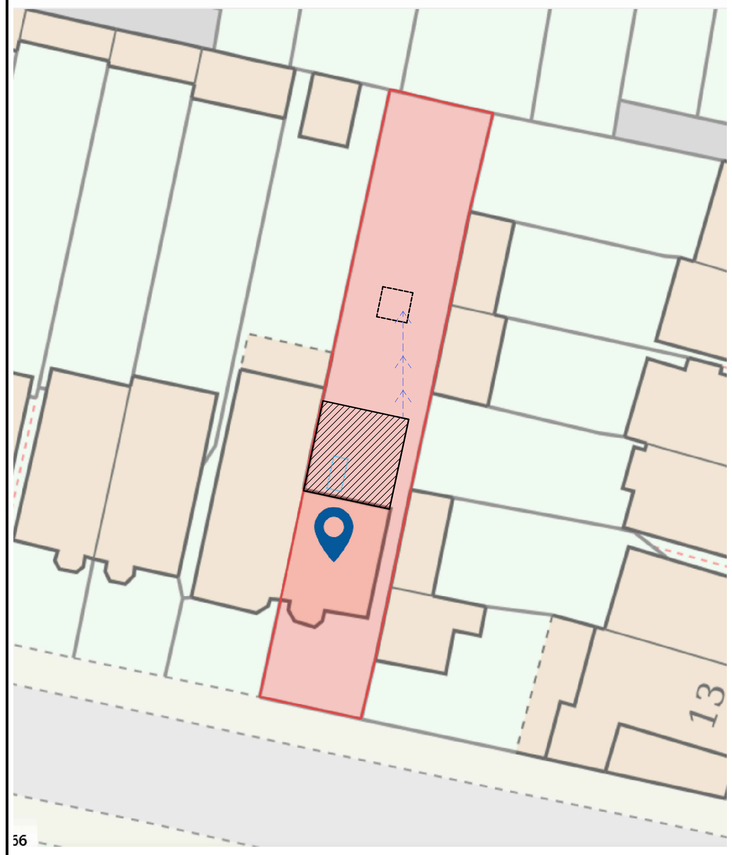


BLOCK PLAN SCALE 1:200

SCALE BAR 1:200

0 5 10 20 30 40

PLANNING SCOPE AND SURFACE WATER DRAINAGE NOTE

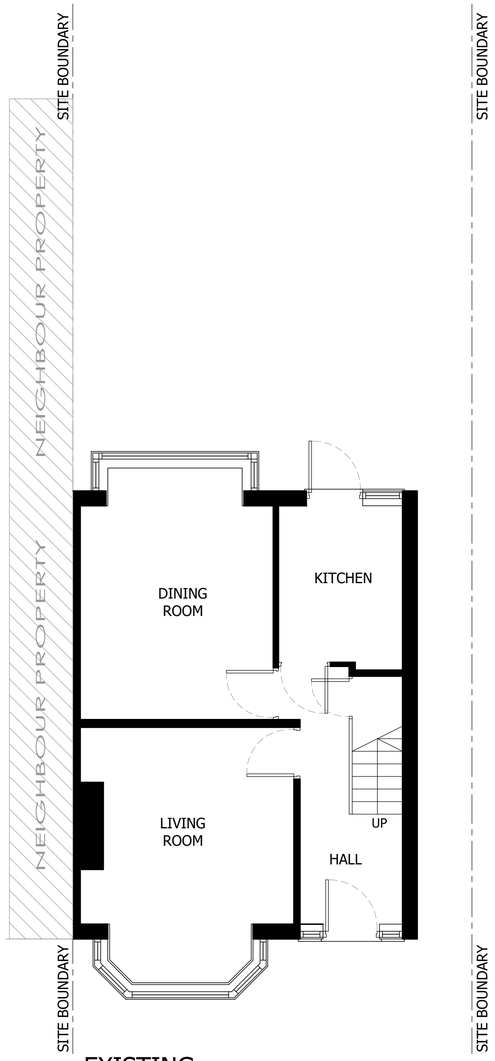
SINGLE-STOREY REAR EXTENSION ONLY. NO DRIVEWAY, DROPPED KERB, VEHICLE CROSSOVER, FRONT HARDSTANDING OR ALTERATION TO THE EXISTING FRONT ACCESS IS PROPOSED. FRONT GARDEN AND FRONTAGE REMAIN UNCHANGED.

ROOF RUNOFF FROM THE EXTENSION SHALL DISCHARGE VIA NEW RAINWATER GOODS TO A MODULAR CRATE SOAKAWAY IN THE REAR GARDEN, MIN. 5.0M FROM ANY DWELLING. INDICATIVE SIZE 2.0M X 2.0M X 1.2M DEEP (4.56M3 STORAGE), DESIGNED FOR THE 1 IN 100 YEAR STORM PLUS 40% CLIMATE CHANGE ALLOWANCE. FINAL SIZE AND LOCATION TO BE CONFIRMED BY BRE DIGEST 365 INFILTRATION TESTING PRIOR TO CONSTRUCTION. NO SURFACE WATER TO DISCHARGE TO THE PUBLIC SEWER OR HIGHWAY.

