

PROPOSED DEVELOPMENT

AT

175 ST JOHN'S ROAD

SPALDING

FOR

MR P AND MRS R BOWMAN

STORM DRAINAGE

NOV 2023

READ IN CONJUNCTION WITH DRAWINGS

3534 - 4 GROUND & FIRST FLOOR PLAN.

6 FOUNDATION & DRAIN PLAN.

- 1 ST JOHNS ROAD IS SERVED BY A COMBINED SEWER WHICH TAKES BOTH FOUL WATER AND STORM WATER FROM THE APPLICATION SITE
- 2 DUE TO FORMATION OF AN ADDITIONAL DWELLING THERE WILL BE AN INCREASE IN THE FLOW OF FOUL WATERS INTO THE SEWER
- 3 UPON COMPLETION OF THE DEVELOPMENT THERE WILL BE A DECREASE IN THE IMPERMEABLE AREA ON THE APPLICATION SITE THAT DISCHARGES STORM WATER INTO THE SEWER SYSTEM

AS EXISTING

- FOOTPRINT OF 175 ST JOHNS ROAD	76.65 m ²
- FOOTPRINT OF GARAGE	57.5 m ²
- EXTERNAL IMPERVIOUS AREA DISCHARGING INTO SEWER	44.2 m ²

178.35 m ²	TOTAL m ² OF IMPERVIOUS AREA DISCHARGING INTO SEWER
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AS PROPOSED

- FOOTPRINT OF 175 ST JOHNS ROAD (SUN ROOM DELETED, ADD KITCHEN EXTENSION, ADD FIRST FLOOR EXTENSION)	86.86 m ²
- NEW DWELLING	47.16 m ²
- EXTERNAL IMPERVIOUS AREAS DISCHARGING TO SEWER	0.0 m ²

134.02 m ²	TOTAL m ² OF IMPERVIOUS AREA DISCHARGING INTO SEWER
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AS CAN BE SEEN THERE WILL BE A DECREASE OF 44.63 m² OF IMPERVIOUS AREA CONNECTED TO THE SEWER SYSTEM.

- 4 IN ADDITION TO THE DECREASE OF IMPERVIOUS AREA CONNECTED TO THE COMBINED SEWER SYSTEM AN 844 CRATE TYPE SORKAWAY IS TO BE PROVIDED IN THE REAR GARDEN WHICH WILL INTERCEPT THE STORM WATER FLOWS FROM EXISTING AND PROPOSED BUILDINGS ON THE APPLICATION SITE AND IT WILL ONLY BE WHEN THE SORKAWAY HAS BECOME SATURATED THAT STORM WATER WILL DISCHARGE INTO THE COMBINED SEWER VIA AN OVERFLOW COMPLETE WITH ANTI FLOOD NON RETURN VALVE.
- 5 RE DRAINAGE PLAN DRAWING 3534-1
RWP 1 WILL TAKE ROOF STORM WATER FROM THE FRONT OF EXISTING AND PROPOSED ROOFS

5 CONT

RWP 2 WILL TAKE ROOF WATER FROM THE REAR MAIN ROOF SLOPES OF EXISTING AND PROPOSED PLUS FLAT ROOF AT REAR OF NEW DWELLING

RWP 3 WILL COLLECT ROOF WATER FROM OVER EXISTING DWELLING (ROOF OVER BED 3 PLUS KITCHEN EXTENSION)

RWP 4 WILL COLLECT ROOF WATER FROM EXISTING DWELLING (UTILITY & WC) AND WILL DISCHARGE FIRSTLY INTO RAINWATER GUT AND THEN TO SOAKAWAY.