



Drainage Assessment

Revision C

Proposal :

Modification of existing chalet bungalow, demolition of outbuildings. Erection of a 3 bed detached bungalow to include associated parking spaces and a new access driveway.

on land at:

"Gilridge"
Brighton Road
Handcross
West Sussex
RH17 6BZ

Job Number 23/114

24.10.2024

This drainage assessment has been produced
by Lightbox Architecture Limited for the sole use
of our client and in support of a full planning application.

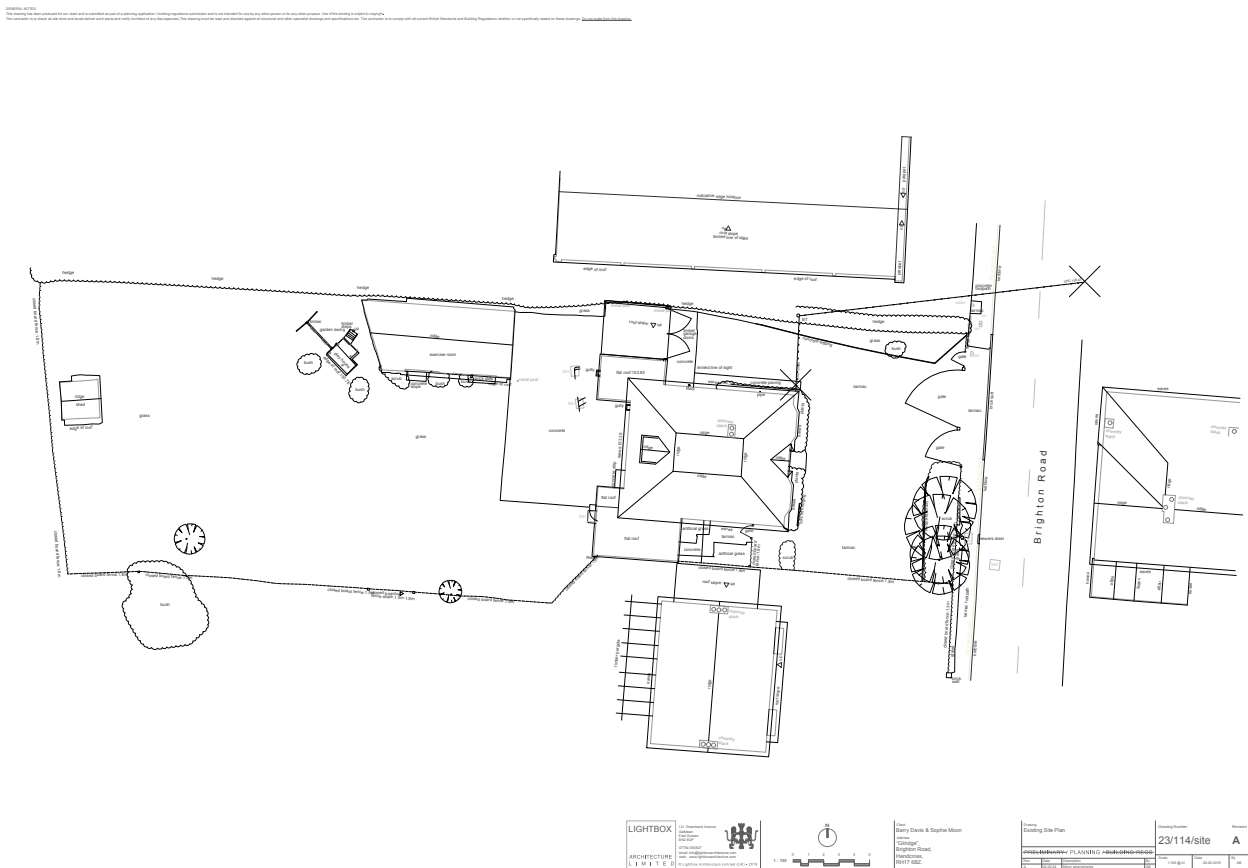


DRAINAGE ASSESSMENT

