

NOTE: Topographical information obtained from Nationwide Survey, drawing ref: MAC2201, dated February 2022.  
Drainage plan obtained from SP Civil Design Ltd, drawing ref: 22004-PVH-DR-1010 Rev. 02, dated 09.05.22

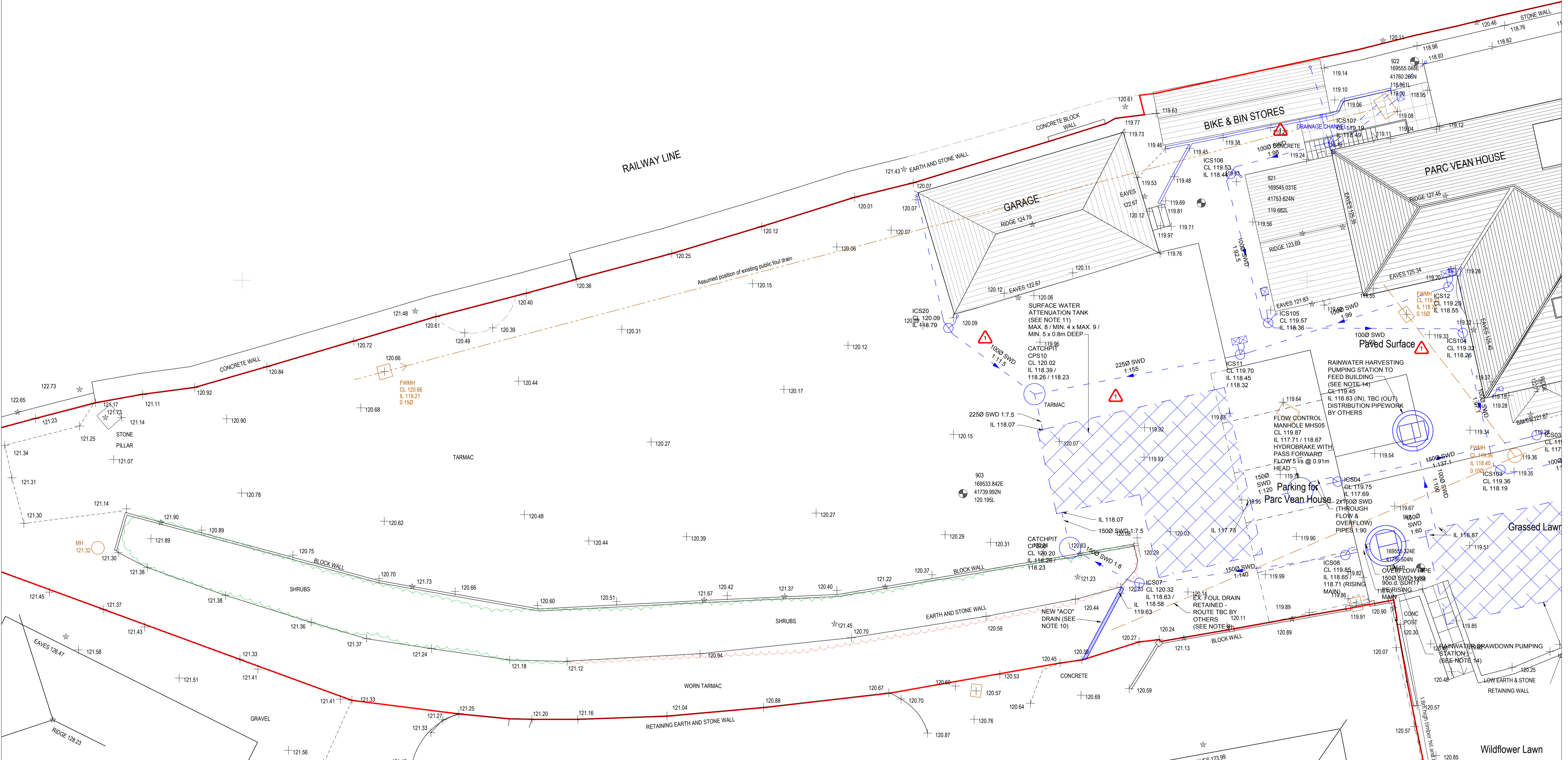
This drawing is for a Planning purpose only and is not for construction.

