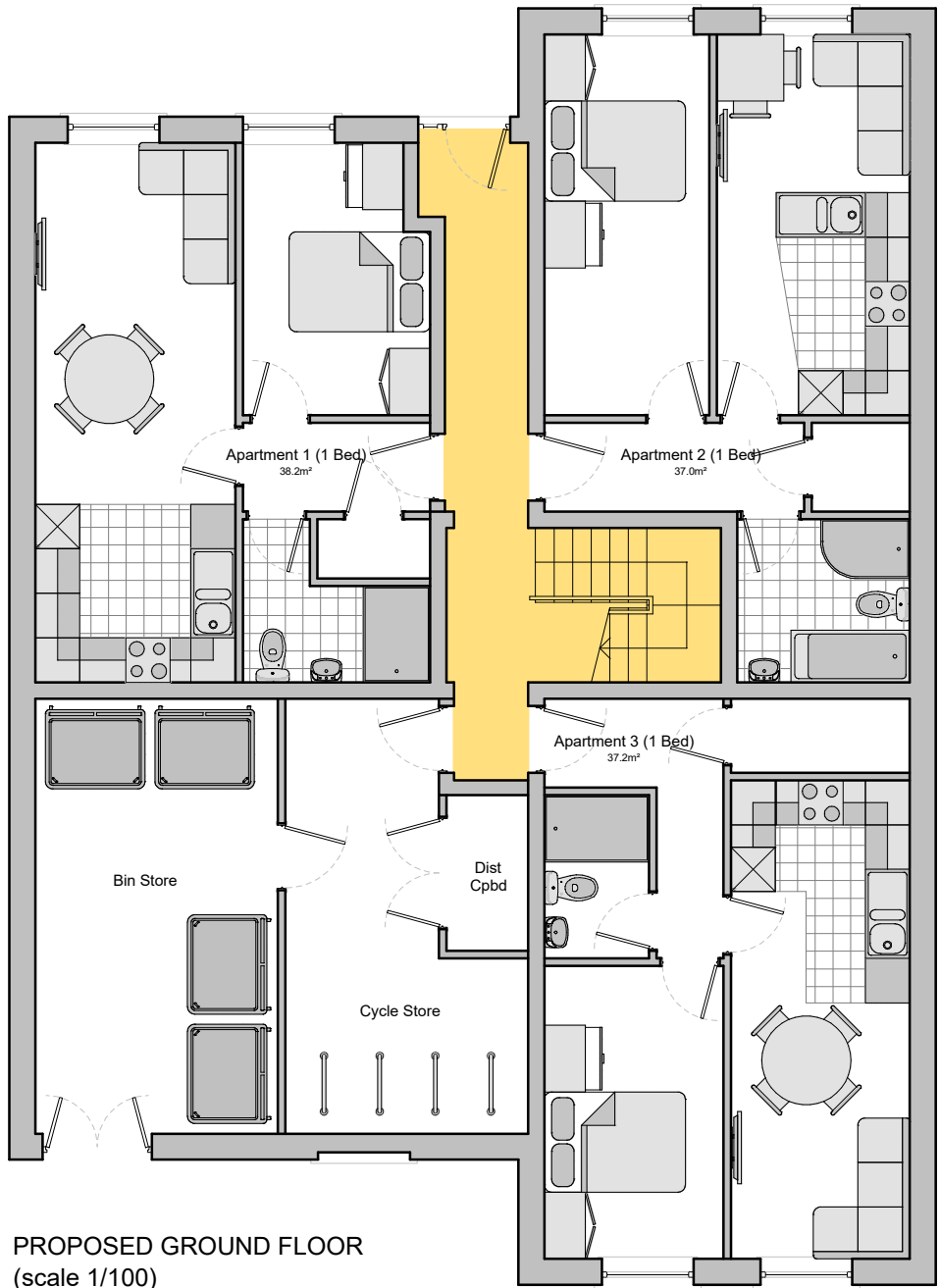
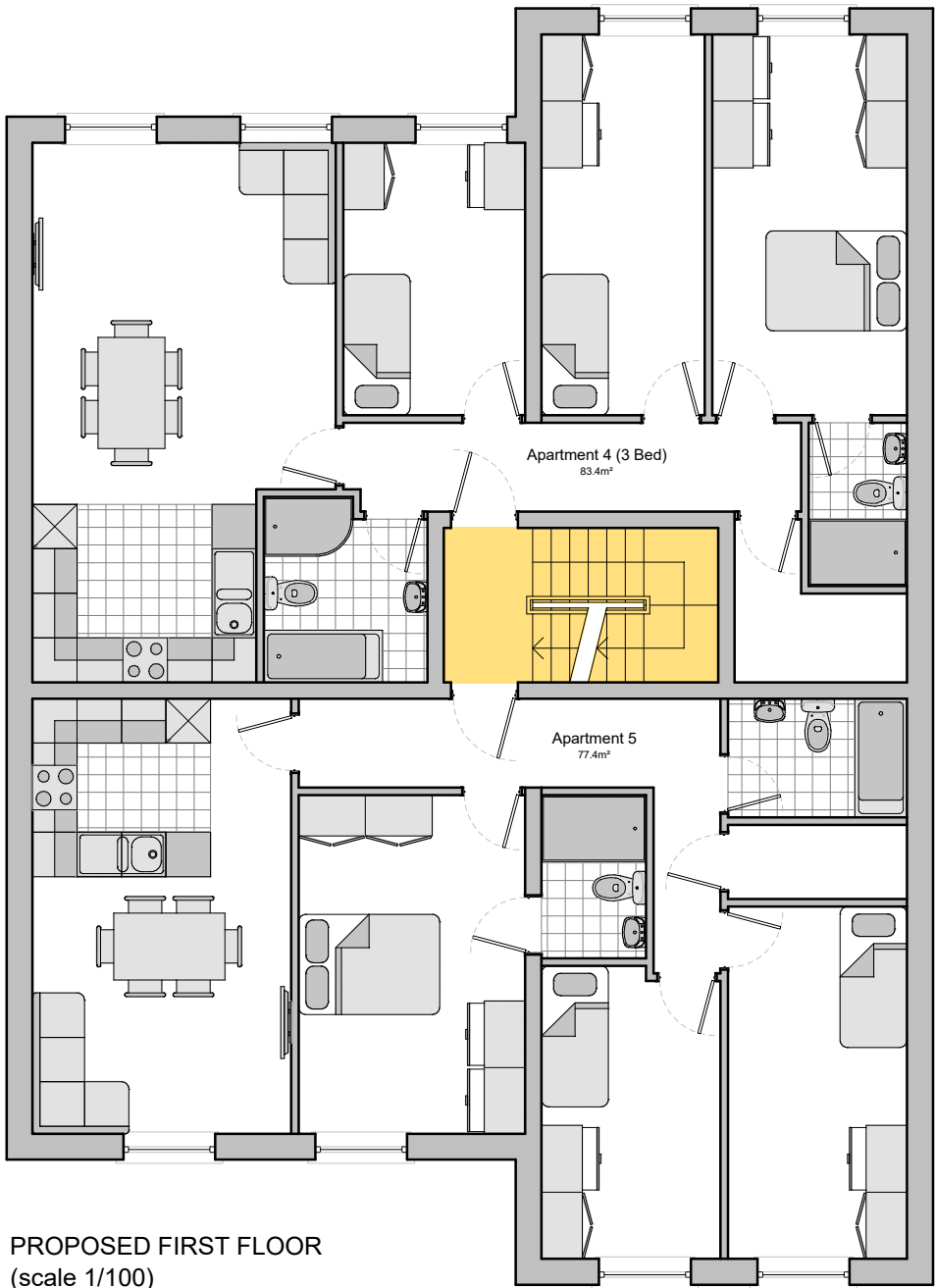
