



Paul White
Evolve Consulting Engineers
20 Baltic Street
London
EC1Y 0UL

Your ref

-

Our ref

DS_BOS-118666

Date

04 March 2021

Contact

Tel 0330 303 0119

Dear Mr White,

Building Over/Adjacent to Public Sewers - Building Regulations 2010 (as amended).
Location: 8 Campbell Road, Eastleigh, Hampshire, SO50 5AD.

Thank you for the revised plans, drawing no 3062-EVE-1B-XX-DR-S-0200 Rev L and K.

After reviewing your application, the revised plans and the CCTV survey that was carried out to locate and inspect the condition of the sewer/s affected by your proposed new building works, at the above site address. We are prepared to grant conditional approval to build over/near the public sewer at this address. This is not an approval of your proposed plans but an approval to build near the sewer subject to you meeting the following conditions:

1. No structure (footings, walls etc) running **within 6.00m** from the existing public **375 vitrified clay (VC) critical (by depth as well as diameter) foul sewer/manholes will be permitted.**
2. The foundations must be taken down to a minimum depth of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 6.20m below ground level at the time of survey.
3. Southern Water does not permit internal public manholes, a new extension to be built over or within 500mm of public sewer pipes, or where there is a change-in-direction of pipework (sewer/manhole).
4. Any new connections to the public sewerage system will require a **Section 106 Sewer Connection application** to be submitted and approved by Southern Water.
5. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.



Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit the revisions to us at the email address above.

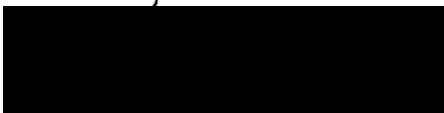
We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.

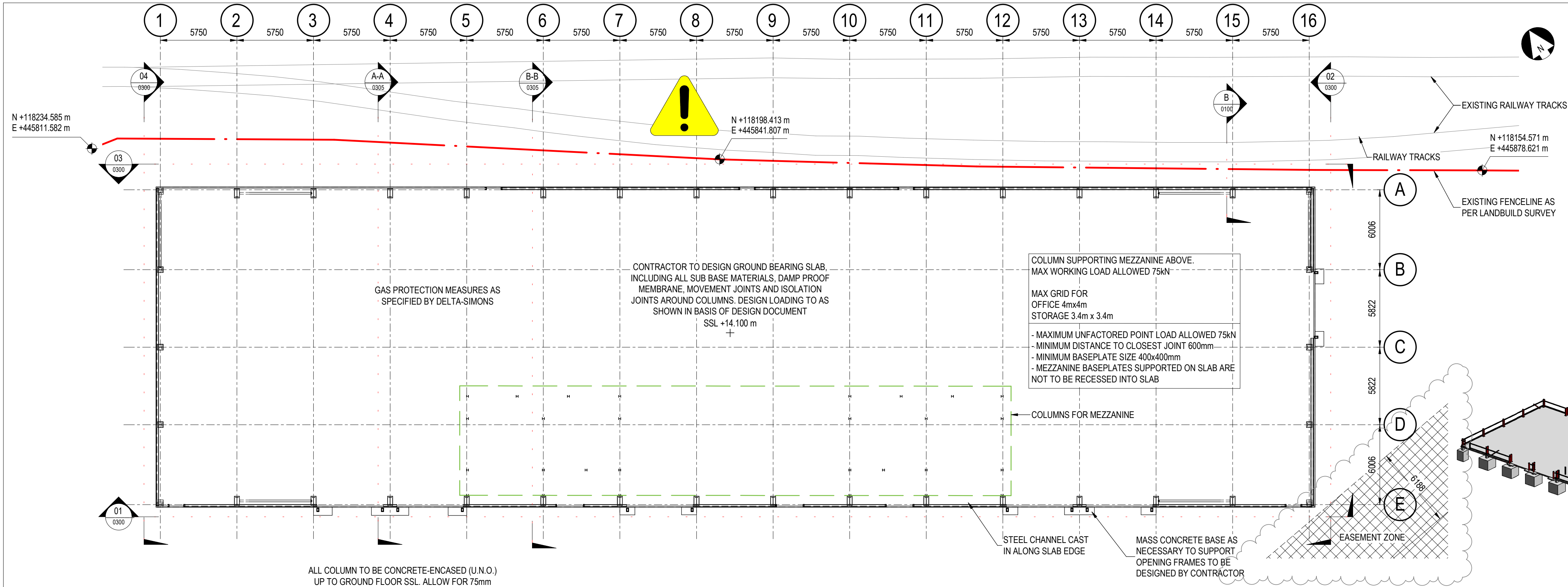
If you require any further information regarding this matter, please do not hesitate to contact us on the above telephone number.

