

FOUL SEWAGE AND SURFACE WATER ASSESSMENT

*Hollyrood House
Ardingly Road
Lindfield
West Sussex
RH16 2QY*



Architect: Sherwood Architects
Davey House
31 St Neots Road
Eaton Ford
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FOUL SEWAGE AND SURFACE WATER ASSESSMENT:

Existing Foul Water Drainage:

The existing buildings are served by a network of positive gravity foul water drains which discharge into an existing private treatment works. Location of the inspection chamber are shown on the topographical survey drawing. The treatment works are in the southeast corner of the blue lined application site close to Park Lane.

Proposed Foul Water Drainage:

The proposed development retains the major building complexes and demolishes a series of outbuildings. Any existing connections into the demolished building will be suitable closed off. The existing layout will be adapted and modified to facilitate the proposed internal drainage modifications and additional accommodation. Using the existing positive gravity foul drains the effluent will discharge into the existing treatment plant.

Existing Storm Water Drainage:

The existing building and hard paved areas are served by a network of positive storm water drains gravity falling into soakaway located around the buildings. With the underlying sub strata Tunbridge Wells Sand Formation, the storm water successfully discharges.

Proposed Storm Water Drainage:

The redevelopment reduces the extent of hard standings from 2335.9 sqm to 831.75 sq m and demolishes 306.89 sq m of built form. The modification of the main Hollyrood House increases the building footprint by 13.2 sqm. Hollyrood Cottage and Oakwood building footprints are not changed. Therefore, the volume of storm water entering the current system will be substantially reduced. The current soakaway layout will not need to be modified. With the SUDS strategy and current storm water layout capacity will ensure the development will be able to meet the surface water discharge.

SUMMARY & CONCLUSION:

The existing foul and storm water on site provisions will, through some minor layout modifications, continue to provide technically compliant disposal systems for the application proposals.