

Gessings Drainage Report

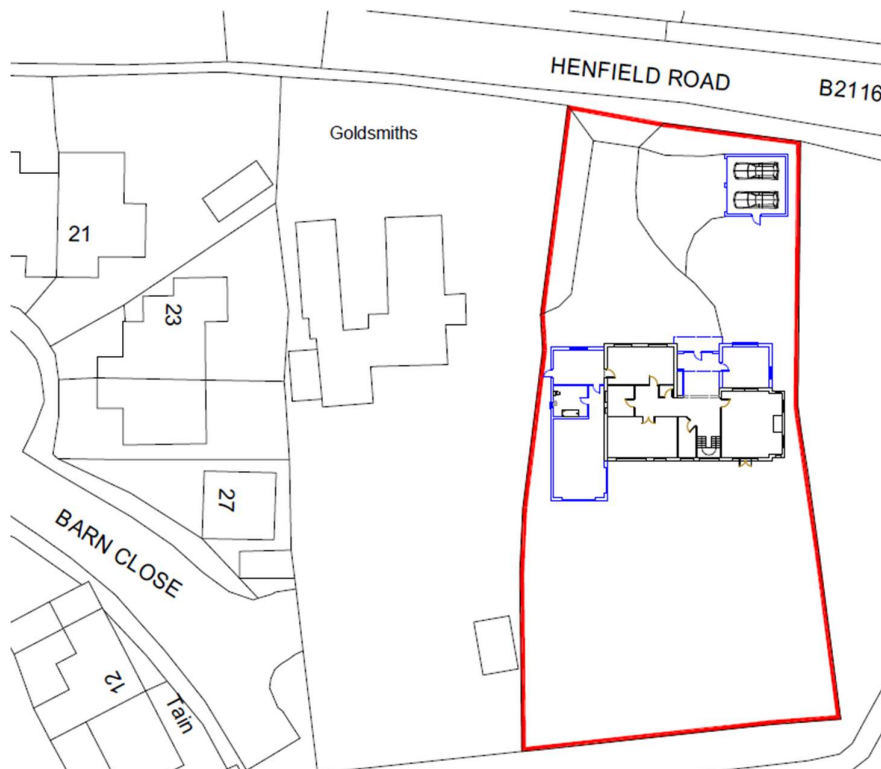
Date: 16th April 2025

Ref: GDP/GTG/160425

Site Address:

Gessings, Henfield Road, Albourne, Hassocks, West Sussex, BN6 9DD.

Location Map:



Existing property:

The site consists of a 2.5-storey, detached dwelling dating from around 2016, with elevations of brick, tile hanging and render beneath a steeply pitched roof and front gabled features. It is located on the southern side of Henfield Road within the built-up area of Albourne. It adjoins a recreation ground to the east and south and a Grade II listed building, Goldsmiths, to the west, with a number of houses on the opposite side of the road. It is set within a spacious plot and has an attached tandem garage and workshop behind to the side, separated by a covered passageway. There is a dummy pitched roof to the front, with the remainder flat roofed.

Proposal:

To replace the existing garage and workshop to the side of the property with an annexe, which will be internally connected to the main house
Extend the garage/workshop/passageway to the rear, raise the roof height and replace the passageway door and garage door to the front with a window
Infill extension to the front over 2 storeys
New freestanding double garage within the front garden

Drainage assessment.

The property has a culvert running across the front of the site parallel to the road. For the most of its length, the culvert line is it under the verge and outside of the property boundary. The culvert then runs diagonally across the front west corner of the property before continuing diagonally across the front garden of the neighbouring property (Goldsmiths). In wet weather the front garden of the property becomes waterlogged and heavy/torrential rain causes surface water run off the neighbouring village green and puddle on the front lawn.

Drainage Plan.

The front garden is considered unsuitable for soakaways. The surface water from the proposed garage and extension will be taken to a new soakaway positioned in the rear garden which has permeable soil. The existing house currently has soakaways in the rear garden and there has never been any issues with the dispersion of water during the 13 years we have occupied the property. The site measure around 0.34 acres and there is ample space for additional soakaways at the back/south end of the property. The existing soakaways for the existing garaging on the West side of the property will be assessed and resized accordingly, again positioned at the rear of the property.

Conclusion:

The property has sufficient space and suitable ground conditions to accommodate the required soakaways for the additional roof area.

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