Yours sincerely,

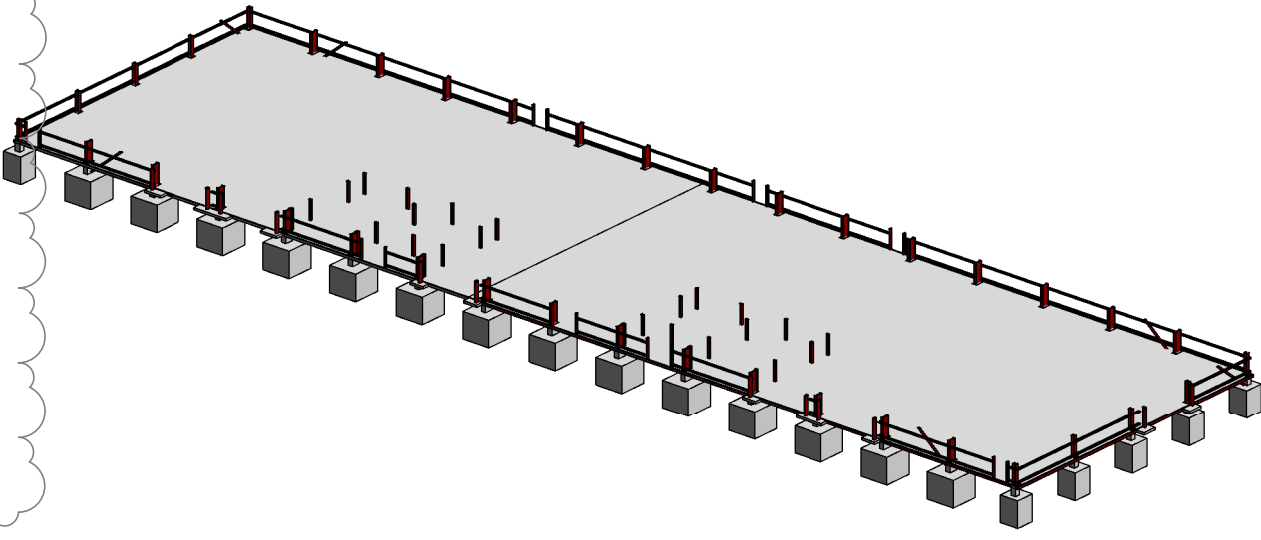
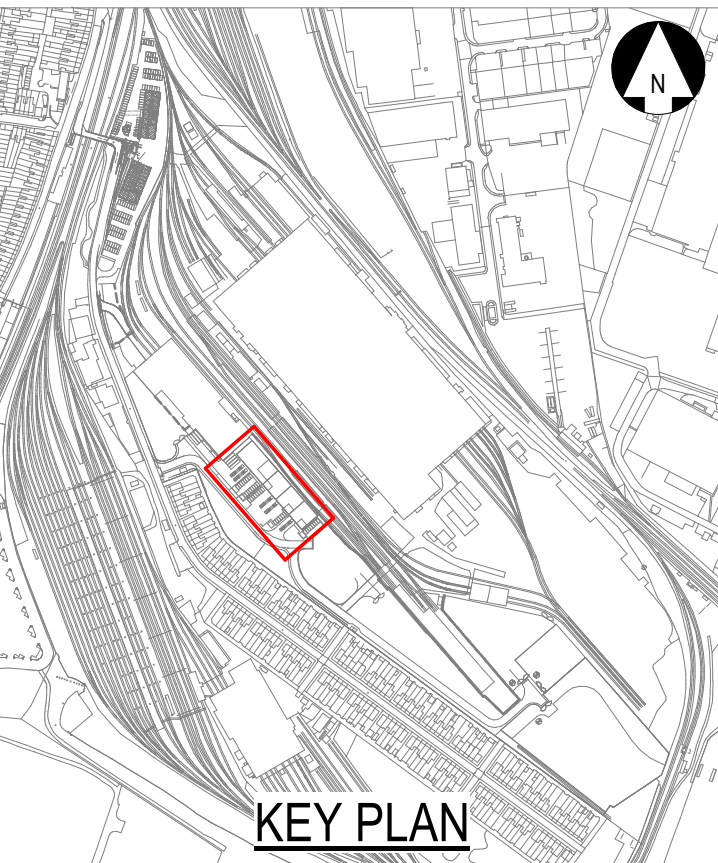


