



Billinghurst George
& Partners

Consulting Engineers
Building Surveyors

Wellington House
Wellington Court
Preston Farm Business Park
Stockton-on-Tees
TS18 3TA

Donna Khan

Dear Donna,

Ref: Drainage Statement Unit 20A-B

Further to your email and its content regarding a Drainage Statement requirement for the refurbishment of Unit 20A-B at Leconfield Industrial Estate, we would advise as follows:

1. Existing Drainage

The existing drainage for Unit 20A-B comprises a network of surface water and foul water drains to the front and surround of the building. The existing rainwater pipes drain to the surface water drain noted. Existing internal toilets, sink and waste outlets drain to the existing foul sewer noted. The exact route of rainwater pipes and foul outlets to sewer connections are indicative on plan and are to be confirmed via CCTV drainage survey.

The existing surface water drain previously noted ultimately discharges to Nor Beck culverted watercourse.

The existing foul water sewer previously noted ultimately discharges to a 675mm diameter United Utilities combined sewer north-west of Unit 20A-B.

2. Proposed Drainage

Unit 20A-B 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 sewers previously noted.

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