

Existing Drainage

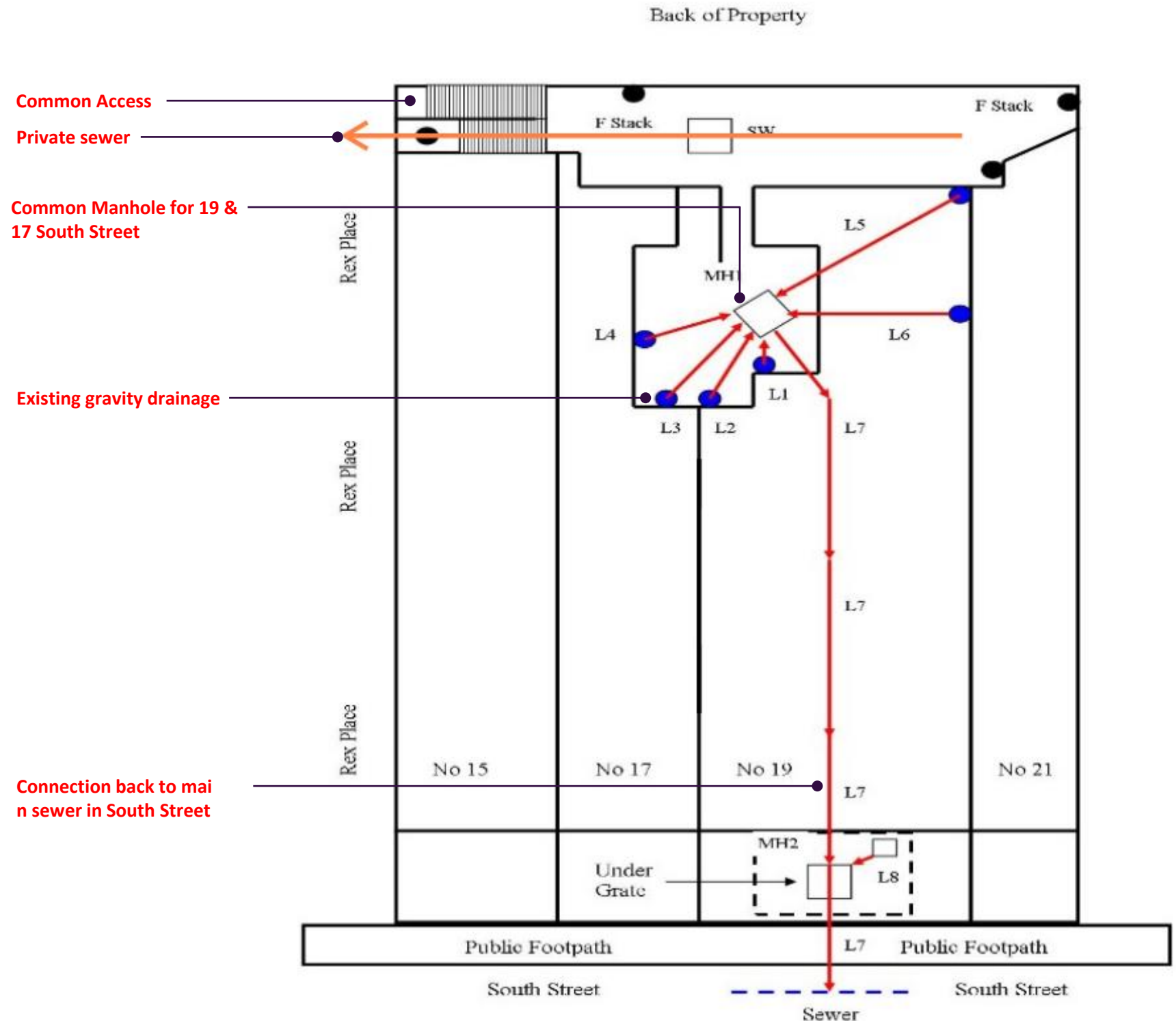
The existing property is severed entirely by a gravity drainage system. The current system drains to a common manhole (shared with the neighbouring property, 17 South Street) in the rear courtyard. The connection then runs underneath the current ground floor level and connects back to the main sewer in South Street.

Proposed Drainage

The combined sewer connection is a challenge to accommodate as the new basement will not only add a pumped drainage system into the new dwelling but the drainage connection back to the main sewer **will need to be managed and agreed with the neighbour during the detailed design and construction phases to minimise down time for the neighbouring property. It must be stressed that this needs to be agreed between the client and neighbour.**

An alternative solution which we strongly recommend is investigated further, is to re-direct the sewer connection from the common manhole in the rear courtyard to a separate sewer in the common access alley. From visual inspections this seems to be a combined foul and surface water drain and should be viable to connect to. Those drains do not appear on the Thames Water asset search and so are likely private infrastructure belonging to Grosvenor Estate, who own the properties to the rear of South Street. This option would need each party to agree to the proposed modifications and have them legally formalised, this would need to be driven by the client and/or project manager in the next stage of works.