Ashley Marshman
Head of Business Channels
Business Channels

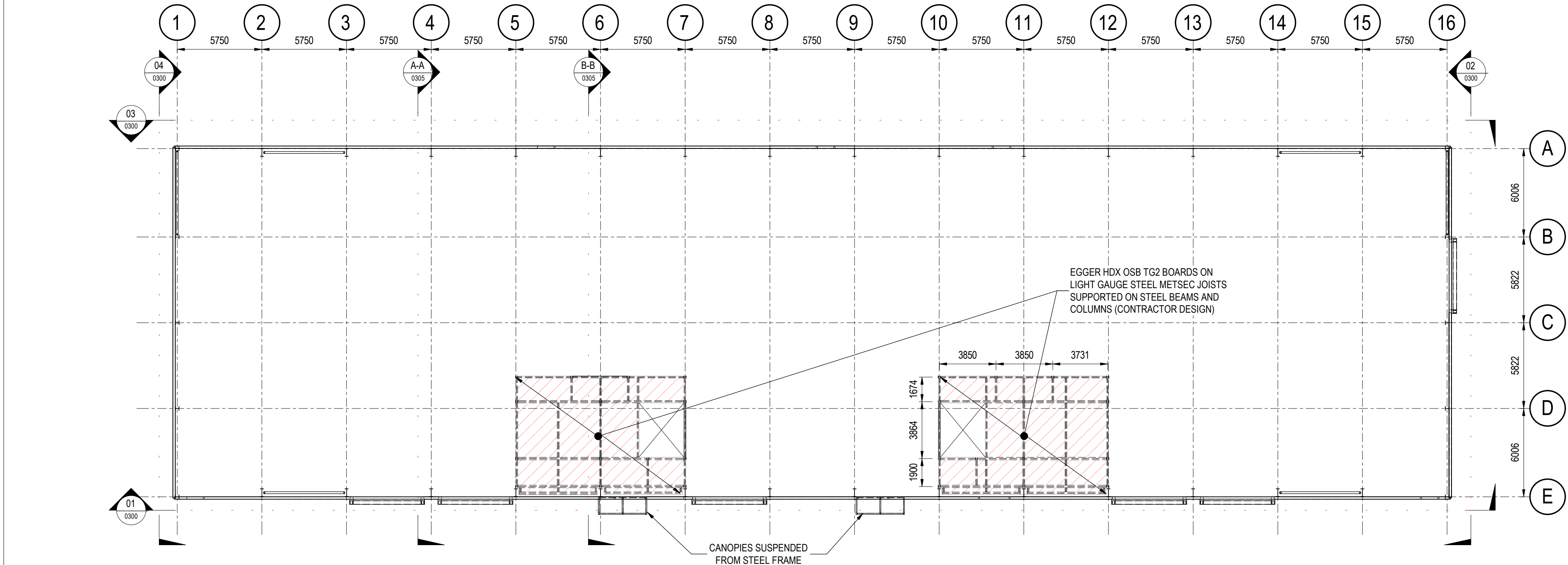
GENERAL NOTES				
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE EVOLVE DESIGN STATEMENT .				
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES & SPECIALIST MANUFACTURERS DETAILS, DRAWINGS AND SPECIFICATIONS.				
3. DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT ASK. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING ELEMENTS ARE TO BE CHECKED AND CONFIRMED ON SITE BY THE CONTRACTOR.				
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4. ALL SUPERSTRUCTURE SHOWN ARE INDICATIVE ONLY AND ARE TO BE DESIGNED AND DETAILED BY CONTRACTOR.				
5. ALL SECONDARY FRAMING FOR DOORS, OPENINGS IN ELEVATIONS, CANOPY ARE INDICATIVE ONLY AND ARE TO BE DESIGNED AND DETAILED BY CONTRACTOR.				
6. ALL OUTSIDE DOOR FRAMING, CANOPY STRUCTURE STEELWORK TO BE GALVANISED				
7. THE SETTING OUT OF THE BUILDING IN RELATION TO THE TOPOGRAPHIC SURVEY IS TO BE CONFIRMED BY THE ARCHITECT.				
8. ALL SETTING OUT OF THE BUILDING AND EXTERNAL WORKS IS TO BE AS INDICATED ON THE ARCHITECT'S DRAWINGS.				
9. THE RELATIVE SETTING OUT OF ALL STRUCTURAL ELEMENTS MAY BE TAKEN FROM THE ENGINEERS DRAWINGS.				
10. THE BUILDING STRUCTURAL SUPERSTRUCTURE DESIGN IS TO BE PROVIDED WITH 60 MINUTES FIRE RATING THROUGHOUT. THIS SHALL BE ACHIEVED USING INTUMESCENT PAINT ONLY.				
11. THE FOUNDATIONS HAVE NOT BEEN DESIGNED TO PROVIDE RESISTANCE AGAINST OVERTURNING IN THE EVENT OF A COLLAPSE DURING A FIRE.				
