

RECEIVED

By Liv Rickman at 10:26 am, Aug 22, 2024

Road Frontage WEST

- Limited area for planting / or rill, due to entrances to the buildings along front to Telegraph Road..
- Ground level rises from west to east , causing issues in relation to direction of flow
- Deeper pipe drainage required to connect the permeable paving under parking.
- Permeable paving dealing with Water "Quality" from the high risk area

Central parking

- Limited area for planting / or rill. Would need to omit footpath to the rear of parking spaces to incorporate a feature
- Deeper pipe drainage required to connect the permeable paving under parking.
- Permeable paving dealing with Water "Quality" from the high risk area

Road Frontage EAST

- Limited area for planting / or rill, due to entrances to the buildings along front to Telegraph Road. .
- Deeper pipe drainage required to take some of roof water anyway.
- Small new feature would be additional cost giving no significant amenity or biodiversity benefit from what is already proposed in the scheme.

Rear of lower Blocks WEST

- Limited area for planting / or rill, due to the entrances to the buildings,
- Ground level rises from west to east , causing issues in relation to direction of flow
- Deeper pipe drainage required to connect the flow to the east.
- Possibly very small planter feature at each down pipe, (subject to building fabric and space). The feature would still connect to below ground drainage. But add cost and need to be maintained.

Rear of lower block EAST

- Entrances to the buildings. – need open channels or aco's across footpath to link to features .
- Small space sloping to west to create features, Features likely to be engineered (given slop in land) and still need below ground pipe work
- And add cost and need to be maintained unlikely to significantly enhance amenity or biodiversity

Front of Upper Level - WEST

- Potential to move planting from base of building to north of path to create a planted rill to the north. However strong evergreen planting was located by the building to soften the building line, given its prominent location on the slope. (Challenging slope limits potential to increase width of area at upper level without additional engineering to allow both).
- Connection to the planted rill from the downpipe would be via an open dish channel (or aco) across the path.
- Planter would need to be engineered and still likely to need a pipe in the base as there is unlikely to be natural infiltration into the ground, given the rock.
- Any open feature taking water down steep slope would need to be engineered or have "plunge" area at the lower side if the water course were carved into the rock as a waterfall . A piped connection would still be required into the remaining system. (Need to look carefully at level and Bin store location to ensure this is achievable.

Green Roof to bin store would have Biodiversity / Quality and Amenity input to the SUDS scheme. (NOTE bin store location has move)

Rear Gardens

- Private space. More difficult to control management of planted areas.

PLANNING

NOTES

1. THIS DRAWING IS NOT AN OFFICIAL PLAN OR APPROVED PLAN.
2. THIS DRAWING IS THE PROPERTY OF MICHAEL BAKER GROUP LIMITED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND FOR CHECKING THE ACCURACY OF ALL DIMENSIONS AND FOR VERIFYING THE EXISTING CONDITIONS ON SITE.
4. ALL DIMENSIONS AND MEASUREMENTS TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

5. BUILDING DRAWING TO BUILDING REGULATIONS PART 4.

Front of Upper Level – EAST – COMMENTS AS WEST – but for a smaller catchment

- Any open feature taking water down steep slope need to be engineered to control flow, due to steepness of the slope . Possibly less of an issue re the rock
- Would still need to connect the system into the piped network at lower level.
- Amenity and Biodiversity Gain , unlikely to be significantly more than already being provided

PROPOSED DRAINAGE LAYOUT

DRN. NO. M273/AN-56/TH

DATE: MAR 2014 SCALE: 1:200 @ A1

21185 200 P1

MBA

C. O. N. S. U. L. T. I. N. G.

Boscombe House - Chapel Hill - Truro - Cornwall

TR1 3RH

Tel: 01872 342626 Fax: 01872 342663

CARN THOMS –
Consideration of further SUDS

