NOTE: Topographical information obtained from Nationwide Surveys, 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

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 COVER LEVEL
- IL 99.99 INVERT LEVEL

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

1. EXISTING SERVICES UNKNOWN - TBC BEFORE CONSTRUCTION COMMENCES.
2. OVERHEAD CABLES.
3. EXPOSURE TO SEWAGE: HEPATITIS A, LEPTOSPIROSIS, ETC.
4. STRUCTURAL STABILITY OF EXISTING WALL - ADVICE TO BE SOUGHT FROM STRUCTURAL ENGINEER.
5. 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 LANDCAPED AREAS AND SO ARE EXCLUDED FROM THE IMPERMEABLE AREAS USED IN THE DRAINAGE DESIGN.

FLOWS DISCHARGED OFF-SITE ARE LIMITED TO 5 l/s (AS AGREED WITH SWW). 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.

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

Scale 1:100

AJ ARCHITECTS
LIVE | LEARN | WORK | PLAY
07825 085 943
abijones@a-j-architects.co.uk
a-j-architects.co.uk

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