

Covered and secure cycle storage for two bicycles. Final location to be agreed with the client upon completion of building works.

New hardstanding to the front garden area capable of accommodating 3No. parked cars. Refer to surface water drainage strategy notes for further information.

Portion of the existing garden wall to be demolished to create a new driveway entrance, providing space for two additional parking spaces.

Existing dropped kerb to be extended to allow access to the new parking spaces. Works to be agreed with the local authority and undertaken by a contractor approved by the LA.

Surface Water Drainage Strategy – Proposed Hardstanding to Front of Property

In accordance with local planning policy and national guidance regarding the management of surface water runoff from new hardstanding areas, the following options are proposed in preference order. These have been developed to provide sustainable drainage wherever feasible, in compliance with the requirements for permeable paving and the disposal of surface water within the curtilage of the site.

Option 1 – Non-Permeable Surface with ACO Channel Connected to Rear Garden Soakaway (Preferred Option)

Where ground conditions and site constraints permit, the proposed hardstanding area will be constructed using a non-permeable surfacing material (e.g. tarmac, concrete, or block paving with sealed joints), incorporating a linear ACO channel drain along the building line. This channel will collect surface water and direct it via underground pipework to a new soakaway located within the rear garden.

The soakaway will be designed in accordance with BRE 365 guidance, with percolation testing undertaken to confirm soil suitability and required capacity. The system will be installed a minimum of 5 metres from all buildings and boundaries, subject to spatial constraints and site-specific conditions.

Option 2 – Permeable Surfacing with Sub-Base Attenuation (Alternative Sustainable Solution)
If ground conditions are found to be favourable, a fully permeable surface construction will be considered as an alternative. This will typically comprise permeable block paving or porous asphalt laid over a free-draining sub-base (e.g. Type 3 or 4/20 aggregate), designed to allow surface water to infiltrate into the ground below. The sub-base may include attenuation storage if necessary, and geotextile membranes will be used to prevent fines migration.

This option is fully compliant with SuDS principles and negates the need for direct connections to either soakaway or sewer, provided infiltration rates are adequate.

Option 3 – Non-Permeable Surface with ACO Channel Connected to Local Authority Drainage Network (Fallback Option)

Should on-site infiltration be deemed unviable due to poor ground conditions, spatial constraints, or other limitations, the hardstanding will be constructed as a non-permeable surface with a channel drain as described in Option 1. In this scenario, surface water will be directed to the local authority's surface water drainage network via a suitable connection point, subject to approval from the Lead Local Flood Authority or sewerage undertaker. Discharge rates may be restricted and attenuation may be required upstream of the connection. Any connection to the public sewer will require consent under Section 106 of the Water Industry Act 1991.

This drawing is to be read in conjunction with all engineers and specialists drawings along with all relevant specifications.

All permissions & approvals are to be obtained prior to commencement of any works on site.

All gridlines, dimensions, building lines, etc. are to be checked carefully on site prior to the commencement of any works.

All workmanship and materials shall comply with current Building Regulations, British Standards, Codes of Practice and N.H.B.C. requirements.

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions or specifications and all materials shall be suitable for their purpose.

Any discrepancies between the information given by engineers and other specialists must be brought to the attention of the designer prior to the commencement of any works.

Where it is required that inspection be made by the local authority this shall be arranged by the contractor to suit their program.

The contractor shall comply with the health and safety requirements as set out by the CDM Regulations, The Health and Safety Executive.

Prior to commencing work the contractor shall carry out an internal and external condition survey of the existing building and shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'Inspector' whether indicated on the drawing or not.

Rev	Description	Date
P01	Issued to planning for a full planning application.	28.04.2025



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Client Name:
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Drawing Title:
Site Plan

Drawn: JC	Status: Full Planning Application
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Project No:	Drawing No:	Scale @ A1	Revision:
25.009	104	1 : 50	P01