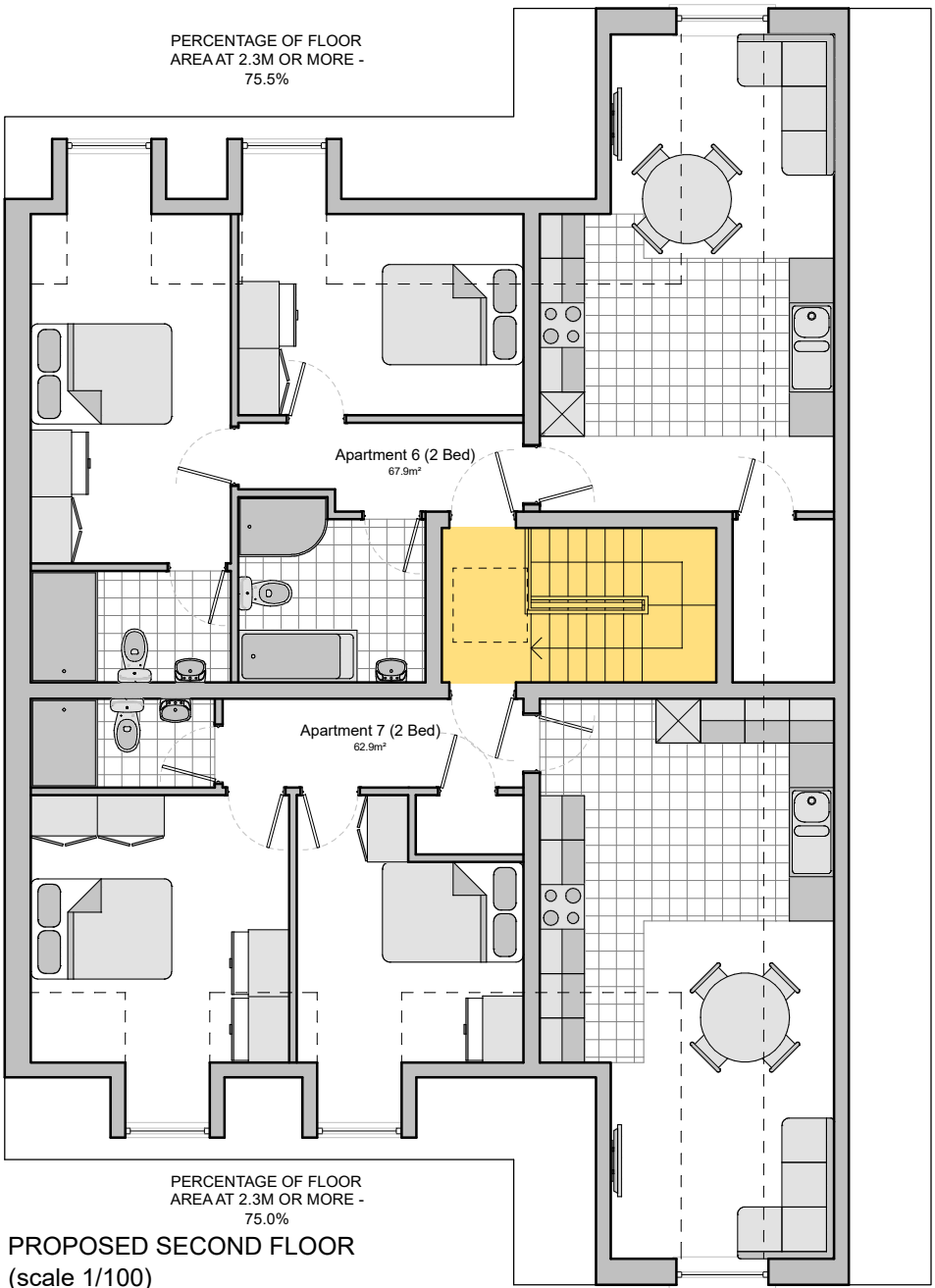




