start Node Ref:IC3 | I/L : metres | Depth: 0.400 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC3	13302254	Comment / 0
0.00	WL	Water level 5% height/diameter	13302255	Comment / 0
0.29	LR	Line of drain/sewer deviates right	13302286	Comment / 0
1.04	LR	Line of drain/sewer deviates right	13302287	Comment / 0
1.77	LR	Line of drain/sewer deviates right	13302288	Comment / 0
2.81	BRF	Finish node type, major connection without manhole, reference CONNECTION	13302256	Comment / 0

End Node Ref:CONNECTION | I/L : metres

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**SVP**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**0/0**	**2VFCPF2N7E**	**8**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Surface water** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC3** End Node **SVP** Total length **0.33 metres**

Scale **1:0.02**
Direction **Upstream**

Start Node Ref:IC3 | I/L : metres | Depth: 0.400 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC3	13302260	Comment / 0
0.00	WL	Water level 5% height/diameter	13302261	Comment / 0
0.33	BRF	Finish node type, major connection without manhole, reference SVP3	13302262	Comment / 0

End Node Ref:SVP | I/L : metres

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**RWGY**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**0/0**	**2VFCPF2N7E**	**9**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Surface water** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC3** End Node **RWGY** Total length **0.52 metres**

Scale **1:0.03**
Direction **Upstream**

Start Node Ref:IC3 | I/L : metres | Depth: 0.400 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC3	13302263	Comment / 0
0.00	WL	Water level 5% height/diameter	13302264	Comment / 0
0.52	GYF	Finish node type, gully, reference RWGY	13302265	Comment / 0

End Node Ref:RWGY | I/L : metres

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**GY4 REDUND**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**3/0**	**2VFCPF2N7E**	**10**

Road **iTouch** Place Location	Division District Location Details

Purpose Duty **Foul** Catchment	Shape/Size **100mm** Material **Vitrified clay** Category	Start Node **IC3** End Node **GY4 REDUNDANT** Total length **0.96 metres**

Scale **1:0.05**
Direction **Upstream**

Start Node Ref:IC3 | I/L : metres | Depth: 0.400 metres

Position	Code	Description	Photo	Type/Grade
0.00	IC	Start node type, inspection chamber, reference IC3	13302266	Comment / 0
0.00	WL	Water level 0% height/diameter	13302267	Comment / 0
0.02	DES (S1)	Settled deposits fine 20% cross-sectional area loss, Start	13302289	Service / 3
0.60	DES (F1)	Settled deposits fine 20% cross-sectional area loss, Finished	13302290	Service / 3
0.96	GYF	Finish node type, gully, reference GY4 REDUNDANT	13302268	Comment / 0

End Node Ref:GY4 REDUNDANT | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Settled deposits fine 20% cross-sectional area loss, Start

Settled deposits fine 20% cross-sectional area loss, Finished

CCTV Inspection Report

Surveyed by (Operator)	Job Number	Pipe Length Reference(PLR)	Date	Pre Cleaned
BILLY LINK	**Post Repair Check**	**CONNECTION**	**10/10/2025**	**Not Cleaned**
Weather	Customer Present	Service Grade/Structural Grade	Base Unit	Section Number
1 - Dry		**2/0**	**2VFCPF2N7E**	**11**

