TOTTENHAM HOUSE – POND COTTAGE

Statement to accompany proposed structural drawing for the discharge of Conditions 10 of the Listed Building Consent Reference: 18/00195/LBC

Following detailed design development, these attached plans and details are seeking consent on the latest position for below ground drainage of the Pond Cottage. The existing below ground drainage to the cottage has been partially surveyed historically and is in poor condition. A number of runs could not be surveyed due to local collapse or blockages. The surface water was historically collected and discharged into the adjacent pond through a catch pit (see photo 01). The foul waste is assumed to have been collected in a local septic tank.

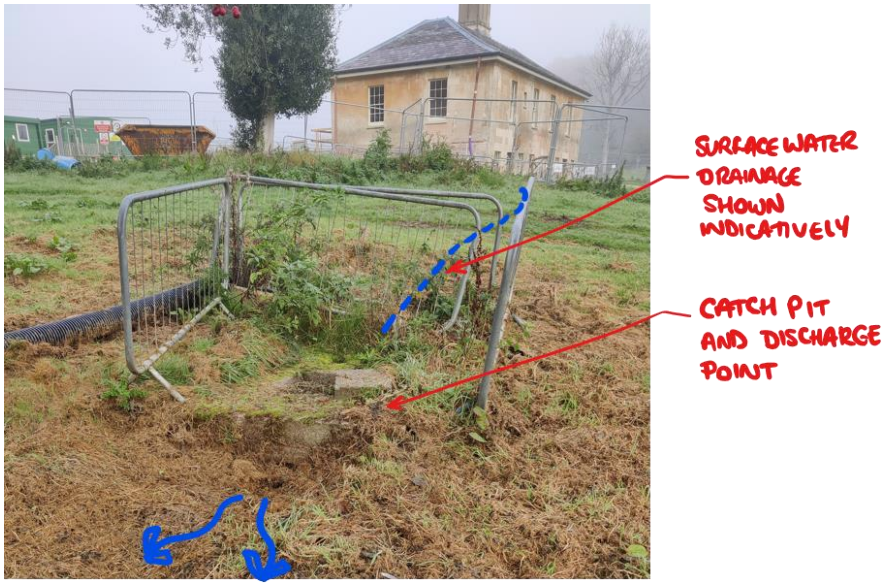

Photo 01 – Existing Catch Pit and Discharge Point

As part of the refurbishment of the cottage, new rainwater goods and above ground drainage are to be installed (under application references 20/10506/LBDC & 20/05075/LBC). Refer to proposed below ground drainage plan (ref. 1896/10/PC209) for the arrangement of the below ground drainage that serves this. As with the existing arrangement, the surface water drainage is to be collected and discharged in to the adjacent pond. The discharge point is to be reviewed further and refurbished or replaced, if necessary.

The foul drainage will be collected into the site-wide foul drainage system which will take the flows to a centralised sewage treatment plant to the north of the walled garden. This system is currently being developed and will be issued for consent at a later date.

The majority of the below ground drainage is external. There are instances where the drain runs pass below or through the footings of the cottage. Where possible, the drop points have been rationalised to reduce the number of penetrations with the existing footings. Refer to detail 03 on typical drainage details (ref. 1896/10/PC251) for the typical detail where drains pass through footings. Note these details are similar to those submitted as part of the main house below ground drainage submission (ref. PL/2023/05926 & PL/2023/05944).