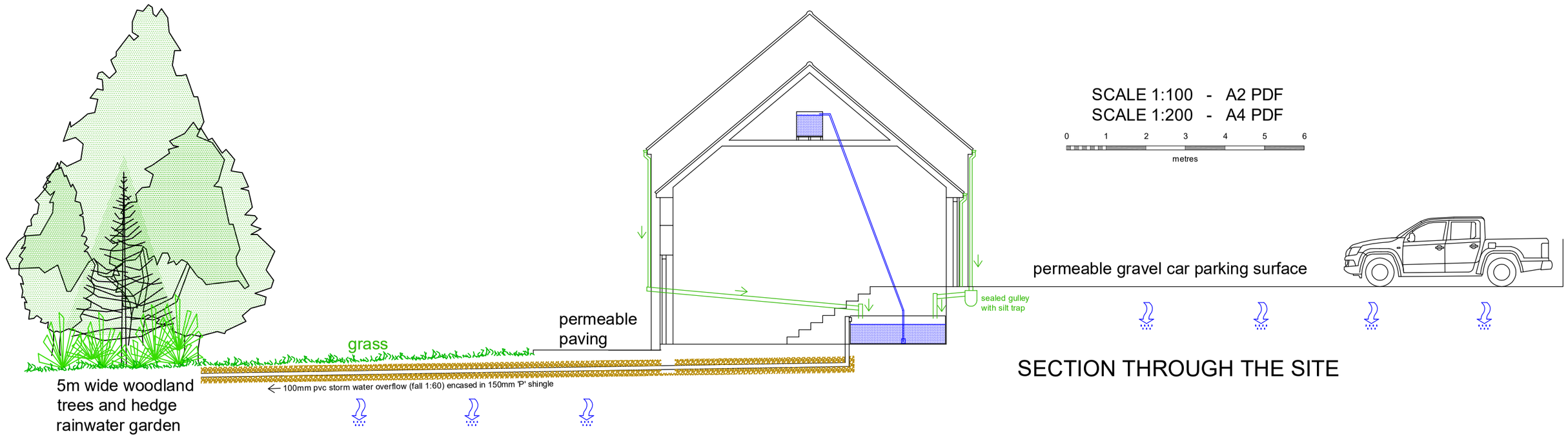
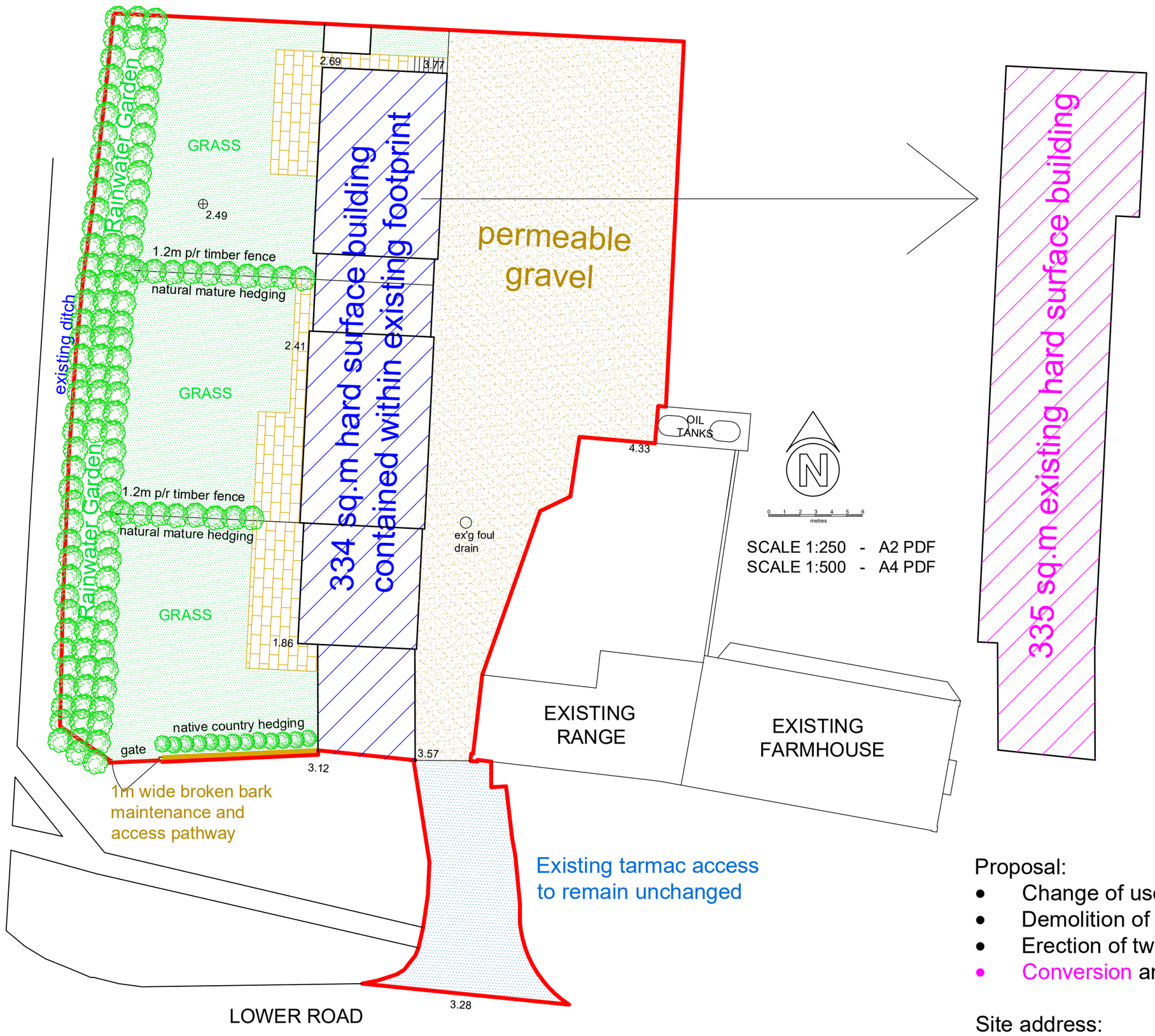