12. IN AREAS WHERE THE CLADDING IS TO ACT AS A FIRE BARRIER THE SUPPORTING SHEETING RAILS SHALL BE FIRE RATED. FOR THE EXTENT OF THIS WORK REFER TO ARCHITECT'S DRAWINGS.				
13. FROM A STRUCTURAL POINT OF VIEW THE BUILDING MAY BE MOVED LOCALLY TO AVOID OBSTACLES AND SITE CONSTRAINTS. ATTENTION IS DRAWN TO THE CLOSE PROXIMITY OF THE SITE BOUNDARY AND ADJOINING RAILWAY SIDINGS CONTAINING RAIL CARRIAGES.				
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15. THE ARCHITECT SHALL PROVIDE SETTING OUT INFORMATION IN THE FORM OF GPS COORDINATES IN RELATING TO THE SITE SURVEY DATA.				
K	19/02/21	UPDATED TENDER ISSUE	ACE	KT
J	11/02/21	UPDATED TENDER LAYOUT		AO
H	22/01/21	ISSUED FOR TENDER. STRUCTURE UPDATED		AO
G	28/08/20	UPDATED AS CLOUDED		AO
F	28/08/20	UPDATED AS CLOUDED		AO
E	31/07/20	UPDATED AS CLOUDED		AO
D	20/07/20	UPDATED AS CLOUDED		AO
C	16/07/20	UPDATED TENDER INFORMATION AS CLOUDED		AO
B	03/07/20	TENDER ISSUE		AO
A	26/06/20	ISSUED FOR INFORMATION		AO
Rev	Date	Revision	By	Chk
TENDER			Code	
Client DIAGEO PENSION FUND				
Project EASTLEIGH RAILWAY DEPOT (PHASE 1B) CAMPELL ROAD, EASTLEIGH				
Drawing Title PROPOSED GROUND AND MEZZANINE GENERAL ARRANGEMENT				
Drawn by AO		Checked by KT		Scale @A1 As indicated
Drawing No. 3062-EVE-1B-XX-DR-S-0200				Revision K
Consulting Structural & Civil Engineers 20 Baltic Street, London, EC1Y 0UL W: www.evolveuk.biz E: info@evolveuk.biz T: 0207 251 6888				