Road **iTouch**
Place
Location

Division
District
Location Details

Purpose
Duty **Foul**
Catchment

Shape/Size **150mm**
Material **Vitrified clay**
Category

Start Node **CONNECTION**
End Node **MANHOLE**
Total length **30.27 metres**

Scale **1:1.59**
Direction **Downstream**

Start Node Ref:CONNECTION | I/L : metres

Position	Code	Description	Photo	Type/Grade
0.00	SN	Start node type: Connection	13302269	Comment / 0
0.00	WL	Water level 5% height/diameter	13302270	Comment / 0
0.75	DEC (S1)	Settled deposits hard or compacted 5% cross-sectional area loss, Start	13302291	Service / 2
1.62	JN	Junction at 2 o'clock, diameter 100mm	13302292	Comment / 0
3.02	WL	Water level 30% height/diameter	13302293	Comment / 0
3.38	CUW (S2)	Loss of vision, camera under water, Start	13302294	Comment / 0
6.96	CUW (F2)	Loss of vision, camera under water, Finished	13302295	Comment / 0
8.75	WL (S3)	Water level 5% height/diameter, Start	13302296	Comment / 0
19.50	JN	Junction at 12 o'clock, diameter 150mm	13302297	Comment / 0
20.63	LR	Line of drain/sewer deviates right	13302298	Comment / 0
21.60	LR	Line of drain/sewer deviates right	13302299	Comment / 0
22.77	JN	Junction at 2 o'clock, diameter 100mm	13302300	Comment / 0
24.85	JN	Junction at 2 o'clock, diameter 100mm	13302301	Comment / 0
29.19	JN	Junction at 12 o'clock, diameter 100mm	13302302	Comment / 0
29.19	WL	Water level 30% height/diameter	13302303	Comment / 0
29.19	WL (F3)	Water level 5% height/diameter, Finished	13302304	Comment / 0
30.04	DEC (F1)	Settled deposits hard or compacted 5% cross-sectional area loss, Finished	13302305	Service / 2
30.27	MHF	Finish node type, manhole, reference MANHOLE	13302271	Comment / 0

End Node Ref:MANHOLE | I/L : metres

CCTV Inspection Photos

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**10/10/2025**

Settled deposits hard or compacted 5% cross-sectional area loss, Start

Settled deposits hard or compacted 5% cross-sectional area loss, Finished

Structural Defects (SRM 4)

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	SVP1	U	F	100	10/10/2025	Vitrified clay	3.81 metres	3.81		0	1	0	0
2	SVP2	U	F	100	10/10/2025	Vitrified clay	0.6 metres	0.6		0	1	0	0
3	GY2	U	F	100	10/10/2025	Vitrified clay	4 metres	2.19		10	2	4.57	10
4	GY3	U	F	100	10/10/2025	Vitrified clay	1.77 metres	1.77		0	1	0	0
5	UNKNOWN.	U	X	100	10/10/2025	Vitrified clay	7 metres	1.6		0	1	0	0
6	IC1	D	C	100	10/10/2025	Vitrified clay	3.02 metres	3.02		0	1	0	0
7	IC3	D	C	100	10/10/2025	Vitrified clay	2.81 metres	2.81		0	1	0	0
8	SVP	U	S	100	10/10/2025	Vitrified clay	0.33 metres	0.33		0	1	0	0
9	RWGY	U	S	100	10/10/2025	Vitrified clay	0.52 metres	0.52		0	1	0	0
10	GY4 REDUND	U	F	100	10/10/2025	Vitrified clay	0.96 metres	0.96		0	1	0	0
11	CONNECTION	D	F	150	10/10/2025	Vitrified clay	30.27 metres	30.27		0	1	0	0

Service Defects (SRM 4)

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	SVP1	U	F	100	10/10/2025	Vitrified clay	3.81 metres	3.81		2	3	1.05	4
2	SVP2	U	F	100	10/10/2025	Vitrified clay	0.6 metres	0.6		0	1	0	0
3	GY2	U	F	100	10/10/2025	Vitrified clay	4 metres	2.19		2	3	1.83	4
4	GY3	U	F	100	10/10/2025	Vitrified clay	1.77 metres	1.77		0	1	0	0
5	UNKNOWN.	U	X	100	10/10/2025	Vitrified clay	7 metres	1.6		5	4	5.63	9
6	IC1	D	C	100	10/10/2025	Vitrified clay	3.02 metres	3.02		1	2	0.66	2
7	IC3	D	C	100	10/10/2025	Vitrified clay	2.81 metres	2.81		0	1	0	0
8	SVP	U	S	100	10/10/2025	Vitrified clay	0.33 metres	0.33		0	1	0	0
9	RWGY	U	S	100	10/10/2025	Vitrified clay	0.52 metres	0.52		0	1	0	0
10	GY4 REDUND	U	F	100	10/10/2025	Vitrified clay	0.96 metres	0.96		2	3	4.17	4
11	CONNECTION	D	F	150	10/10/2025	Vitrified clay	30.27 metres	30.27		1	2	0.07	2

Defect Grade Descriptions

Job Number	Surveyed by (Operator)	Base Unit	Date
Post Repair Check	**BILLY LINK**	**2VFCPF2N7E**	**23/06/2025**

1: Occurences without damage. For example, laterals, joints,etc.

NO DEFECTS WERE DETECTED.

2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc.

REHABILITATION CAN BE SCHEDULED LONG-TERM.