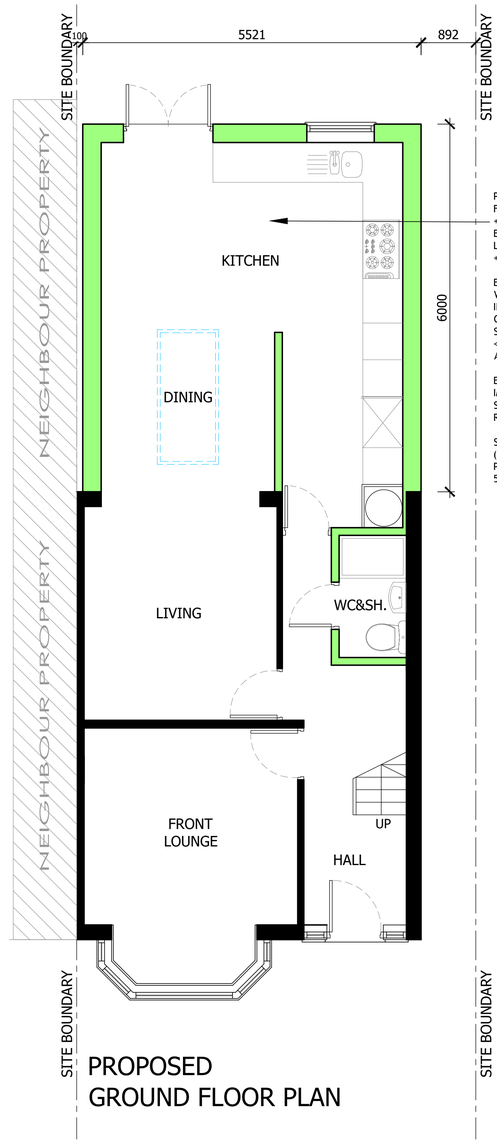
RAINWATER DRAINAGE

EXTENSION ROOF RUNOFF TO A MODULAR CRATE SOAKAWAY IN THE REAR GARDEN, MIN. 5.0M FROM ANY DWELLING, DESIGNED FOR THE 1 IN 100 YEAR STORM PLUS 40% CLIMATE CHANGE ALLOWANCE. FINAL SIZE AND LOCATION BY BRE DIGEST 365 INFILTRATION TESTING PRIOR TO CONSTRUCTION. NO DISCHARGE TO PUBLIC SEWER OR HIGHWAY.

REFER TO SITE-SPECIFIC FLOOD RISK ASSESSMENT AND SUDS PRO FORMA SUBMITTED WITH THIS APPLICATION FOR THE FULL SURFACE WATER STRATEGY.



EXISTING
GROUND FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

PROPOSED FINISHED FLOOR LEVEL (FFL): +150MM ABOVE EXTERNAL GROUND LEVEL (SITE DATUM +0.000).

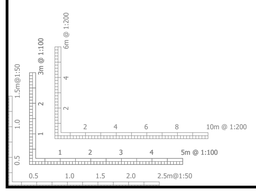
ESTIMATED SURFACE WATER FLOOD LEVEL (1 IN 100 / 1% AEP INC. CLIMATE CHANGE): SHALLOW PONDING <300MM – FFL SET ABOVE THIS LEVEL.

EXTENSION DOES NOT IMPEDE THE OVERLAND SURFACE-WATER FLOW ROUTE.

SITE IN FLOOD ZONE 1 (EA FLOOD MAP FOR PLANNING REF 534828/194876).

SCALE BAR 1:50

0 1 2 3 4 5 10



DO NOT SCALE THIS DRAWING

DO NOT SCALE THIS DRAWING FOR ANY PURPOSE FOR USE ON SITE - ONLY EXCEPTION IS FOR PLANNING PURPOSES

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PLANNING ● PERMISSION ● ISSUE

Revisions		Date

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info@planmore.co.uk

DRAWING:
BLOCK PLAN AND GROUND FLOOR PLAN AS EXISTING AND PROPOSED.

SITE ADDRESS:
2 HADLEIGH RD, LONDON N9 7BX

PROJECT:
SINGLE STOREY REAR EXTENSION

Job No	Drawing No	Revision
	P1	
Date	**Scale**	**Drawn**
MAY 26	1:50,1:200 @ A1	A YASIN

ARCHITECTURE ● PLANMORE ● DESIGN ● ARCHITECTURE