

Job No.2406
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G M Design

Architectural Services

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CRITICAL DRAINAGE STATEMENT

REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION 54 PHERNYSSICK ROAD, ST AUSTELL, PL25 3TU

The existing dwelling/site is outside any flood plain. It is also outside any high, medium and low risk surface water areas.

It is considered by the Environment Agency to be a 'very low risk area' in regards to surface water. Chance of flooding less than 0.1% each year.

The proposed extension is raised and off impermeable substance. With adequate surface water disposal there would be no increase to flood risk.

All surface water run-off created due to this proposal to be retained within the site. Minimum additional storm water run-off proposed taking into account the removal of the existing conservatory.

Surface water from roof:

100mm dia plastic buried drain system laid on and surrounded by 150mm pipe bedding material to a minimum fall of 1/80. Incorporate 300mm diameter polypropylene inspection chambers at any change of direction installed in strict accordance with manufactures details and recommended depths. Provide trapped gullies at head of drain runs. Terminate into 1000mm³ soakaway measured from invert of incoming pipe. Fill soakaway pit with clean broken stone, cover with polythene and reinstate over. Soakaway to be a minimum 5000mm from any buildings. Whole installation to meet Building Control Approval on site.

Surface water from hard standing areas:

Hard standing areas to be self draining or laid to fall to landscaped or lawn areas. All surface water from hard standing areas to be retained within the site.