Proposed Hardstanding & Surface Water Drainage Plan

Planning Condition 5 – Discharge of Condition



Proposed Site Plan

Scale 1:100

Key:

Site Boundary

1. Do not scale this drawing.
2. Drawing to be used for the status indicated only.
3. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work.
4. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards.
5. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications.
6. This drawing is the property of JoskCo. Architects Ltd and is not to be used in whole or in part without written consent.

0 0.5 1 2 3 4 5 10m

scale 1:100

Key Plan:

project: Gate Head - Garage

client: BP Developments

scale: 1:100 | sheet: A1 | date: Jan 2026

title: Proposed roof and site plan

drawing status: Planning | drawn by: RC | checked by: JD

drawing no.: 2601-GA-02-120 | rev: -

DRAWING KEY

GATE HEAD, PLOT 1, MARSDEN | CONDITION 5

Proposed Vehicle & Pedestrian Surfacing and Surface Water Drainage Plan

Vehicle Hardstanding - Tarmac
Driveway and parking areas to be finished in conventional impermeable tarmac, laid to suitable falls.

Pedestrian Paving - Natural Sandstone
Natural sandstone paving to the south of the dwelling, laid to falls directing runoff towards adjacent permeable turfed garden areas.

Surface Gradient / Falls
Indicative direction of driveway gradient and surface falls. Approximate 800 mm fall from north to south.

Surface Water Runoff
Indicative direction of surface water runoff across hardstanding areas towards drainage collection points.

Linear Drainage Channels
Proposed drainage channels to collect surface water runoff from hardstanding areas and direct flows into the drainage system, discharging via the existing outlet.

Permeable Landscaped Areas
Turfed garden areas within the site curtilage receiving surface water runoff from adjacent pedestrian paving.

Site Boundary
Extent of the application site.

General drainage notes

1. All vehicle and pedestrian hardstanding areas shall be laid out, surfaced and appropriately drained prior to occupation of the dwelling, in accordance with Planning Condition 5.

2. Vehicle driveway and parking areas shall be finished in impermeable tarmac.

3. The driveway and parking areas incorporate an approximate 800 mm fall from north to south, facilitating surface water runoff towards the lower part of the site.

4. Natural sandstone paving to the south of the dwelling shall be laid to suitable falls, directing runoff towards adjacent permeable turfed garden areas.

5. Surface water drainage channels shall collect runoff from the identified hardstanding areas and direct flows into the drainage system, discharging via the existing outlet, as confirmed by the client. The existing outlet and connection arrangements are to be verified.

6. All surfacing and drainage arrangements shall be retained and maintained thereafter in accordance with the approved scheme.