



ANDREW M WRIGHT LTD
CHARTERED ARCHITECT



All dimensions to be verified on site by Main Contractor before the start of any site drawings or work whatsoever either on their own behalf or that of sub-contractors.
 Report any discrepancies to the Contract Administrator at once.
 This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.
 Andrew M Wright Ltd, Registered in England & Wales No. 9099024,
 Registered office: 22 Church Street, Holbeach, Spalding, Lincs, PE12 7LL

Project:
 Residential Development
 Wignals Gate
 Holbeach
 Lincs

Drawing Title:
 Location Plan

Client:
 D Brown Building Contractors Ltd

Drawn	Checked	Date	Scale	Paper Size
AMW	AMW	27.03.17	1:2500	A4

All dimensions to be verified on site by the Contractor during the construction phase. The Contractor shall be responsible for the accuracy of all dimensions.

Notes are supplementary to the Contract Administration notes.

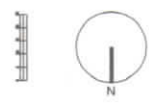
The drawings to be used with all relevant documents.

Address: 27 South Street, Lincs, L41 1JL

Registration Office: 27 South Street, Lincs, L41 1JL

LEGEND

DO NOT SCALE



30'	9.14m	1:1000	Scale
15'	4.57m	1:500	Scale
7.5'	2.29m	1:250	Scale
3.75'	1.14m	1:125	Scale

ANDREW WRIGHT LTD
CONSULTING ENGINEERS



Client	Residential Development Wright & Co Hilbert
Design No.	Schematic Site Layout
Drawn By	D Brown Building Contractors Ltd
Scale	1:1000
Date	27.03.17
Drawn By	AMW
Check By	AMW
Project No.	071905
Phase	Planning
Sheet No.	02

All dimensions to be confirmed on site by the Client. Dimensions shown are approximate and subject to change. The Client shall be responsible for the accuracy of the information provided.

Residential Development is the Client's responsibility. The Client shall be responsible for the accuracy of the information provided.

The drawings are to be used only as a guide. The Client shall be responsible for the accuracy of the information provided.

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Phase 3 (23 dwellings)

Phase 2 (48 dwellings)

Phase 1 (29 dwellings)

Residential Development
Highway 100
Highway 100
Highway 100

Proposed Site Layout
(Residential Area)

D Brown Building Contractors Ltd

AMW 27.03.17 1:500

071605 JPD03 Planning D1



Co-Ordinates

N1	534677.55	324531.686	3.156
N2	534708.736	324527.775	3.099

INDEX	UNIT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Issue By	Rev	Revised By	Revised Date
Drawn By	Rev	Revised By	Revised Date
Check By	Rev	Revised By	Revised Date
Design By	Rev	Revised By	Revised Date
Project	Holbeach, Land Bahied 39 Wilton's Gate		
Client	D Brown Building Contractors Ltd		
Drawing Number	ALS7516/250/04 Topographical		
Scale	1:250		
Date	July 2016		

ALSTON
Anglia Land Surveys Ltd

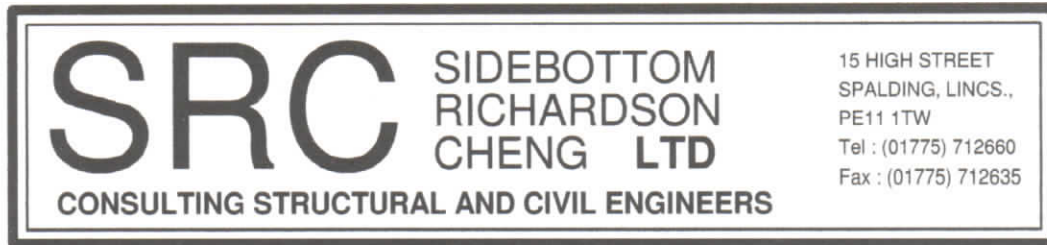
Blowthorpe Hall,
Blowthorpe Hall Road,
Norwich, NR5 9AA

Tel 01603 746600
Fax 01603 744786
mobile 01473 447373 e-mail: anglia@angliasurveys.com

Tea
Coffee
Fruit
Fruitcake







SURFACE WATER DRAINAGE STRATEGY WITH RESPECT TO PROPOSED RESIDENTIAL DEVELOPMENT AT:-

WIGNALLS GATE, HOLBEACH, Lincs

Introduction

1) New Planning Requirements make it necessary to consider Sustainable Urban Drainage (SUDS) with respect to planning applications of the size and number of dwellings in this instance.

