



Billinghurst George  
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Consulting Engineers  
Building Surveyors

Wellington House  
Wellington Court  
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Stockton-on-Tees  
TS18 3TA

**Donna Khar**

Dear Donna,

**Ref: Drainage Statement - Unit 1A**

Further to your email and its content regarding a Drainage Statement requirement for the refurbishment of Unit 1A at Leconfield Industrial Estate, we would advise as follows:

**1. Existing Drainage**

The existing drainage for Unit 1A comprises a network of combined drains to the perimeter of the building. The existing rainwater pipes drain to the combined sewer noted. There are no known foul outlets from the unit however this is to be confirmed via CCTV drainage survey.

This private combined sewer to the perimeter of the building ultimately discharges to the existing United Utilities combined sewers within Leconfield Street.

**2. Proposed Drainage**

Unit 1A is to be re-furbished and re-clad externally. As part of the works any internal rainwater pipes are to be moved externally and boxed out in new positions. The new rainwater pipes are to utilise the existing perimeter combined sewer previously noted.

Surface water run off from the new parking bays are to be drained via a linear drain and connected into the existing combined sewer.

Two new internal foul pop ups are proposed as part of the works. These are to discharge from the building into new PPIC chambers which ultimately connect into the existing combined sewer.

The existing private combined sewer noted ultimately discharges into the United Utilities combined sewer within Leconfield Street.

**Directors:**

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Yours Sincerely

Written by	Signed	Date
James Herbert – Design Engineer		29/04/2022
Approved by	Signed	Date
Jim Conway - Director		29/04/2022