3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc.

REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.

4: Constructional damages with insufficent static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc.

REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.

5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc.

REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.

Appendix G

Proposed Drainage Plan

PROPOSED ACCOMMODATION

BACK TO FITNESS

Proposed GIA = 177 sqm
177 sqm on ground floor

Reconfigured Boxing and Exercise Gym on ground floor. Main entrance via the pedestrian London Road / High Street
Emergency exits are rear.
Dedicated bin area.

CO LIVING UNIT

Proposed GIA = 345 sqm
55 sqm ground floor communal areas
145 sqm first floor
145 sqm second floor

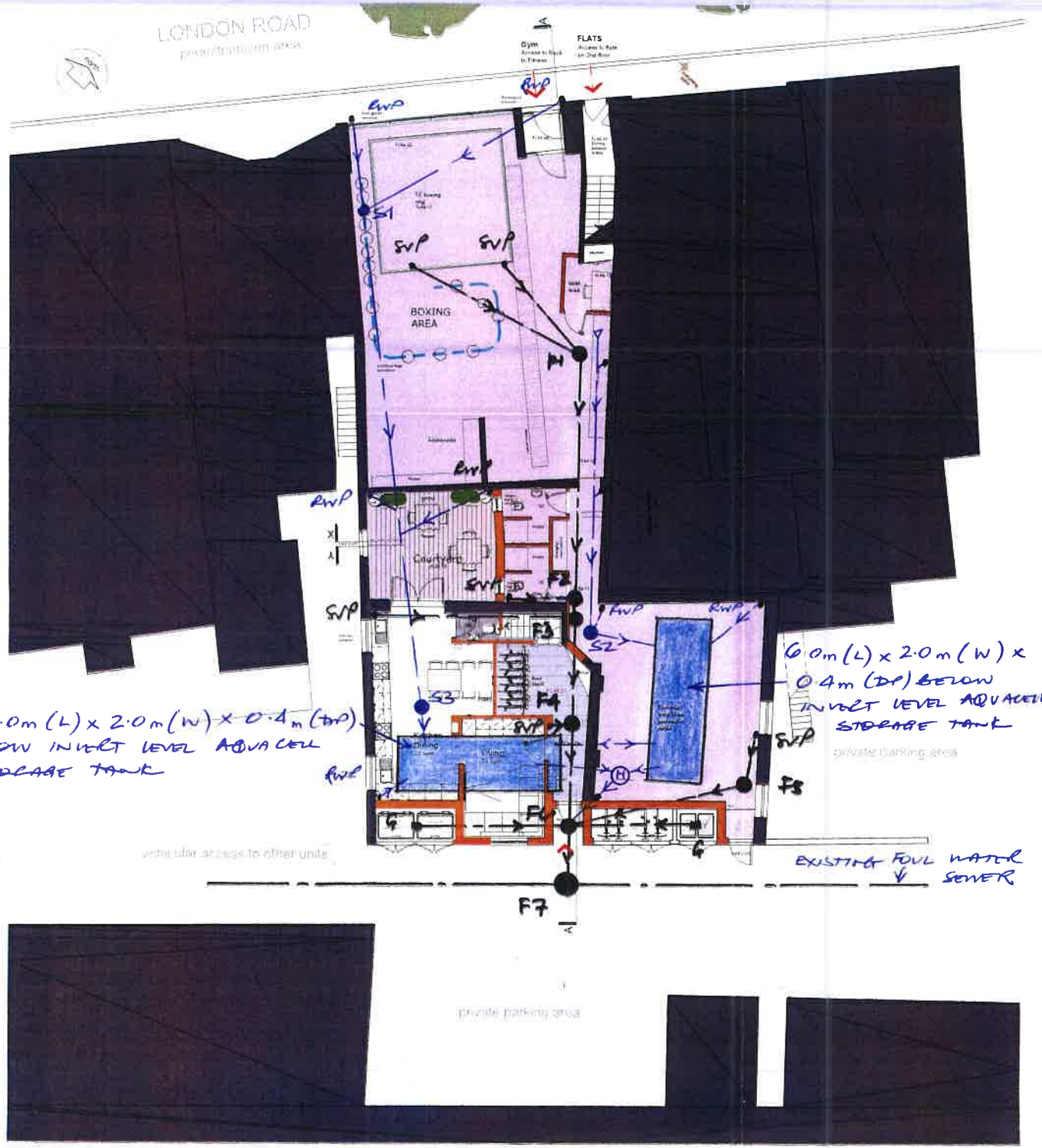
New Co Living unit on 3 levels at the back. This will create 10 number, single occupancy private rooms (ca. 20 sqm) and generous and flexible communal open plan kitchen / living spaces with utility and storage areas and redesigned internal courtyard.
Internal bike stores and communal bin store externally.