2) It is recognised that the type and scale of this development is what the local planning department is supporting. This being relatively dense use of available land.

Discussion

With respect to SUDS, the introduction of a swale along the road/pavement was considered. Due to the limited amount of available land and the relatively short length of road, this was discounted as impractical.

Further thought/discussion was given to providing a permeable road surface throughout and an open stone road base with an impermeable membrane to direct water to the drainage system.

This was considered unworkable since there would be many penetrations in the membrane for the foul sewer and all services.

Furthermore Lincolnshire County Council do not adopt a permeable road surface.

Although an Internal Drainage Board open drain is present to the Easternside of the site, there is a requirement to minimise rainfall discharge into their system. Consequently the available space for soakaways to accept roof water also needs to be considered.

With respect to the local plan, it is necessary to provide affordable housing. Consequently, on small sites, it is necessary to have a relatively dense development, giving no available space for swales, lagoons etc.

Having considered the "Development Road and Sustainable Drainage Specification and Construction". August 2016 Edition, issued by Lincolnshire County Council Highway and Flood Authority, it is clear that the introduction of swales or filter drains, would not comply with the design requirements of the document.

Reference being made to Figure 5/8 Element 12 and Figure 5/12 element 9, where in the Fenland Area the maximum ground water level cannot be achieved.

Conclusion

Taking into account the above points, it is considered that the introduction of a SUDS system on this site would not be reasonably practicable

Design Proposal

It is intended to direct surface water from the road only into the existing South Holland Internal Drainage Board water course along the frontage of the site,

Surface water from the roofs will be placed in suitable designed soakaways.

Please refer to attached drawing No.d 36916/13 for drainage design and layout.



