

**Attenuation Tanks**

Home Owner to be responsible for

Regular maintenance to be carried out to include :

- Visual inspection of manhole covers
- Checking for any silt build up
- Inspecting inlets, outlets and any control structures

Remedial maintenance as and when required, which can be caused due to natural damage:

- Erosion repairs
- Inlet/outlet repair
- Removal of silt build up

Flow restrictor Vortex Flow Control : Low-maintenance and self-cleaning

Pumping Station Pre-assembled unit with annual maintenance undertaken by specialist contractor

FFL 93.150

1700

Approx GL 92.650 (varies)

Stormwater Pumping Station

INV. of Exist drain 91.45

upstream IC with Filter minimum invert to suite drainage layout 92.2

down stream IC with Flow restrictor

Attenuation tanks installed in accordance with manufacturers recommendations to include base, wrap and side / top protection

Final location of tanks to be determined on site

Foundations of new dwelling to be designed with location of tanks considered

Assumed 500mm cover above 1200mm depth of tanks required invert 90.95

**FOR PLANNING**

23/00313/FUL

Plan Cond 5. ASHP



10% net bio-diversity gain - to be achieved by additional 50 lm of mixed species of new and infill indigenous hedging

and provision of two RSBP approved house sparrow terraces and two starling nest boxes in the locations shown on the plans

New & Infill Hedging :

- Prunus spinosa (Common Blackthorn)
- Crataegus monogyna (Common Hawthorn)
- Acer campestre (Common Field Maple)
- Acer sylvatica (Common Beech)

1200 - 1500h when planted @ 3-5m



Existing trees to be removed - refer to Arboricultural Report by MDH Forestry Services Ltd dated 2/12/2022

Existing boundary trees and trees within Battledown Court to be retained

Existing trees on application site to be retained

Tree Protection fencing as detailed within Arboricultural Report by MDH Forestry Services Ltd dated 2/12/2022

**Materials**

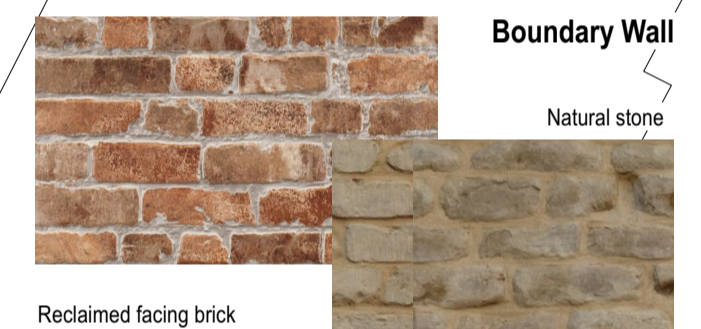
Roof : Single ply membrane coloured aluminium roof trim

Walls : Reclaimed facing brick to East garage wall  
Natural stone boundary wall to Battledown Court West and part South boundaries approx 2.0m high above ground level with minimum 1.5 above drive to 6m forward of new garage Natural Stone, Coloured render and Polished concrete where indicated on elevations

Windows and External doors : Coloured aluminium RAL 7016 frames, casements and sills

Garage Door : Coloured steel roller shutter RAL 7016

Parking & Drive Resin bonded gravel



Access ( Fire Appliance suitable) Minimum Width 3700, 3100 at entrance carrying capacity 3.5 Tonnes  
Turning head to be confirmed by tracking or alternative fire suppression within dwelling as agreed with BCO

ULEV  
Dwelling to be fitted with min. 7kw electric vehicle charging infrastructure

**Ancillary**

Bin and recycle



Entrance Gates - Set back 5m from kerb natural stone piers timber gates

B  
A  
Ref  
REVISIONS

Date

20/10/23 General revisions to plan layout  
10/8/23 Drainage information added  
Description

CLIENT  
Robert Deacon (Builders) Ltd

SITE  
Land to the Rear of Battledown Court  
Oakley Road Cheltenham GL52 6NZ

PROJECT  
New Dwelling

SCALES / PAPER SIZE 1 : 200 @ A1  
DATE May, 2023

DRAWING-TITLE  
Externals

DWG NO 1346.15B

23/00313/FUL

Plan Cond 4. SW Drainage

Prov. Drainage - Ground unsuitable for Soakaway

Roof Area and handstanding 475m  
475 x 50 = 23750 / 3600 = 6.59l/s  
Drive 395m  
395 x 50 = 19750 / 360 = 5.48l/s

Foul DU assume 3.5 l/s

NEW Approx Total 15.5 l/s EXISTING Assume 10 l/s

Assume 150mm dia pipe at 1 : 60 suitable for 20 l/s  
Assume 150mm dia pipe at 1 : 50 suitable for 25 l/s

STWA will accept 1l/s sw discharge to existing sewer

Retention tank Proposal  
Based on a catchment area of 870m<sup>2</sup> percentage for 'development creep' 10%.  
Estimated a requirement for circa 55m<sup>3</sup> of storage given the 1.0l/s discharge allowance.  
Cellular storage 95% void Proposed 'tanks' with a footprints of 60m<sup>2</sup> @ approximately 1.2m and 0.8m deep with 500mm cover to landscaped.

Out fall restricted to 1l/s by Vortex flow or similar

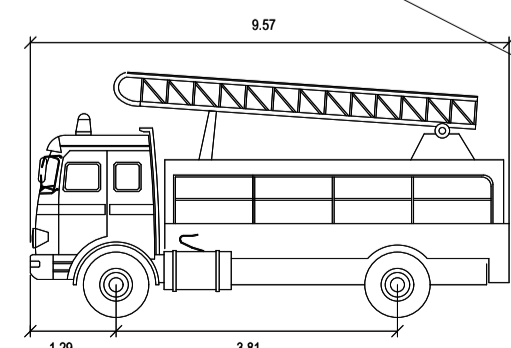
(0.000) selected (approx) spot levels from survey

NEW 110mm Foul

NEW 110mm SW

Existing Private Drain

Existing mains combined sewer



Fire Engine  
Metric

Width	: 2.52	Lock to Lock Time	: 6.6 s
Track	: 2.44	Steering Angle	: 33.1 deg
		Articulating Angle	: -1.0 deg

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