

harman design services

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PROJECT

Reference : 2020/1495

Location : 1 Newmarket Road Cringleford Norfolk NR4 6UE

Proposal : Demolition of existing porch, roof to single storey front extension, garage and single storey rear extension and erection of 2 storey extension, detached double garage / study, replacement porch and roof to single storey front extension.

Date of Decision : 25 November 2020

CONDITION 6

Works for Approval of details reserved by Condition 6.

Condition 6. No development other than the works required for the laying of foundations shall begin until full details of the means of surface water drainage, have been submitted to and approved in writing with the local planning authority. The details should include the results from percolation tests and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to being brought into use and shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

TRIAL HOLE

Following a site meeting involving the Design Team, Structural Engineer and Piling Sub Contractor suggested a second trial dig adjacent to the single storey extension to conform findings of initial trial hole carried out adjacent to bridge. This was carried out on 08 June 2021 and revealed sandy clay layer at 1200 mm depth, continuing down to underside of the 1700 mm excavation. As a result the entire area of extension required piled foundations which have been completed on site together with the ground beams.

The trial hole results also confirmed that the evidence of clay would not allow surface water to be taken into soakaways and as such carrying out a percolation test appears unnecessary and has not been carried out.

EXISTING DRAINAGE

The existing drainage comprises of a surface mounted pipe run from dp1 (running along west boundary) to the stream and an unknown system from dp2 / dp3 to east elevation.

The existing rear extension and garage are to be removed and no longer require surface water drainage.

PROPOSED DRAINAGE

As the clay conditions do not allow for soakaways, an alternative design is required as indicated on drawing Nr 858 / 10.

Surface water from roof and hard surface areas are to collected into downpipes / Aco drains into Inspection Chambers and taken into water course in 2 Nr locations.

This proposal is essential and continues the overall local strategy of draining directly into the watercourse as already used by NCC Highways where the adjacent roads are connected using large pipes located within Toll House garden areas.

CONCLUSION

Due to nature of the ground conditions and inability to receive concentrated amounts of surface water, the proposals are to direct surface water from existing and proposed roofs together with the small areas of hard landscaping directly to the adjacent water course.