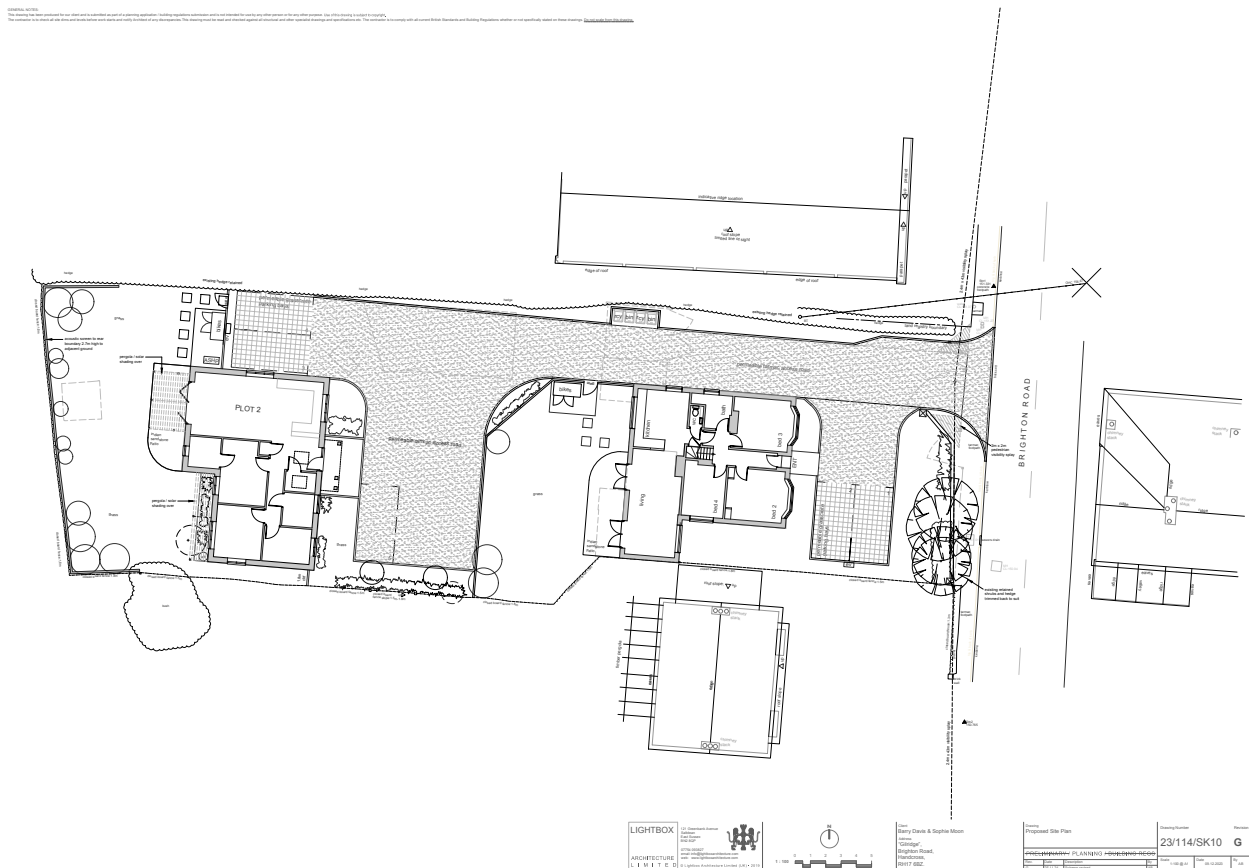
This application is in relation to the proposed modification of the existing chalet bungalow, demolition of outbuildings and the erection of a 3 bed detached bungalow to include associated parking spaces and a new access driveway.

The existing building is connected to the main foul sewer network that runs beneath Brighton Road. It is believed that surface water is disposed of by an unallocated soakaway in the rear garden, although some of the downpipes would appear to discharge to the foul sewer.