ALL DRAINAGE FOR PRIVATE ACCESS ROADS, ROOF
WATER & DRIVEWAYS TO DISCHARGE TO PRIVATE
SOAKAWAYS LOCATED IN REAR GARDENS

FOR PLANNING

SFC SIDEBOTTOM
RICHARDSON
CHENG LTD.
PROVIDING STRUCTURAL AND CIVIL ENGINEERING

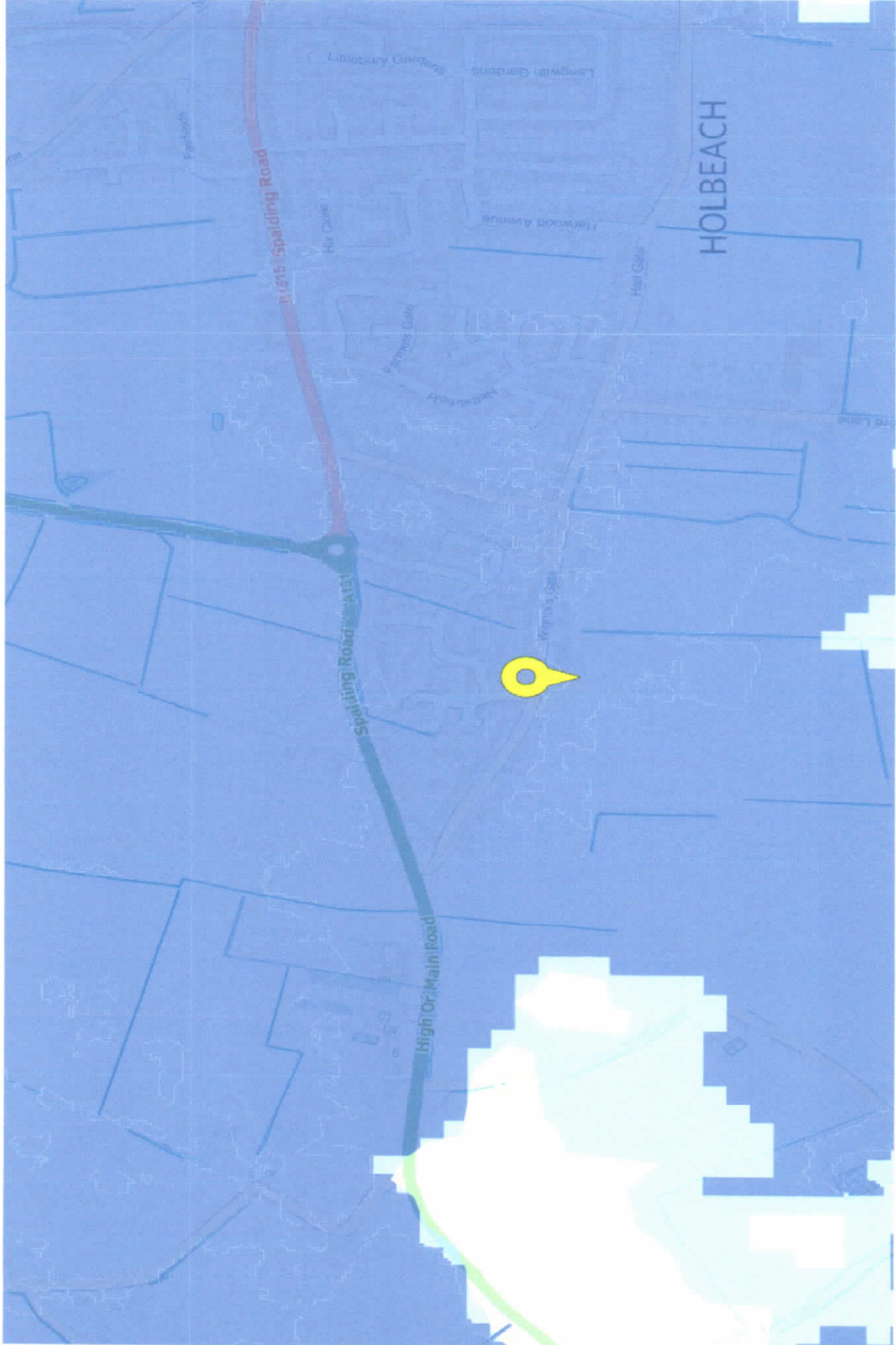
11-Step Steel
Spacing
Joints - 60% off

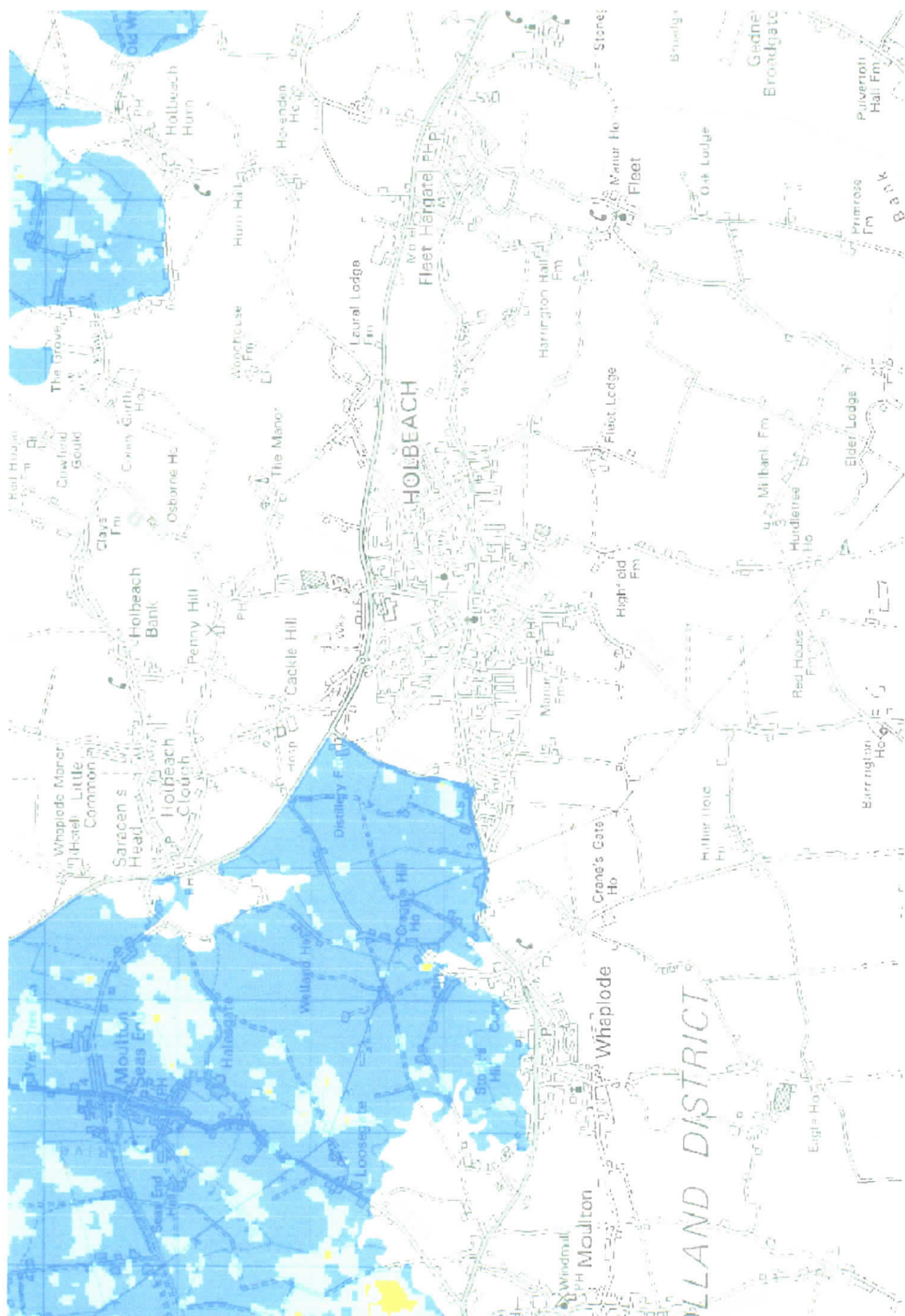
The 2008 ECR
has 9078 pages
Free Download

