

# DRAINAGE STATEMENT

## ALTERATIONS & EXTENSION AT

3 LESMURDIE PLACE, LOSSIEMOUTH, IV31 6AH

### INTRODUCTION:

This Drainage Statement has been prepared by CM Design Architectural & Planning Consultants in response to recent changes in Moray Council Policy, which seek to steer development away from areas at risk of flooding and to ensure that any new development does not impact upon flooding issues in Moray.

Scottish Planning Policy (SPP) requires Planning Authorities to take into account flood risk when considering new development. This Drainage Statement confirms there to be no flood risk issues on the application site whatsoever.

### SITE DESCRIPTION:

The proposed site is situated at 3 Lesmurdie Place, Lossiemouth, IV31 6AH. The site amounts to 469m<sup>2</sup>.

The SEPA Flood Maps have been consulted which indicate that there is **no risk of flooding**.

The project involves a small extension to the existing utility room on the ground floor at the rear (West) of the property. The existing roof construction above the existing kitchen, bathroom and utility room is to be removed in place of a new first floor extension serving as a new master bedroom and ensuite. This extension will be accessible through a new hallway that will connect the existing stairway to the new master bedroom.

The roof area of the existing extension at the rear of the property amounts to a gross area of 30m<sup>2</sup>. The roof area of the new first floor extension on top of the existing ground floor extension amounts to a gross area of 41m<sup>2</sup>. This results in an increase in roof area to equate to 11m<sup>2</sup>. Therefore, a new surface water soakaway is not required as it is less than 25m<sup>2</sup>.

### SITE CONDITIONS:

The site is believed to have good infiltration rates based on a walkover survey.

There have been no excavation or percolation tests carried out at this stage.

The property is surrounded by neighbouring properties to the North, West and South with Lesmurdie Place to the East.

### DRAINAGE DESIGN:

All surface water drainage coming from the first floor extension will be directed to the existing surface water drainage system.

All new foul water coming the new extension will be directed to the existing foul water drainage system.



#### Head Office - Moray

69 St Brendans  
South Guildry Street  
Elgin  
Moray  
IV30 1QN

t 01343 540020  
e office@cmdesign.biz  
w cmdesign.biz

#### Highland Office

4 Bridge Street  
Nairn  
Highlands  
IV12 4EJ

t 01667 300230

#### Lossiemouth Office

Ellel, James Street  
Lossiemouth  
Moray  
IV31 6BX

t 01343 612305

#### Devon Office

The Generator Quay House  
The Gallery, Kings Wharf  
Exeter  
EX2 4AN

t 01392 345566

RENEWABLECONSULTANCY  
PROJECTMANAGEMENT  
ARCHITECTURALEXPERIENCE  
PLANNINGCONSULTANCY

Friday, 22 December 2023

We trust this Drainage Statement alleviates any flooding concerns in the meantime.



**Head Office - Moray**

69 St Brendans  
South Guildry Street  
Elgin  
Moray  
IV30 1QN

**t** 01343 540020  
**e** office@cmdesign.biz  
**w** cmdesign.biz

**Highland Office**

4 Bridge Street  
Nairn  
Highlands  
IV12 4EJ

**t** 01667 300230

**Lossiemouth Office**

Ellel, James Street  
Lossiemouth  
Moray  
IV31 6BX

**t** 01343 612305

**Devon Office**

The Generator Quay House  
The Gallery, Kings Wharf  
Exeter  
EX2 4AN

**t** 01392 345566

RENEWABLECONSULTANCY  
PROJECTMANAGEMENT  
ARCHITECTURALEDESIGN  
PLANNINGCONSULTANCY

