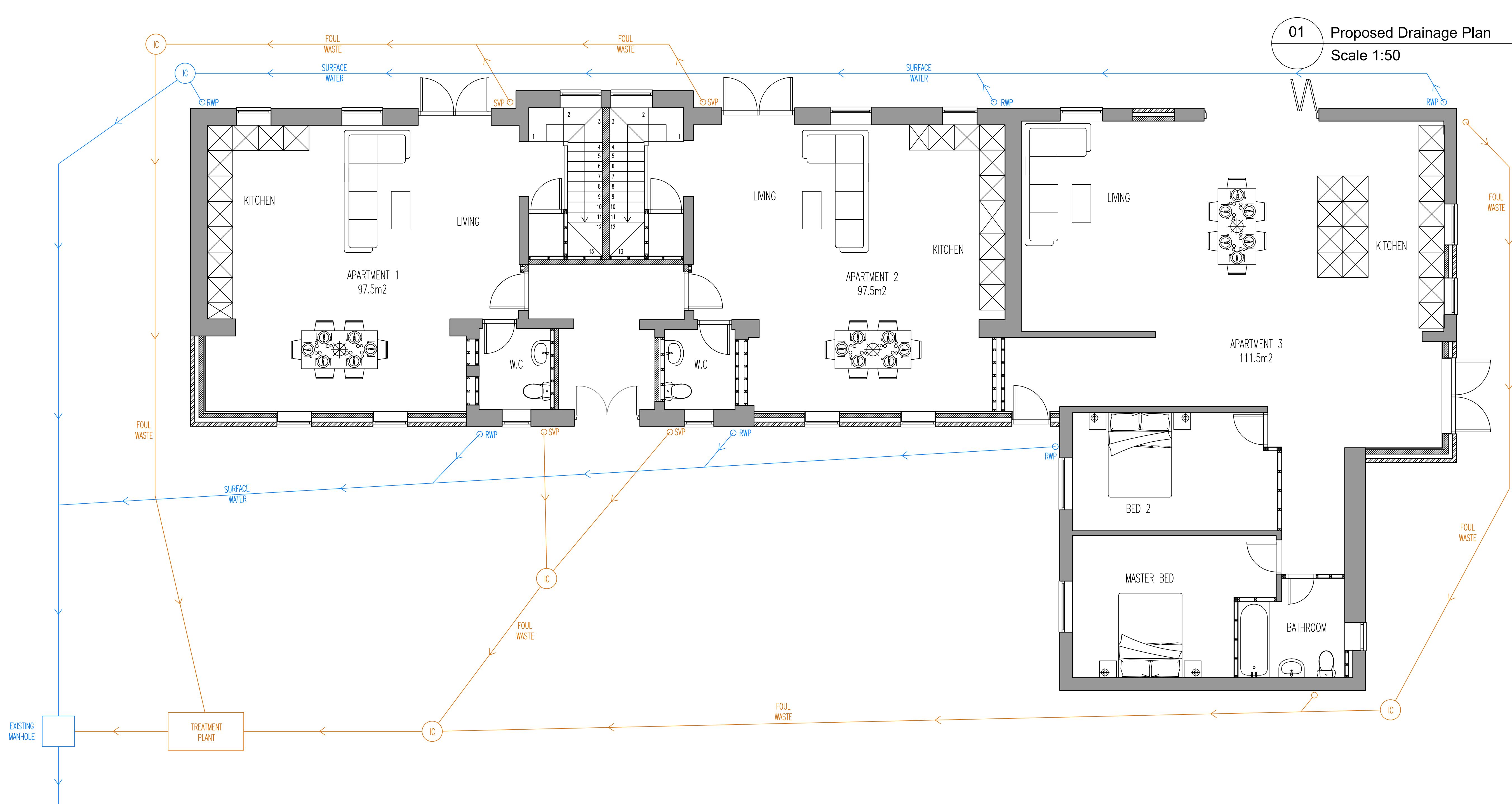




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Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All levels to be checked on site All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding. All component sizes and references to be checked before ordering

Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.

Replacement hard standings will be constructed from a permeable sustainable surfacing system in accordance with regulations.

With regard to the existing surface water system, I would confirm this will be tested to ensure correct compliance and maintained and checked periodically. However, where the drain is on land that is not in my ownership, I of course will not have the right to do any work on said drain.

The site was a former isolation hospital, built in the early 1900's. It was used for treatment of patients with smallpox until 1982. In 1986 it opened as a nursing home until 2018.

The site, which lies in the green belt, contains several buildings forming the original hospital and is considered to be a non designated heritage site by the local council.

Since 2018 the site was split into several plots some of which are now occupied dwellings.

The coach house lies to the north of the site and occupies an elevated position adjacent agricultural land which is further elevated with TPO'd trees all along the boundary.

Being a former hospital, the site has a reasonable amount of hard standings.

First option, and preferred, to be considered: soak aways.

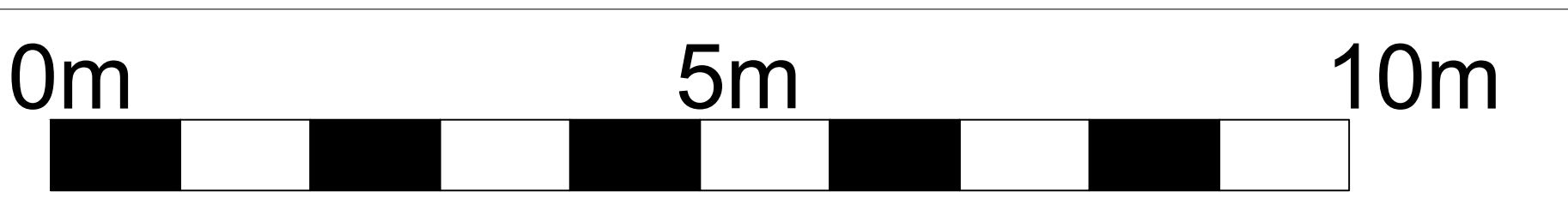
Whist this is the preferred option, there is insufficient area to soak away down the site, to the south and towards other dwellings, and it is impractical to soak away uphill to the north towards the farmers field.

Second option: natural water course.

There are existing surface water drains on the site, serving the existing buildings, which discharge into a local water course lower down the site. This system has been in use for over a hundred years and there have been no reported problems.

The coach house is to be converted into a dwelling, leaving over 90% of the original building in place with only three very small extensions.

The view is taken that the existing surface water system should be utilised has as been used for over a hundred years without any problems. Furthermore, if it was practical to use some form of soak away, the cost would be quite expensive for very little ecological benefit.



Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	☐ Tender	☐		
Construction	☒ As Built	☐		
Client				
Karl Stopforth				
The Coach House, Ainsworth				
Contract				
Proposed Conversion of Existing Coach House into 3 no. 2 Bed Apartments				
Drawing				
Proposed Drainage Plan				
Drawing No. TDS-25-196-19		Revision	/	
Scales	1:50	Date	Feb '25	
Drawn	ZTT	Checked		

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