



SURFACE AND ROOF WATER DISCHARGE TO WATERCOURSE APPROX. 200MM AWAY



DESIGN CRITERIA - POLICY DME6 FLOOD RISK

Roof Drainage: Design shall be to National Standards for Sustainable Drainage Systems (SuDS).

- 1). Pathways and Drive (permeable design)
- 2). Water Capture (Irrigation)
- 3). Surplus water from roof (Dischargeable to ponds)

Approx. area of existing roof = 277 SQ.M.

Project Description:

Conversion of Existing Barn to form two residential properties consisting of:

- 1 No 2 bedroom dwelling
- 1 No 3 bedroom dwelling

Existing Barn

The existing barn consists of shippon-milk parlour, vehicle, hay store. The barn has only been used for general storage since active use ceased approximately twenty five years ago. The construction is of stone with stone slate roof. Roof drainage is natural run off with no existing gutter/down pipes.

Existing Farmyard Drainage

The farmyard is typical rough concrete with surface gullies to soakaway and natural run off.

Proposed Roof & Site Surface Water Strategy

Details shown on drawing 24-030 PL13.

Description: Capture of rainwater shall be by suitable sized rain water gutters and down pipes, each down pipe shall discharge to ground level drainage system.

Provision shall be made for local water capture for irrigation purposes. The discharge of surface drainage shall be into an existing pond of approximately 150m² x 1.5m deep which has a natural soakaway into agricultural land, distance from barn to pond is 200m.

Gardens/Pathways/Driveways

It is proposed to make all surfaces as permeable as possible as detailed on this drawing.



Client: **Mr G Preston**

Project: **Holmes Farm Balderstone**

Drawing Title: **Proposed Surface Water Drainage Plan**

Scale	Sheet Size	Drawing Status
1:200	A2	PLANNING
Job Number	Drawn By	Checked
22-030	AW	AW
Drawing Number	Revision	First Issue
PL13	A	-