

DRAINAGE STATEMENT

ALTERATIONS AND EXTENSION, 8 HARDHILLOCK AVENUE, ELGIN, IV30 6UG.

Proposal

The existing 6.5m² (7.0m² roof area) Sun Room to the rear of the dwelling is to be replaced with new Lounge Extension, 21.4m² (25m² roof area). Small Entrance Vestibule extension 3.2m² (5.0m² roof area) is proposed to front of property. Total roof area increase post completion = 23m².

General Description

The dwelling is a semi-detached block work and pitched tile roof, two-storey property. To the rear is a single storey 'conservatory style' lean-to extension, used as a Lounge. The proposed extension is block work / timber frame construction with tiled roof. The external area to the rear is hard standing. The proposal is to replace the existing lightweight construction extension with a modern, energy efficient and overall more useable living space.

Existing drainage

Existing foul and surface water drainage has been there for some time and is collected and enters the public sewer together.

Proposed drainage / Post and pre-development run off rates

No alterations proposed to foul drainage (as existing). Rear extension surface water will also enter the public sewer as existing as it is deemed to collect no more additional water as the existing hard standing to the rear of the property is also drained into the sewer. Additional 5.0m² roof area to front Vestibule extension will be drained into the existing combined public sewer, minor increase in run off rate.