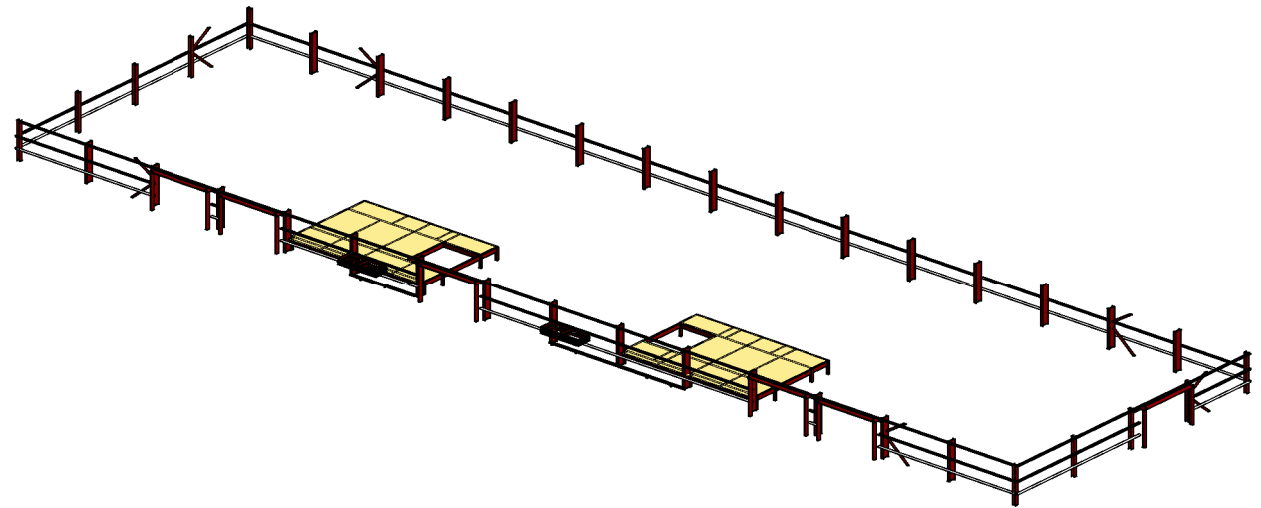
PROPOSED GROUND LEVEL PLAN
1 : 200



GROUND FLOOR AXONOMETRIC



PROPOSED MEZZANINE LEVEL PLAN
1 : 200



MEZZANINE AXONOMETRIC

AREA AND USE	ROOF
IMPOSED LOAD	0.75 kN/m ²
DEAD LOADS	
ROOF	0.7 kN/m ² (ASSUMES ALLOWANCE FOR PV PANELS OF 0.5. REFER SUPPLIER FOR LOAD AND UPDATE AS NECESSARY.)
SECONDARY STEELWORK	0.2 kN/m ²
SUSPENDED SERVICES	0.3 kN/m ²
AREA AND USE	OFFICE LIGHT GAUGE STEEL JOISTS MEZZANINE
IMPOSED LOAD	2.5 + 1.0 kN/m ²
DEAD LOADS	1.0 kN/m ²
AREA AND USE	GROUND
IMPOSED LOAD	CASE 1: A UNIFORMLY DISTRIBUTED IMPOSED LOAD OF 37.5 kN/m ² . CASE 2: A UNIFORMLY DISTRIBUTED IMPOSED LOAD OF 5 kN/m ² . PLUS: A POINT LOAD (SWL) OF 75 kN ACTING NO CLOSER THAN 600MM TO A JOINT, WITH BASE PLATE EQUIVALENT TO 400MM X 400MM
DEAD LOADS	
SELF WEIGHT (175 RC)	4.2 kN/m ²
AREA AND USE	HANDRAILS/BALUSTRADE LOADINGS
IMPOSED LOAD	0.74kN/m / 1 kN/m ² / 0.5 kN
AREA AND USE	STAIRS
IMPOSED LOAD	4.0kN/m ²

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Rev.	Date	Revision	By	Chk

TENDER

Status Code

Client
DIAGEO PENSION FUND

Project
EASTLEIGH RAILWAY DEPOT (PHASE 1B)
CAMPBELL ROAD, EASTLEIGH

Drawing Title
PROPOSED GROUND AND MEZZANINE
GENERAL ARRANGEMENT

Drawn by
AO

Checked by
KT

Scale @A1
As indicated

Drawing No.
3062-EVE-1B-XX-DR-S-0200

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