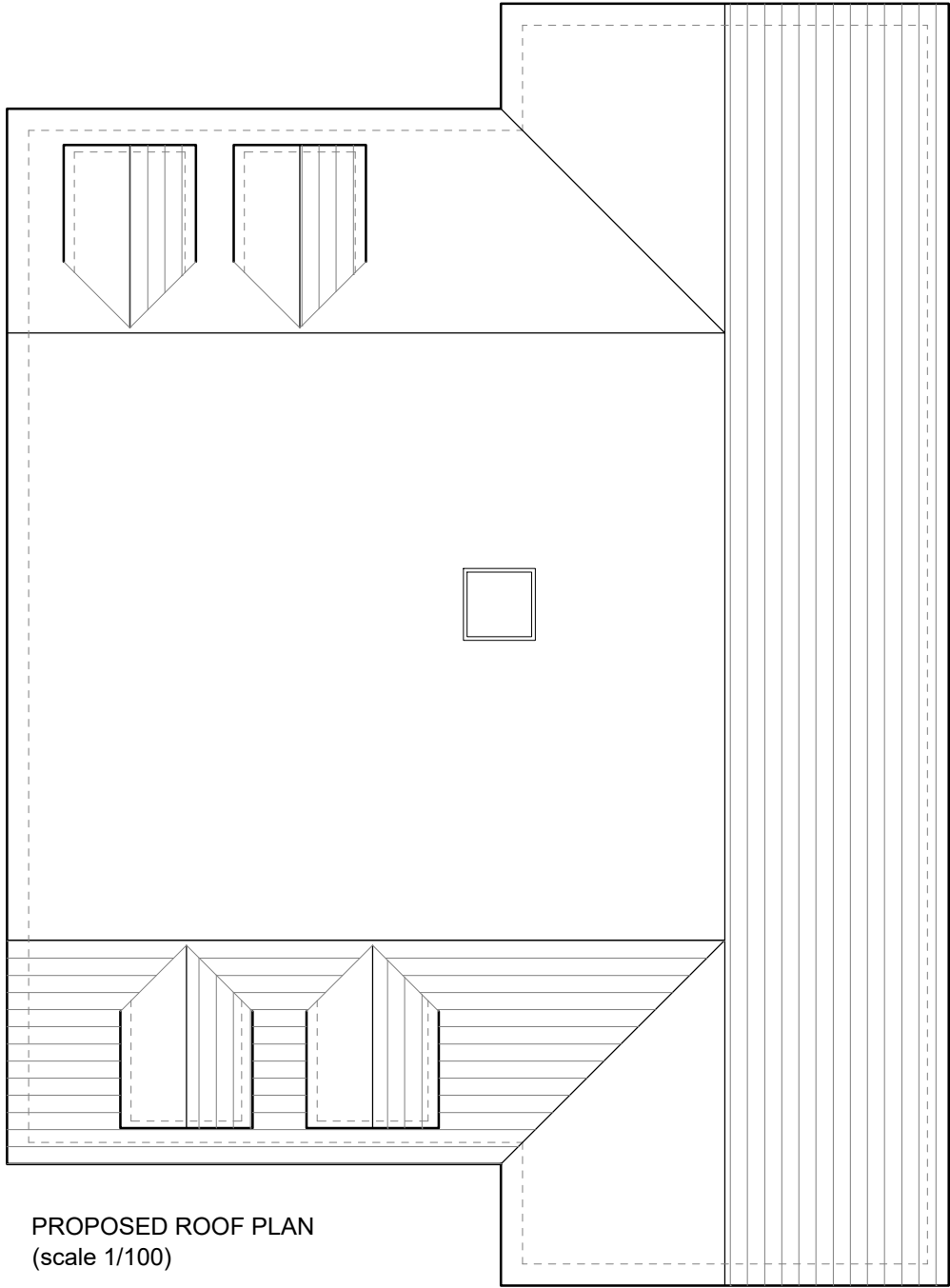
PROPOSED GROUND FLOOR
(scale 1/100)



