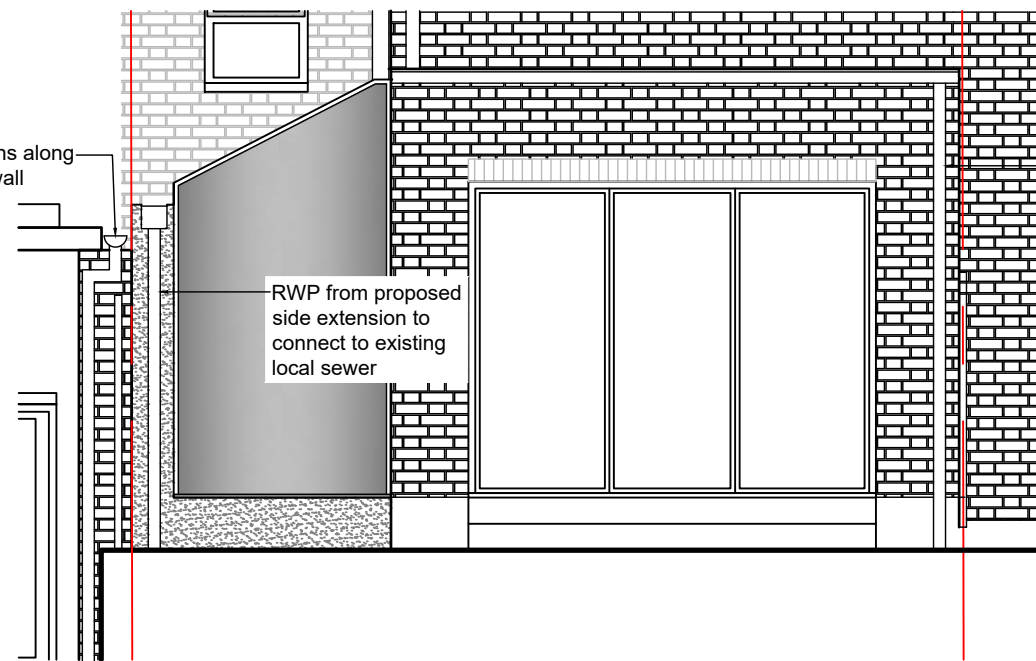


01 Proposed Site Plan
1:50

Neighbours RWP runs along adjacent boundary wall



02 Proposed Rear Elevation
1:50

Location of existing manhole to be moved approx. 2m towards the rear of the boundary

The planning application boundary is c. 0.0112 hectares (c. 112m²).
The site comprises an existing dwelling with hardstanding and rear concrete garden.
The existing rear patio/garden is 35m². This is to be reduce to 19m².
The concrete hardstanding is to be replaced with a;

Porous and Permeable Paving with a Geo-synthetic paver grid suitable for light loadings and low frequency of use and a,

Rain garden with Native species that are tolerant of fluctuating water levels around the boundary as to the SuDs guidance

The existing floor level and entrance threshold will be raised by 350mm, to allow for underfloor ventilation.

The site is currently connected to public sewers with existing foul and surface water sewers running towards to front of the house. There is no evidence of any existing SuDs. The site currently discharges all surfaces informally to ground and potentially some areas to sewer 100% unattenuated.

The scheme will reduce discharge to the sewer hence there are no reasons for Thames Water to object on the grounds of this drainage strategy as this results in a betterment and reduces flood risk posed from the infrastructure to surrounding properties

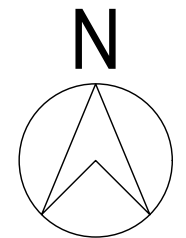
This development is in flood zone 1. This means it has a low probability of flooding from rivers and the sea. The site is less than 1 hectare, not in an area with critical drainage problems or at increased flood risk in the future or at risk from any other sources. Therefore this development does not need a flood risk assessment. A flood map taken online, from the environmental agency, showing the sites flood zone is attached with this design access statement.

With respect to maintenance, the proposed SuDs techniques should be maintained in accordance with the appropriate regimes set out within the SuDs manual and will be the responsibility of the owner / management company.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK OF ANY KIND. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.
3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.
5. Contractor to check structural engineers notes and calculations for special foundations, i.e. pad foundations, steel post connections, below floor level steel work etc

Key



REV	DATE	REVISIONS	CHK
P1	03.11.22	Bedroom window widened	AM



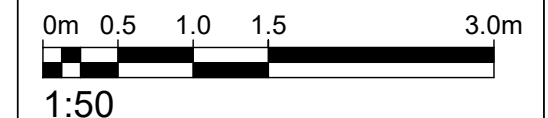
Andrew Maguire MCIAT
Clada Architecture
27 Drive Lodge, 68-70 The Drive,
Hove BN3 3PS
andrew@cladaarchitecture.com

PROJECT :
27 A Cotleigh Road, London NW6 2NL

CLIENT :
Sanjiv Patel

DRAWING TITLE :
Proposed Drainage Scheme and Site Plan

SCALE : A3



DATE :
14.08.2022

REVISION:
P1

NUMBER:
0052-P-004

STATUS:
S2 **PLANNING APPLICATION**