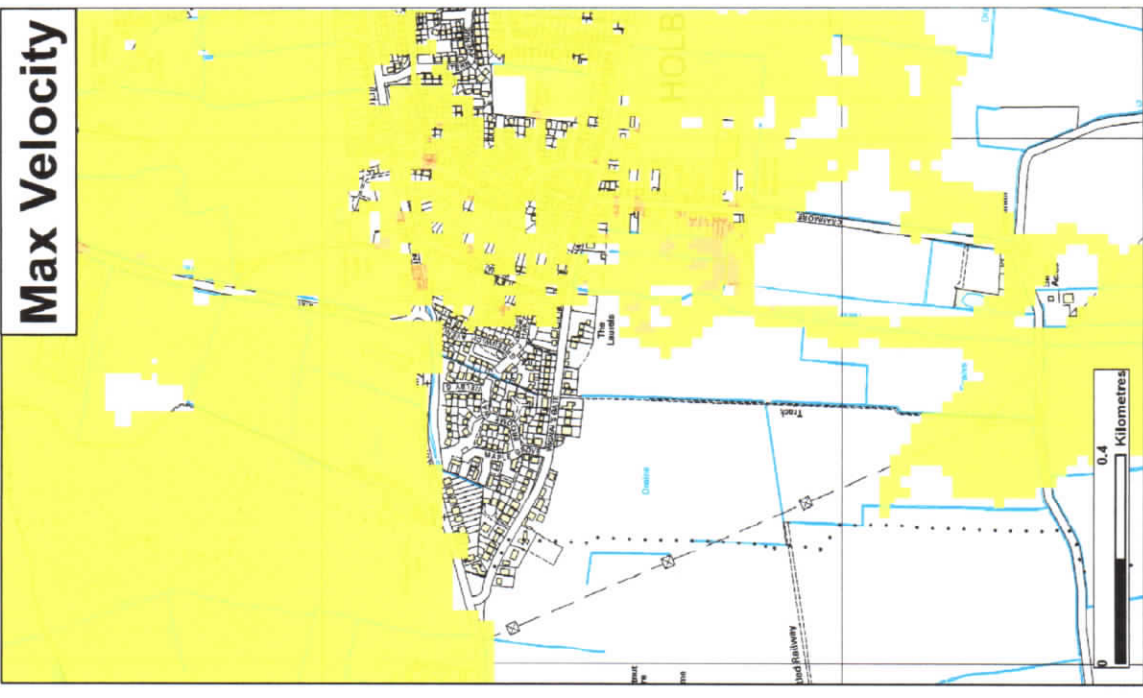
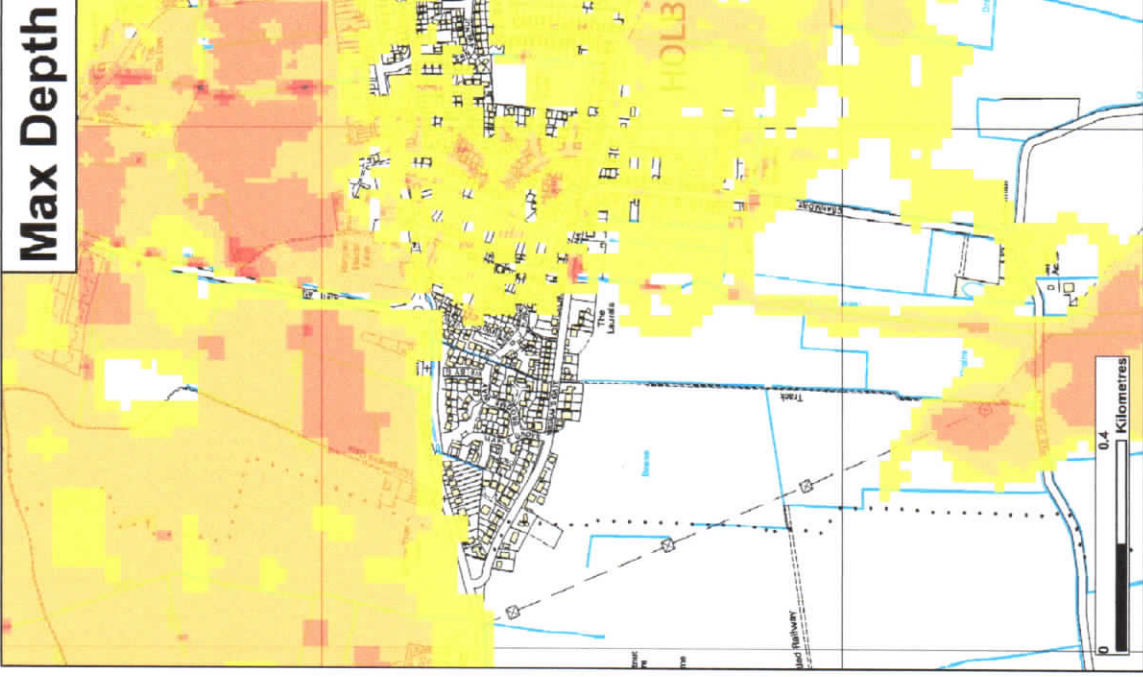
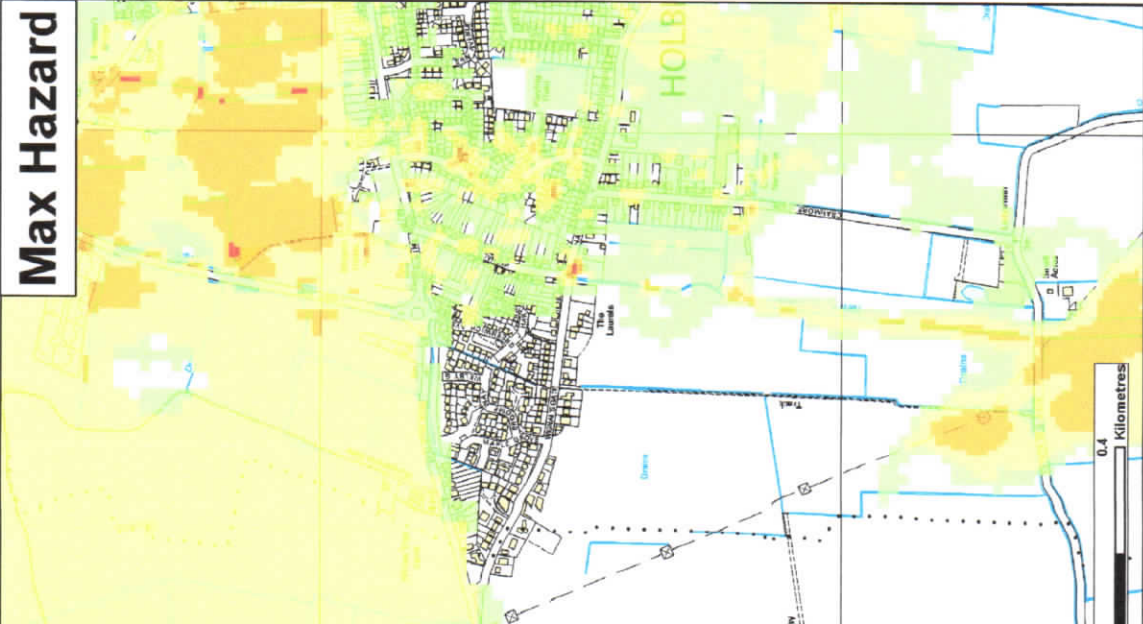
**Proposed Residential
Development off Wignals Gate,
Holbeach, Lincs.
For D Brown Builders**