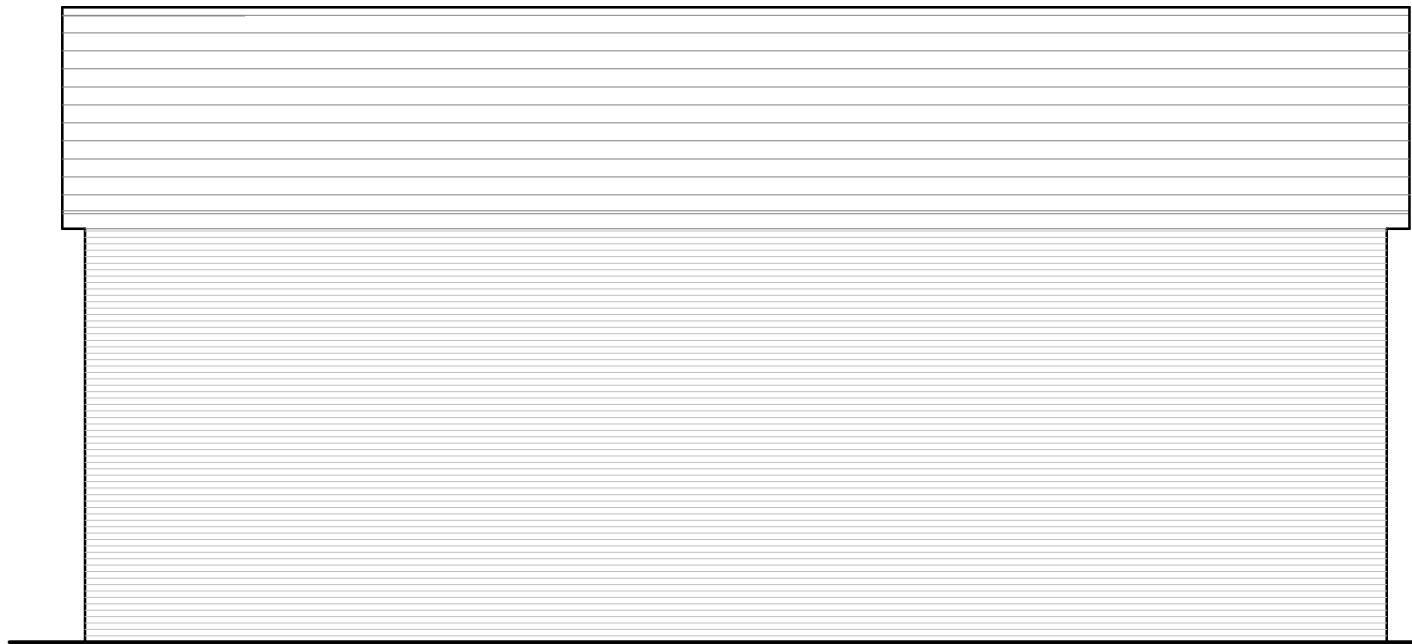
PROPOSED FIRST FLOOR
(scale 1/100)