EXISTING SITE PLAN



PROPOSED SITE PLAN



It is proposed that each of the dwellings surface water is handled by a soakaway and buffered with a suitably sized attenuation tank beneath the rear parking area between the plots with the detailed design subject to a site porosity test. Recent applications within 500m have demonstrated this to be an acceptable solution given the underlying Tunbridge Wells Sand formation.

It is proposed that the access road is formed using permeable tarmac and the individual parking bays to be formed from Grasscrete or similar on a permeable sub-base.

A 210 litre rain water butt will be installed to the rear garden of each plot 1 for garden watering

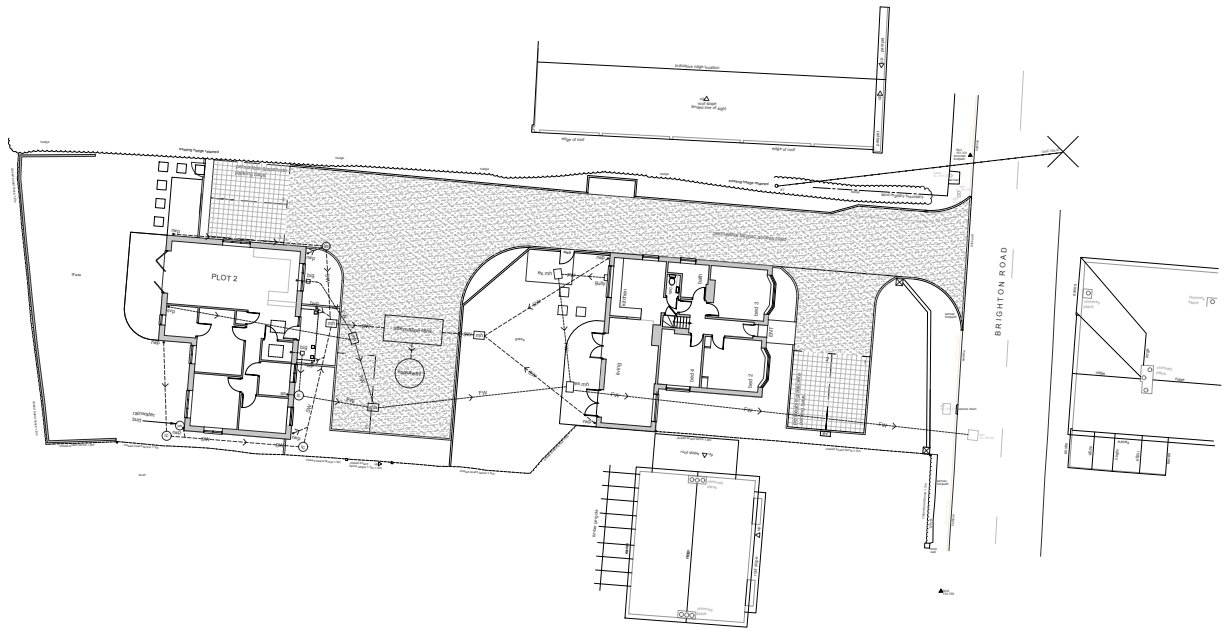
The intention for foul water disposal is to use the existing foul mains infrastructure that serves the existing dwelling and runs under Brighton Road.

Each dwelling will have the following water saving devices installed in order to use water more efficiently:

- efficient aerated shower heads
- flow regulators or aerators to taps
- dual flush toilets
- white goods (washing machines/dishwashers) with low water consumption ratings

PROPOSED DRAINAGE LAYOUT

NOTES:
1. This plan is submitted for your information and is not intended to be used for any other purpose than the one for which it is submitted.
2. The plan is submitted for your information and is not intended to be used for any other purpose than the one for which it is submitted.



LIGHTBOX
ARCHITECTURE
LIMITED



23/114/SK12
1:100

Barry Clarke & Sophie Moon
Architects
Brighton Road
Brighton BN1 1AB

Proposed Drainage Plan
23/114/SK12
C