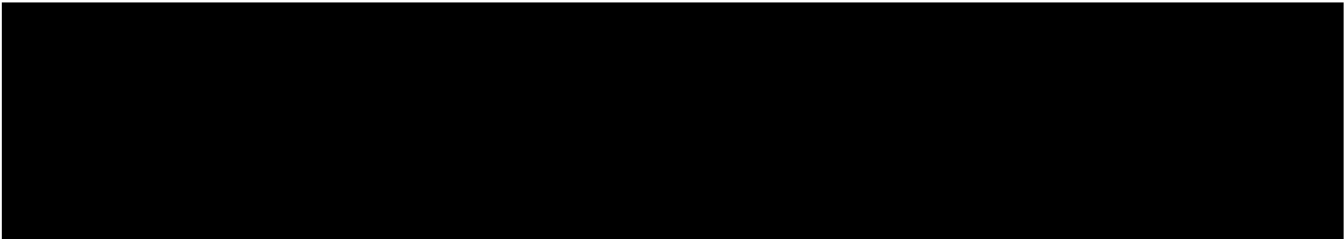
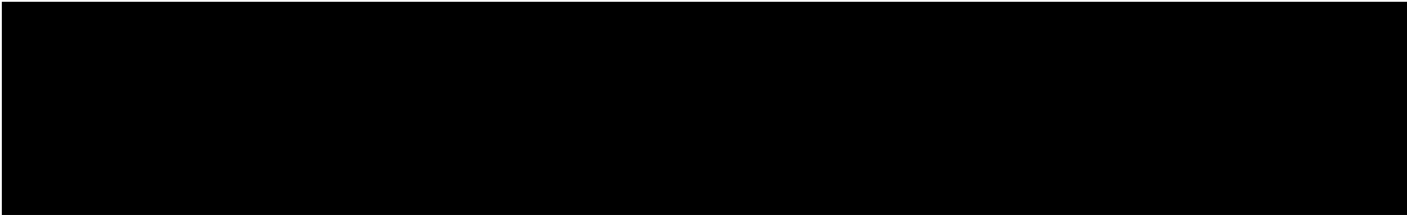




Supplementary plan



Dear Sarah

Many thanks for your helpful comments and assistance with resolving this matter, it is much appreciated

As suggested, please find attached a revised copy of drawing B16f, with the soakaway reduced to 3 crates deep. I request that this drawing is uploaded to the planning portal and accepted as the agreed surface water design.

If you have any queries, please do not hesitate to get in touch.

With kind regards

Julia
Architectura Design

On 5 Nov 2019, at 16:14, Sarah Burrow <[redacted]> wrote:

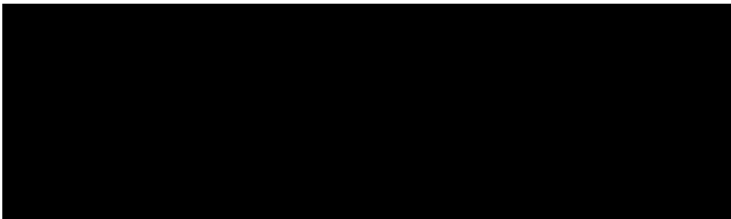
Dear Julia,

Thank you for the updated drawing. I appreciate that the extra level of crates have been included to compensate for the lower pipe level. However I am aware that this will provide a soakaway of capacity beyond design criteria which will result in additional expense to the applicant in excavation and materials. I am happy to accept this drawing and recommend removal of the condition, however if you supply a drawing with a soakaway of three crates depth I will also accept this. I asked simply that the pipe be raised to the highest point possible which I am happy that you have done.

Please let me know which option you would prefer, as long as it is clear which is proposed and the drawing and calculations are publicly available on the planning portal then I am happy for Laura's condition to be removed.

Kind Regards

Sarah



Dear Sarah

Further to your recent comments regarding the above application, please find attached a copy of revised drawing B16e for your approval.

An additional layer of crates has been added to the soakaways to ensure that the invert is at least 1.2 metres below the incoming pipe.

I have looked at raising the level of the incoming pipes; the length of the longest incoming pipe to the rear soakaway is around 20 metres. At a fall of 1 in 80 and with minimum 300mm cover over the pipe, it is not possible to raise the level of the pipe where it joins the soakaway.

Whilst the fall and pipe lengths for the front soakaway would allow the incoming pipe to be at a similar level to the rear soakaway pipes, a minimum 710mm cover is required over the crates as they are positioned below the driveway. Therefore the best I can do is to raise the pipe to connect to the top of the highest crate, as shown on the amended details attached.

I trust that this addresses your comments satisfactorily.

With kind regards

Julia
Architectura Design

Jason Davies
Architectura Design

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