PROPOSED SECOND FLOOR
(scale 1/100)



PROPOSED ROOF PLAN
(scale 1/100)



PROPOSED SIDE ELEVATION
(scale 1/100)



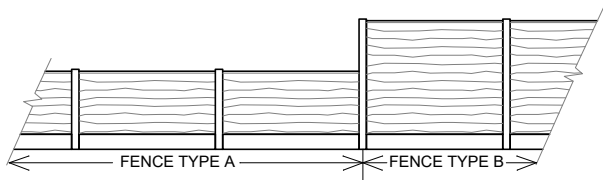
PROPOSED FRONT ELEVATION
(scale 1/100)



PROPOSED REAR ELEVATION
(scale 1/100)



PROPOSED SIDE ELEVATION
(scale 1/100)



PROPOSED SIDE AND REAR BOUNDARY
TREATMENT
(scale 1/100)

NOTES

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REVISION / DESCRIPTION	DRAWN	CHECKED	DATE	PROJECT TITLE
				22A - 22B MINEHEAD AV WITHERINGTON
				PROJECT NUMBER 20250401
				DRAWING TITLE PROPOSED FLOOR PLANS PROPOSED ELEVATIONS PROPOSED BOUNDARIES PROPOSED SUDS PROPOSED FINISHES
				DRAWING No. (20)A003
				SCALE 1/100 @ A2
				DATE 31/07/25
				REVISION -

SUDS hierarchy approach

Site Context
Proposed development to replace existing Granny Annex and large impermeable hardstand to the rear of existing dwellings. Proposed Design notably reduces reliance on local drainage network.

Proposed development to have nominal made up site levels through nominal cut and fill to maintain level site and allow typical level changes associated with a new build

All aspects of scheme have been considered with a SUDS hierarchy approach and all surface water on site to be managed locally through permeable surfaces direct to ground below or redirection to soakaway.

The Hierarchy of Drainage	Element	Response
Into ground (infiltration)	New Build Apartments	To Soakaways in rear via gutters, to gulleys, to underground drains
	Hard Surface - Tarmac Drive	Permeable tarmac surface (30mm thk) on granular reservoir on geotextile membrane to allow fully drainage to ground below.
	Hard Surface - pathways and patio	Open jointed paviors to all pathways on granular reservoir on geotextile membrane to allow fully drainage to ground below
	Remaining site surfaces – Grass, Shubbery areas, Flower Beds	All to ground below
to a surface water body	n/a	n/a
to a surface water sewer, highway drain, or another drainage system	n/a	n/a
to a combined sewer	n/a	n/a

Finishes Schedule

Walls - Select facing brick with 10mm mortar joints

Windows - Anthracite UPVC DG Units

Doors - Front - Anthracite Composite in Anthracite Frame, Rear Anthracite Planar

Roof - Marley Mod or Equiv smooth concrete tile effect roof tiles

RWGS - Anthracite gutters and downpipes

Fascias and Soffits - Anthracite Plastic

Boundary Wall to front - Select Facing Brick to match main build with Stone Coping and Pillar caps



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