Proposed Enlarged
Drainage Layout

Drnk	Feb. '17	Isolate	1-530	Q-11
Drown	gpf	Checklist	58C	
Design	58C	Pile Name	200-10-13	
DRG No. 36916/13			serv	A







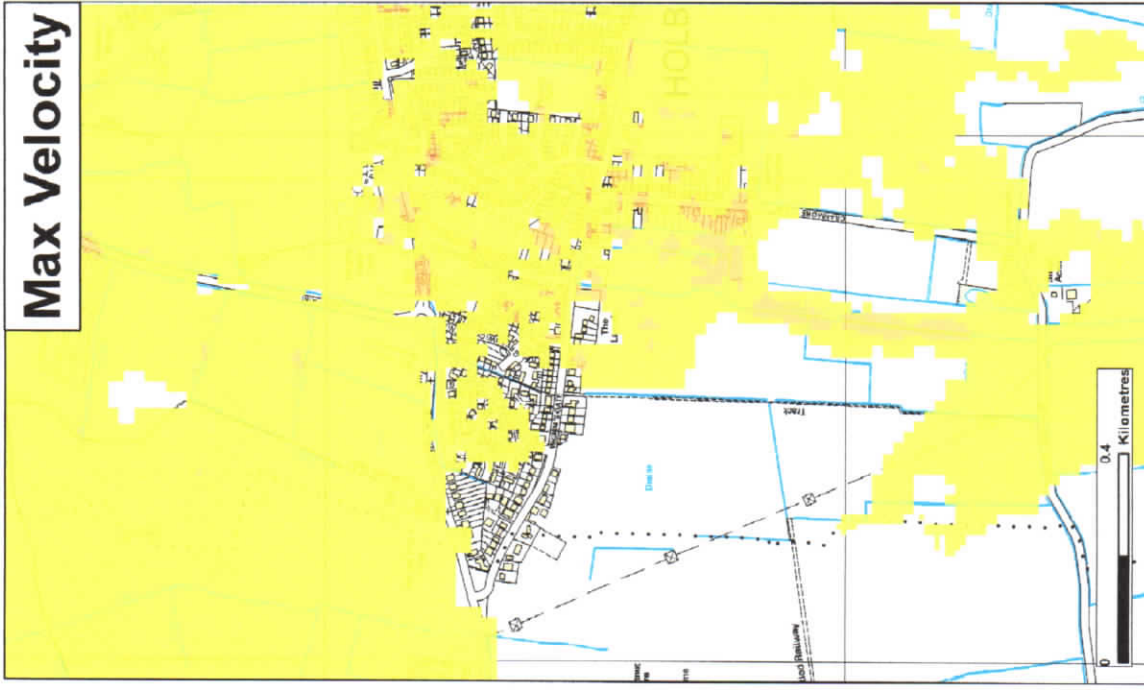
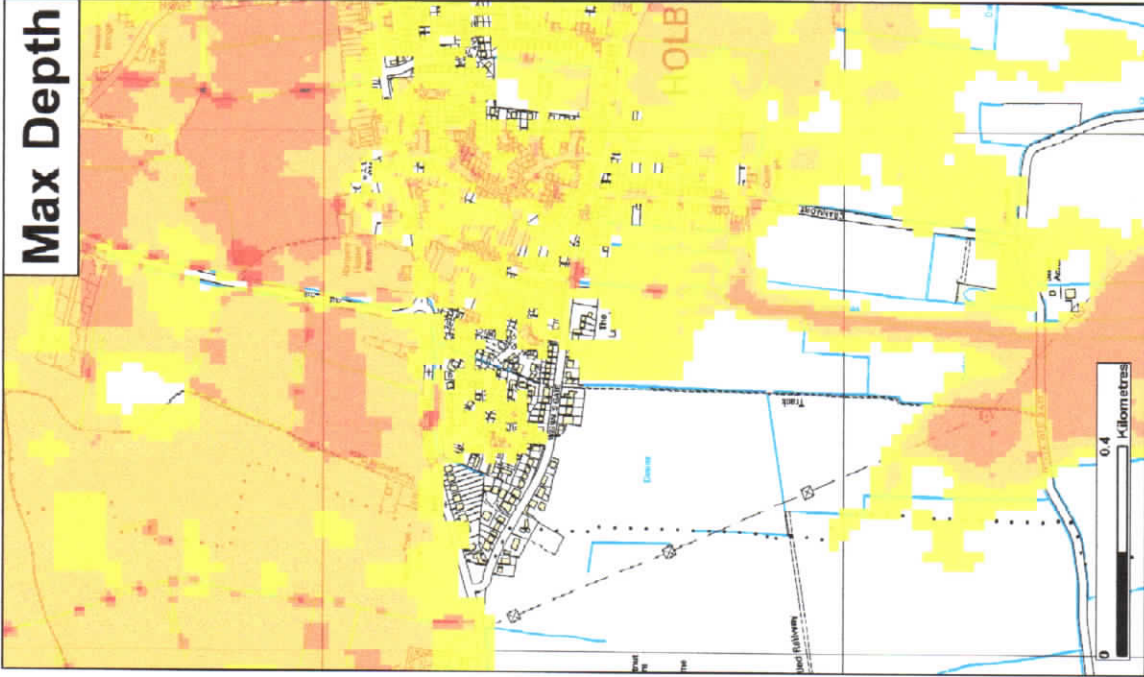
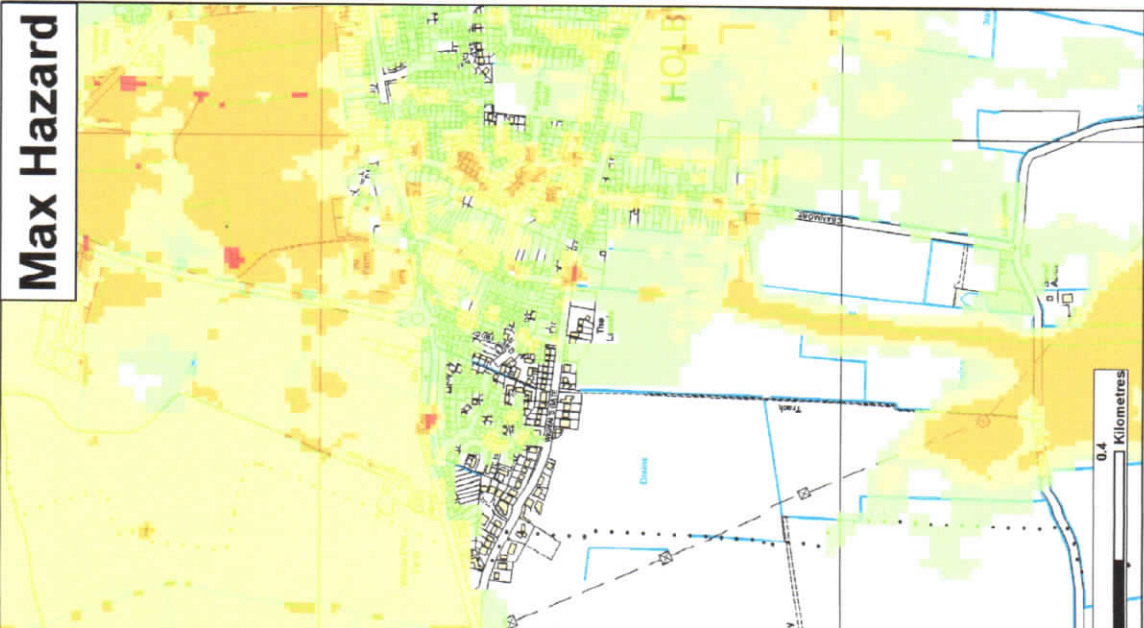
★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"					
Max Hazard Risk to People (F02320)	Max Depth (m)	Max Velocity (m/s)	Scenario Annual Chance	CCN Number	CCN-2016- 23308
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	0.5% (1 in 200)	2115	
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0			
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5			
Greater than 2.0 (Danger for All)	1.0 - 2.0	1.5 - 2.5			
	2.0 +	2.5 +			

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

General Enquiries No: 03788 595 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.



★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"				
Max Hazard Risk to People: F02320)	Max Depth (m)	Max Velocity (m/s)	Scenario Annual Chance	CCN-2016- CCN Number
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	0.1% (1 in 1000)	CCN-2016- 23308
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0		
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5		
Greater than 2.0 (Danger for All)	1.0 - 2.0	1.5 - 2.5		
	2.0 +	2.5 +		

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General Enquiries No: 03706 505 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT. Weekend Unlimited. Mobile and other providers' charges may vary.