FLATS

Proposed GIA = 193 sqm
5.5 sqm ground floor lobby
95 sqm first floor stair core
92.5 sqm second floor flat

4 number studio flats (37 or 38 sqm) to be accommodated on first and second floor with an improved internal stairwell.
Bike storage at the back.
Communal external bin store.

FOUL & SURFACE WATER DRAINAGE LAYOUT



GROUND FLOOR AS PROPOSED - 1:150

0 5

NOTES

This drawing has been prepared for PLANNING APPLICATION and is not to be used for any other purpose. Dimensions are indicative and should be referenced against measured surveys only.

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2. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BOTH PARTIES IMMEDIATELY
3. ANY DIMENSIONS/LEVELS INDICATED ARE TO REFER TO ASSUMED/EXISTING DIMENSIONS WHICH ARE TO BE SITE CHECKED PRIOR TO THE COMMENCEMENT OF ANY WORK

DRAINAGE NOTES:

D1. INVERT LEVELS AND POSITIONS OF EXISTING DRAINS, /CHAMBERS, /SEWERS WHERE NEW CONNECTIONS ARE TO BE MADE MUST BE CHECKED AND CONFIRMED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS
D2. 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 SEWERS FOR ADOPTION' AS APPROPRIATE
D3. ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DETAILS AND THE REQUIREMENTS OF BSEN 752
D4. REFER TO MANHOLE SCHEDULE OR DRAWINGS FOR MANHOLE TYPES, SIZE, DEPTHS AND SPECIFIC REQUIREMENTS
D5. FOR SETTING OUT DIMENSIONS OF SVP'S, PIPES ETC. REFER TO ARCHITECTS DRAWINGS
D6. ALL PIPES UP TO 300mm DIAMETER TO BE VITRIFIED CLAY, EXTRA STRENGTH TO BSEN 295 OR BS 65 WITH PLAIN ENDED SLEEVED OR SOCKETTED FLEXIBLE JOINTS. ALL PIPES OF 375mm DIAMETER AND OVER TO BE SUITABLE SPIGOTTED CONCRETE CLASS M WITH SPIGOTTED FLEXIBLE JOINTS
D7. INVERTS OF INCOMING BRANCHES SHALL BE AT SIMILAR LEVEL TO THE MAIN PIPE AND FORMED GENERALLY USING CHANNEL PIPES AND SLIPPER BENDS, CUT TO SUIT
D8. ALL GULLY AND DRAINAGE CHANNEL CONNECTIONS SHALL BE 150mm DIAMETER AND TRAPPED UNLESS OTHERWISE SPECIFIED
D9. ALL FOUL AND RWP CONNECTIONS SHALL BE 100MM DIAMETER UNLESS OTHERWISE SPECIFIED
D10. ALL PRE CAST CONCRETE UNITS IN THE DRAINAGE WORKS SHALL BE MANUFACTURED USING SULPHATE RESISTING CEMENT
D11. MANHOLE COVERS AND FRAMES SHALL BE TO BSEN 124 AND KITEMARKED COVER AND FRAMES SHALL BE 'HEAVY DUTY D400 IN CARRIAGEWAYS AND VEHICULAR AREAS AND MEDIUM DUTY B125 IN FOOTWAYS AND SOFT LANDSCAPING IN BLOCK PAVED AREAS. COVERS SHALL BE RECESSED FABRICATED STEEL
D12. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF MANHOLES AND DRAINS CONSTRUCTED WITHIN FLOOR SLABS AND FOUNDATIONS
D13. COVER LEVELS ARE TO BE ADJUSTED LOCALLY TO SUIT FINISHED GROUND LEVELS
D14. HEALTH & SAFETY. THE WORKS SHALL BE CARRIED OUT BY SPECIALIST COMPETENT AND EXPERIENCED CONTRACTORS WHO ARE MEMBERS OF A RECOGNISED NATIONAL ORGANISATION
OPERATIVES SHALL HAVE RECEIVED FULL AND APPROPRIATE TRAINING FOR THE OPERATION THEY ARE TO UNDERTAKE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT HEALTH AND SAFETY REGULATIONS
D15. PIPES TO BE LAID TO A MINIMUM GRADIENT OF 1:150 UNLESS NOTED OTHERWISE.