SCALE 1:100 - A2 PDF
SCALE 1:200 - A4 PDF

0 1 2 3 4 5 6
metres

SECTION THROUGH THE SITE

Paving slabs with
permeable jointing
to patios and paths



SCALE 1:250 - A2 PDF
SCALE 1:500 - A4 PDF

SURFACE WATER SUSTAINABLE DRAINAGE SCHEME

The proposed development relates to the conversion of 70m² of traditional outhouse and the redevelopment of existing farm buildings 265m² and utilising the existing yard as car parking.

There is no evidence of flooding or existing surface water runoff relating to the existing farmstead, the historic layout of which is shown on an OS extract dated 1880.

Ground footprint area of the existing buildings	335m²
Ground footprint area of the proposed buildings	334m²
Net reduction of impermeable structure	1m²

Ground footprint of impermeable concrete stock yard	536m²
Ground footprint of permeable gravel car park	536m²
Net reduction of impermeable hard standing	536m²

Surface water management:

The buildings will drain to a rainwater harvesting tank located in the void area below the entrance hall or in the private garden areas with maintenance access. In the unlikely event of storm overload, the overload surface water will drain to the rainwater garden in the form of newly planted woodland hedge and trees.

Sustainable drainage:

Rainwater harvesting 2500 lt tank located in the void below entrance hall or private garden.
Overflow to drain via 100mm pvc drain (fall 1:60) encased in 150mm 'P'shingle to the newly planted woodland hedge (*Rain Garden)*.

All other hard surfaces such as patios, paths and car parking area will be covered with a permeable surface to allow rainwater to soak away naturally, resulting in a significant reduction in surface water drainage area that currently exists.

Rain collection area	114m	
Average rainfall per year	64 lt	
Collectable rainwater	58 lt	
Assuming 4 persons in 3 bedrooms	washing machine	50 lt
	toilets	88.4 lt
Drought protection days per annum	18	
Water storage drainage required	2491 lt	

Foul drainage:

All foul drainage to drain to the existing foul drainage system

Proposal:

- Change of use from agricultural to residential C3 use;
- Demolition of existing modern agricultural buildings;
- Erection of two new houses; and
- Conversion and extension of traditional outhouse to residential dwelling

Site address: Poplars Farm, Lower Road, Hardwick, Bucks. HP22 4DZ

07/04/2022

Drg No: PFH.PLAN 4

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