

Rev B: 15.8.25 Access drive realigned to retain more of existing footprint, in accordance with amended Site Layout and tree overaly to retail Cyrressus.

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New 3m open gate and brick piers
set 6m back from junction with
Nash Grove Lane.

INDICATIVE SURFACE DRAINAGE LAYOUT

BGWT Surface water from the swimming pool to be collected with in below ground water tank to be used for garden maintenance.

(SA) Over flow from tanks to be linked to soakaways

 Above ground rainwater collection tank

Channel Drainage system
discharging to below ground
attenuation system and/or Soak
Aways subject to ground conditions.

The Surface Water drainage from ther existing dwelling and outbuildings are all run to soakaways within the plot curtilage.

The proposed surface water system is described in detail within the Renewable Energy and Sustainability Statement and the Design and Access Statement. In principle:

A below ground Rainwater Harvesting system, of circa 10,000litres will be should to capture RW to serve the garden areas. The tank will be loctaed within the current swimming pool void, which is to be infilled, with an overflow to a soakaway.

The overall Roof Area of the proposed dwelling is less than the combined roof area of the existing dwelling and outbuildings. In addition the creation of a 'sedum' planted flat roof over some of the flat roofed areas will attenuate the rate of Rain/surface water flow in to the system.

All works will be compliance with Approved Document Part H (2015) of the Building Regulations.

0m 10m 20m