PROPOSED DRAINAGE KEY:

EXISTING FOUL WATER MANHOLE/DRAINAGE
EXISTING SURFACE WATER MANHOLE/DRAINAGE
FOUL WATER MANHOLE/DRAINAGE 100mm dia. 1.40 U.N.O
SURFACE WATER MANHOLE/DRAINAGE 100mm dia. 1.60 U.N.O
SOIL & VENT PIPE/INSPECTION CHAMBER 100mm dia. 1.40 U.N.O
RAINWATER PIPE/INSPECTION CHAMBER 100mm dia. 1.60 U.N.O
RODDING EYE 100mm dia. 1.80 U.N.O
CATCHPIT MANHOLE 100mm dia. 1.60 U.N.O
100 WIDE ACO CHANNEL
HYDROBRAKE MANHOLE (0.75l/s)

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Appendix H

Surface Water Drainage Calculations

270 LONDON ROAD, WILLIE

SURFACE WATER DRAINAGE

Date	Job No.	Page
11/25	25/4434	
Office	**Engineer**	**Checked**
GN	BH	

DESIGN CRITERIA

- 1 IN 100 YEAR STORM
- 45% CLIMATE CHANGE ALLOWANCE

DISCHARGE OF SURFACE WATER VIA ATTENUATION TANKS @ HYDROBRAKE of 0.75L/s

- NO ALLOWANCE FOR URBAN CREEP AS NO POTENTIAL FOR FUTURE DEVELOPMENT
- ATTENUATION TO BE PROVIDED BY 2NO. 6.0m (L) x 2.0m (W) x 0.4m (DP) AQUACELL ATTENUATION TANKS

GROUND FLOOR PLAN

EXISTING

A = 10·3 × 3·0 = 30·9

B = 9·6 × 14·6 = 140·2

C = 15·0 × 9·2 = 138·0

309·1 m²

PROPOSED

D 5·1 × 3·7 = 18·9 m²

Area (post development)

309·1 − 18·9

= 290·2 m²

FIRST FLOOR PLAN

EXISTING & PROPOSED IMPERMEABLE AREAS

SECOND FLOOR PLAN

NOTES:
LEVELS RELATE TO OS DATUM
ALL DIMENSIONS & LEVELS SHOWN IN METRES

ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE WHERE OF CRITICAL IMPORTANCE

P STUBBINGTON
LAND SURVEYS LTD

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TEL : 023 8060 1976

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EMAIL :-
PAUL@PSLANDSURVEYS.COM

CLIENT :-	PETER ERNEST HOMES
CONTRACT :-	BACK TO FITNESS 270 LONDON ROAD WATERLOOVILLE
TITLE :-	FLOOR PLANS
SCALE :-	1:150 @ A3
DRAWING NO	12448/02
DATE	OCTOBER 2024
SURVEYOR :-	NLA/MD

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.	Sheet no.	Date
25/4434	1	06/11/25

MasterDrain HY 11.0

Project: 270 London Road, Waterlooville

Title: BREEAM SUR1 calculations for PORTSMOUTH

By	Checked	Reviewed
B.H.		

Data:-

Hydrology (FSR):-

Location	= PORTSMOUTH ✓	WRAP	= 3
Long reference	= 465101	Grid reference	= SU6501
M5-60 (mm)	= 18	SAAR (mm/yr)	= 710
r	= 0.35	Soil	=0.37
Hyd. area	= 7	Hyd. zone	= 4
Hydrograph	= Summer	Area	= England & Wales

Site values used in design:-

Total site area	= 0.0310 ha ✓	Climate change factor	= 45% ✓
Pre-dev area drained	= 0.0310 ha	Post-dev area drained	= 0.0290 ha ✓
Imperm runoff factor	= 98%	Perm runoff factor	= 20%

Pre-development

Area to soakaways	= 0.0310 ha	Area to other SUDS	= 0.0000 ha
Perv. area to SUDS	= 0.0000 ha	Pre-dev flow to drain	= 0.00 l/s

