

22 missing road gullies found before a single kerb was laid

A 200-300 plot residential scheme for a national housebuilder · Dimensure Design Audit · October 2026

£99,000

potential saving on one site, after design-stage cost

55x

return on an £1,800 audit

22

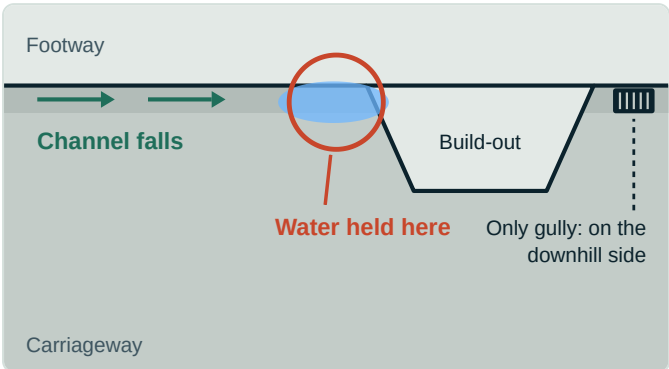
gullies added at drawing stage

0

kerbs broken out or roads cut

The problem

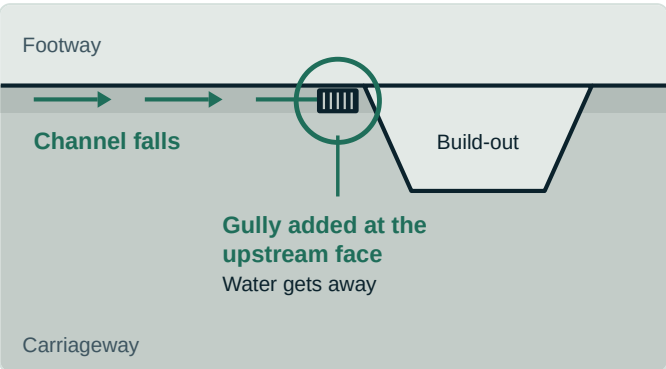
The road levels looked right on their own. So did the drainage layout. But where kerb build-outs and pinch points sat across channels falling towards them, the nearest gully was on the downhill side, or missing. Water would hit the kerb face and stop.



As drawn. Channel falls to the build-out; the only gully is past it. Water is held against the kerb.

What we found

We traced every channel from its high point to an outlet, with the kerb layout laid over the drainage. Four gullies were needed on the first sheet reviewed, and eighteen more across the rest of the site. All 22 were added to the drawings before construction.



After the audit. Gully at the upstream face. Water gets away. (Simplified redrawing.)

What it would have cost to fix later

FOUND AT	PER GULLY	GROSS, 22 GULLIES	NET SAVING	RETURN ON FEE
Design stage (what happened): laid with the drainage	£800	£17,600	-	-
After binder: break out, trench ~10 m to manhole, new pot, reinstate	£2,600	£57,200	£39,600	22x
After surfacing: as above, plus surface inlay to adoption spec and surfacing return visit	£5,300	£116,600	£99,000	55x
After occupation: as above, plus traffic management and working around residents	£7,300	£160,600	£143,000	79x

Net saving = (retrofit cost per gully - £800 design-stage cost) x 22. Return on fee = net saving ÷ £1,800, rounded down. All costs are estimates based on typical 2026 UK rates for a gully with a lead of about 10 m to a manhole; they are not quotes, exclude VAT, and exclude programme delay, extended bonds and delayed section 38 adoption, which would usually add to them. Savings are potential savings: the retrofit work was never needed. Client and site not named for confidentiality.