Survey undertaken from ground/accessible internal floor level only. Inaccessible elements including roof pitches, have been estimated and are to be checked by client/contractors once access is available and before fabrication. Underground services have not been surveyed.

Dimensions are in mm unless otherwise indicated and should be checked on site.

Any structural alterations should be confirmed with a structural engineer prior to work being carried out.

Rev Description Date



EXISTING SITE PLAN

LEGEND	
SERVICES (COVERS)	
	GULLY DRAIN
	LAMP POST
	TELEGRAPH POLE
	ELECTRICITY POLE
	GAS
	WATER
	SIGN POST
	MANHOLE TYPES
	ELECTRICITY
	TELEPHONE
	SURVEY STATION MKR
	STAY
	TRIAL/BORE HOLE
	CABLE TELEVISION

DRAINAGE KEY:	
	NEW SURFACE WATER DRAIN
	NEW SURFACE WATER DRAINAGE INSPECTION CHAMBER / MANHOLE
	NEW 'ACO' DRAIN
	NEW SW GULLY
	NEW SURFACE WATER ATTENUATION TANK / RAINWATER HARVESTING TANK
	NEW FOUL DRAIN BY OTHERS (SEE NOTE 8)
	NEW COMBINED DRAIN
	NEW COMBINED INSPECTION CHAMBER / MANHOLE
	EXISTING PUBLIC COMBINED SEWER
	EXISTING FOUL DRAIN
	EXISTING COMBINED DRAIN
	CL 99.99
	IL 99.99

**SAFETY, HEALTH & ENVIRONMENTAL (SHE) INFORMATION - KEY RESIDUAL DESIGN RISKS**

- EXISTING SERVICES UNKNOWN - TBC BEFORE CONSTRUCTION COMMENCES.
- OVERHEAD CABLES.
- EXPOSURE TO SEWAGE: HEPATITIS A, LEPTOSPIROSIS, ETC.
- STRUCTURAL STABILITY OF EXISTING WALL - ADVICE TO BE SOUGHT FROM STRUCTURAL ENGINEER.
- WORK ADJACENT TO PUBLIC HIGHWAY.

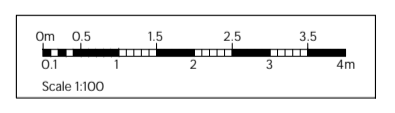
The above are the Key residual risks that have been identified by the designer at the outline design stage. This is not expected to be exhaustive at this stage and should be confirmed by undertaking a risk assessment exercise.

**NOTE**

THE SURFACE WATER DRAINAGE SYSTEM HAS BEEN DESIGNED ON THE BASIS THAT 100% OF NEW & EXISTING ROOF & HARDSTANDING AREAS DRAIN TO THE SYSTEM, INCLUDING THE AREA TO BE GRAVELLED, AS THIS COULD POTENTIALLY BE DEVELOPED IN FUTURE (NO FURTHER ALLOWANCE IS MADE FOR FUTURE 'URBAN CREEP' AS THERE IS VERY LIMITED SPACE FOR ADDITIONAL EXPANSION). PATHS ARE ASSUMED TO DRAIN TO ADJACENT SOFT LANDSCAPED AREAS AND SO ARE EXCLUDED FROM THE IMPERMEABLE AREAS USED IN THE DRAINAGE DESIGN.

FLWS DISCHARGED OFF-SITE ARE LIMITED TO 5 l/s (AS AGREED WITH SWM). RAINWATER HARVESTING WITH ACTIVE CONTROL (I.E. PUMPED DRAWDOWN) IS PROPOSED TO REDUCE THE VOLUME OF WATER DISCHARGED OFF-SITE.

THE SYSTEM IS DESIGNED NOT TO FLOOD ON A 100 YEAR RETURN PERIOD STORM EVENT + 40% CLIMATE CHANGE ALLOWANCE.



**AJ ARCHITECTS**  
LIVE LEARN & GROW PLAY

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Project: Land Adj. Parc Vean House, Coach House Lane, Redruth, TR15 2TT

Client: Property Group SW

Drawing title: Existing Site & Roof Plan

Scale: 1:100 @ A1 Date: 12.05.23  
Job number / drawing number / revision: 1077/02