Post-development

Area to soakaways	= 0.0000 ha	Area to other SUDS	= 0.0000 ha
Perv. area to SUDS	= 0.0000 ha	Post-dev flow to drain	= 0.75 l/s ✓

Calculations:-

PROVIDE 2NO. ADVACELL ATTENUATION TANKS 6.0(L) x 2.0(W) x 0.4m (DP)

Revised Post-dev Imperm. area = 0.029 ha
Equiv. Post-dev Imperm. area = 0.028 ha
Equiv. Post-dev Perm. area = 0.000 ha
Total Pre-dev equiv. area ha = 0.000 ha
Total Post-dev equiv. area ha = 0.029 ha
100 yr 6 hour mean intensity = 10.03mm/hr

$6.0 \times 2.0 \times 0.4 \times 0.95 \times 2$
$= 9.2m^3 > 8.7m^3$ ∴ ok.

Results:-

Pre-dev peakflow runoff (l/s) (m^3/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	N/A	0.0	1
30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	N/A	0.0	30
100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	N/A	0.0	100

Post-dev peakflow runoff (l/s)

R.P.	15	30	60	120	240	360	480	600	Max	CCF	Final	R.P.
1	8.5	5.5	3.6	2.3	1.5	1.1	0.9	0.8	8.5	45	12.3	1
30	20.4	13.6	8.7	5.4	3.3	2.4	2.0	1.7	20.4	45	29.6	30
100	26.3	17.7	11.4	7.1	4.3	3.1	2.5	2.1	26.3	45	38.2	100

100 year 6 hour (x Climate Change Factor) storm gives:-
Pre-dev runoff volume m^3 = 0.0m^3
Post-dev rainfall volume = 25.1m^3
Post-dev volume m^3 (excess above SUDS) = 25.1m^3
100 yr 6 hour mean intensity = 10.03mm/hr
Pre-dev volume to drain at 0 l/s = 0.0 m^3
Post-dev volume to drain at .75 l/s = 16.5 m^3
→ Post-dev storage volume = 8.7m^3 ←
Post-dev 5mm imperm volume = 1.4 m^3
Post-dev 5mm perm volume = 0.1 m^3

$Q_{BAR(rural)}$ = 0.091 l/s or 2.921 l/s/ha or 0.000 cumecs - from IoH 124.

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

Appendix I

Flood & Water Management Template

1	**Background information** on the proposed design. Including proposal; site; plans of surface water drainage and any SuDS featured in the scheme
2	Evidence that the applicant understands the **sensitivity of discharge points** relating to the receiving water body. Where this is main river or discharging through contaminated land the LPA may have to consult the Environment Agency (EA)
3	Evidence of and information on the **existing surface water flow paths** of undeveloped (greenfield) sites
4	Evidence of and information on the **existing drainage network** for previously developed (brownfield) sites
5	Identification of and information on areas that may have been affected by **failures in the existing drainage regime**
6	Evidence that the **proposed drainage will follow the same pattern as the existing.** This avoids directing flow to other locations.
7	Information evidencing that the **correct level of water treatment exists** in the system in accordance with the Ciria SuDS Manual C753
8	***Where infiltration is used for drainage*** , evidence that **a suitable number of infiltation tests** have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015
9	***If not using infiltration for drainage*** - Existing and proposed **run-off rate calculations** completed according to a suitable method such as IH124 or FEH. Information is available from UK Sustainable Drainage: Guidance and Tools. Calculations must show that the proposed run off rates do not exceed the existing run-off rates. This must be shown for a one in one year event plus climate change and a one in one hundred year event plus climate change.
10	***If not using infiltration for drainage*** - Existing and proposed **run-off volume calculations** completed according to a suitable method such as IH124 or FEH. Calculations must show that, where reasonably practical, runoff volume should not exceed the greenfield runoff volume for the same event. This must be shown for a 1 in 100 year, 6 hour rainfall event
11	Evidence that **enough storage/attenuation** has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event
12	Evidence that **runoff exceeding design criteria has been considered.** Calculations and exceedance flow diagram/plans must show where above ground flooding might occur and where this would pool and flow.
13	**Maintenance regimes** of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. **Evidence** that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.
14	Evidence that **Urban Creep** has been considered in the applicationm and that a **10% increase** in inpermeable area has been used in calculations to account for this.