

Drainage Key

Existing surface water drain that discharges into a ditch to the north, which feeds into Pow Beck

Existing combined sewer on High House Road

SURFACE WATER DRAINAGE
It is proposed that surface water drainage from the proposed development will follow the hierarchy set out in Approved Document H3 and link to a soakaway system if possible, with soakaways at least 5m from any building or road and 2.5m from the site boundary. If soakaways are not feasible, then the surface water will be connected into the existing surface water drain, with attenuation on site, if required, to comply with current building regulations and United Utilities standards.

FOUL WATER DRAINAGE
Foul water drainage from the proposed development will connect into the existing combined sewer on High House Road, either by gravity or via a pumped system, or a combination of the two.

If it is not possible to establish a connection into the main sewer, each house will have it's own package treatment plant, connected into the surface water system.

EXISTING TREES
The proposed houses have been located on the site to avoid the root protection areas of any existing trees.

Key to House Types & Other Features

Type A House
4 Bedroom Detached House with Garage
136m2 Internal Area - Does not Include Area of Garage

Type C House
4 Bedroom Detached House with Garage
136m2 Internal Area - Does not Include Area of Garage

New masonry feature or retaining wall

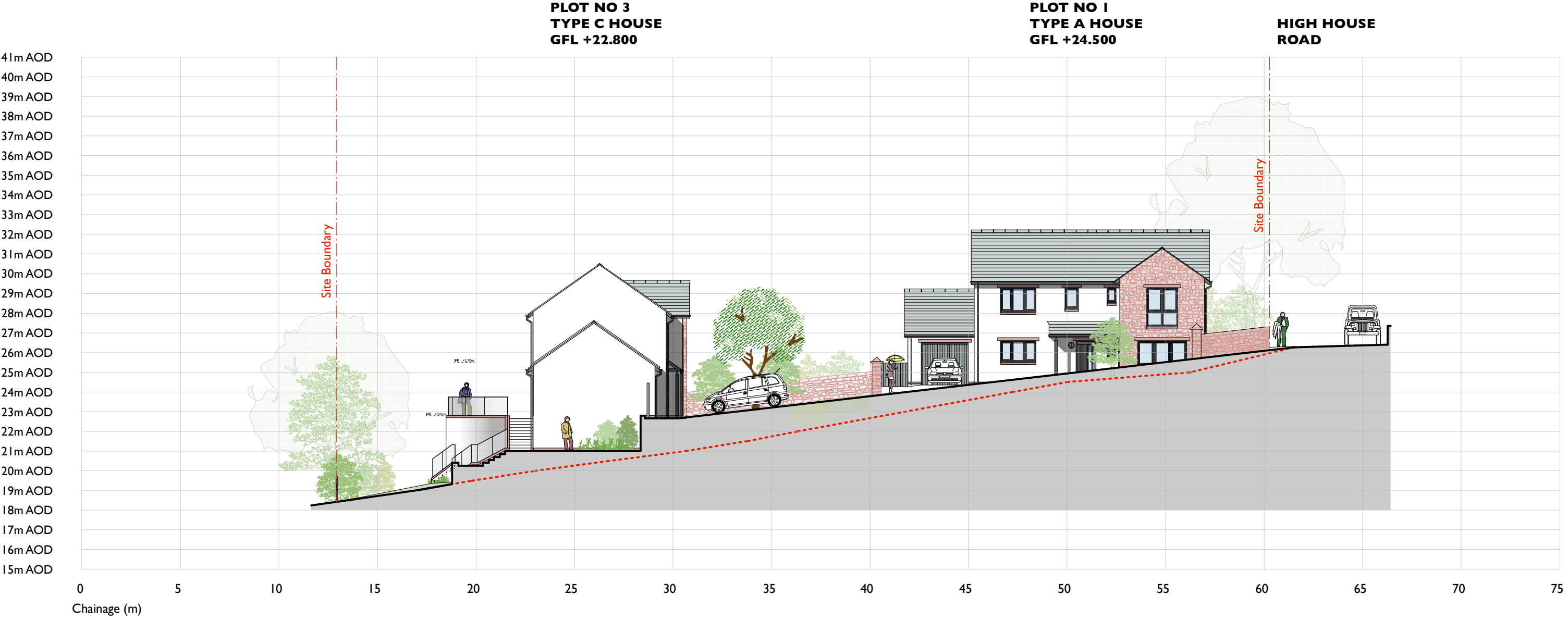
New timber fencing

Existing trees

New trees

New shared access

Proposed Site Plan
1:200



Proposed Section Through the Site at X:X
1:200

G	27-10-22	Site boundary line corrected.	MP
F	04-07-22	Notes amended in line with email from client on 24-06-22.	MP
E	24-06-22	Drainage information added following discussions with client.	MP
D	30-05-22	House types and layout amended following discussions with the client.	MP
C	15-02-22	Drawing expanded to include site section and further detail added.	MP
B	26-04-21	Boundary between Plot 2 & 3 amended as discussed with client.	MP
A	26-04-21	Drawing amended in line with email from client on 21-04-21.	MP
Rev:	Date:	Comments:	By:

Mr I. Wrigley



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Project:	Proposed Housing Development at The Knoll, High House Road, St Bees		
Drawing Title:	Proposed Site Plan & Section		
Drawn:	MRP	Checked:	MRP
Scale:	1:200	Date:	20/04/21
		Paper Size:	A2
ALL DIMENSIONS TO BE CHECKED ON SITE FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS THIS DRAWING IS COPYRIGHT			
Project No:	5568	Drawing No:	02
		Rev:	G