

3/4 NEW BROADWAY

RICHMOND UPON THAMES /// LONDON

FORMALISE AND RECONCILE APPROVED APPLICATIONS

DRAINAGE INFORMATION

JUNE 2023

DRAINAGE INFORMATION

1.0 EXISTING BUILDING

The existing building is two storeys with commercial at ground floor and residential at first floor. Number 3 & 4 is in a parade of six adjoining similar buildings (1 - 6 New Broadway). The building is assumed to be of masonry construction with render finish (front) and stone cladding (rear), and has a flat roof. To the rear is an external area with a garage facing an unmade access track. Refer to Design and Access Statement for further details.

2.0 PROPOSALS

The proposal is for a new single storey rear extension at the rear of no. 3 and 4 New Broadway to accommodate one new 2B4P dwelling, and the conversion of the existing ground floor commercial units into two 1B1P dwellings. The first floor existing dwelling is divided into two units and there are two units in the new roof extension.

The proposed rear extension footprint is part set back from the existing rear elevation, side and rear boundaries. The new dwelling is accessed from a new residential communal area which is entered from New Broadway.

3.0 EXISTING DRAINAGE

Refer to Appendix 01. To the rear of the existing building, running parallel to the rear elevation is a below ground foul drainage route into which SVPs, RWPs and a surface gully flow into via three inspection chambers.

4.0 PROPOSED DRAINAGE

The existing below ground foul drainage route is to be reused. New inspection chambers will be located in the amenity areas into which existing and new SVPs, RWPs and gully's will flow.

Appendix 01

JOB No. -

LEGEND

- MH:MANHOLE
- IC:INSPECTION CHAMBER
- INTERCEPTOR
- GY:GULLY
- R-GY:ROAD GULLY
- ST:STACK
- VP:VENT PIPE
- SW:SURFACE WATER
- SURFACE WATER ROUTE
- FW:FOUL WATER
- FOUL WATER ROUTE
- BUILDING OUTLINE
- OVERHEAD BUILDING LINE
- BOUNDARY LINE
- ROAD
- PROPOSED
- BANK
- BANK SYMBOL

TREE W/C

NOT TO SCALE

Drawing Notes
EDS information shown in red

Rev.	Date	Description	By



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Client	CORMAC DOLAN
Site Address	3-4 NEW BROADWAY HAMPTON HILL HAMPTON TW12 1JG
Drawing title	SITE PLAN
Scales	NOT TO SCALE
Surveyor	D.P
Drawn By	ELLIOTT ANDERSON
Date	23.07.2018

JOB No. 0148