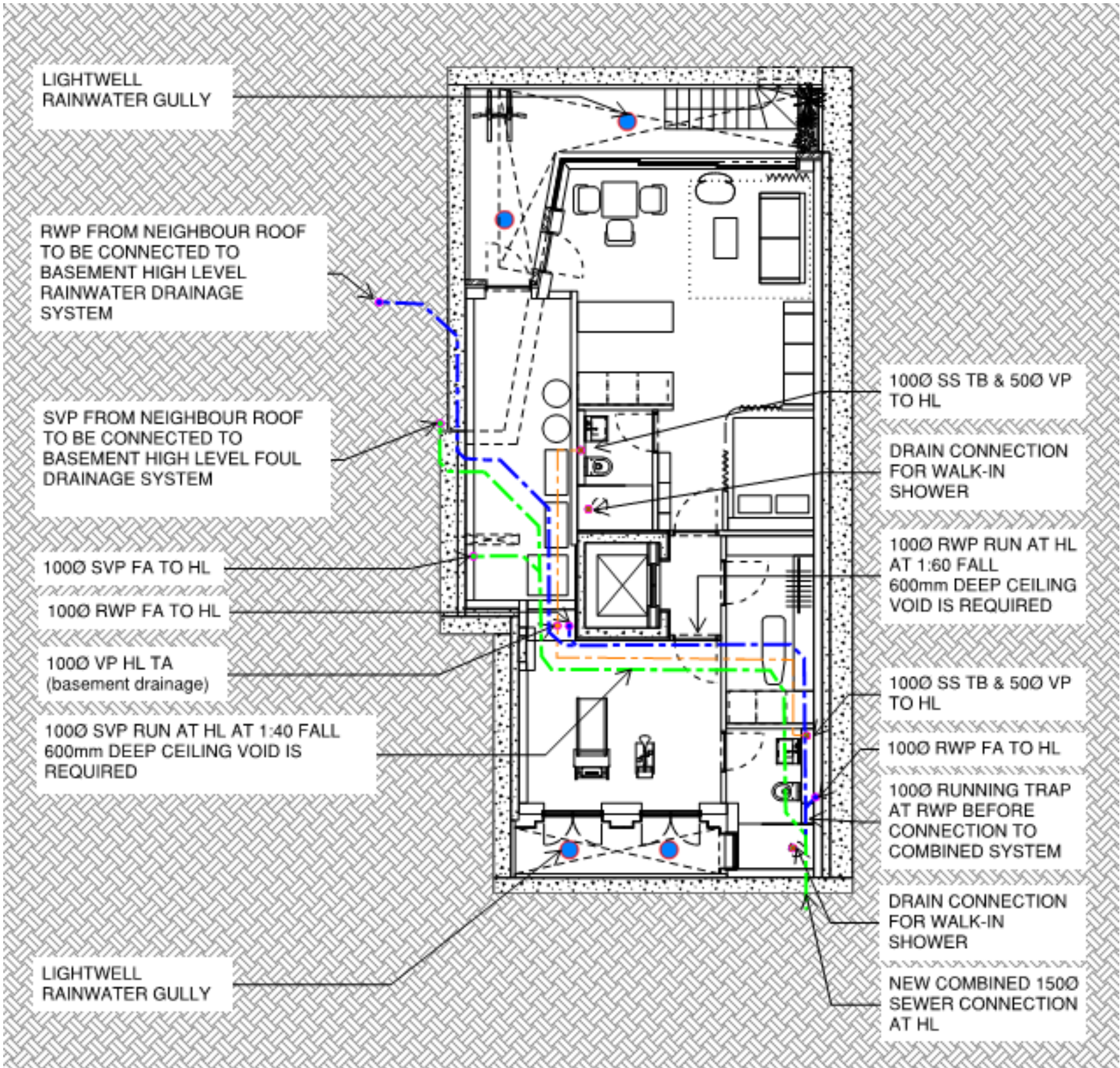
The following sketches show the existing drainage, proposed design, existing Thames Water asset map and site photos of the rear courtyard.



Proposed Basement Drainage Plan

The proposed basement drainage plan picks up all gravity drainage running from the floors above and the rainwater and foul drainage from the neighbour at 17 South Street.

The pumped basement drainage captures all foul and surface water from the basement level. This is pumped to high level and connects back into the new sewer connection at high level.



Thames Water Asset Plan

The extract from the Thames Water asset shows that the current drainage network and that the drainage to the rear common access is not present on the plans, meaning it is a private asset.

