

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
384236	219141

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

2200.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Application for the change of use of site from a health clinic/office to 25no. apartments involving conversion of the existing main building - No. 18 Denmark Road - and the provision of a new three-storey detached building to the rear, including associated landscaping, access and parking, following demolition of an existing single storey outbuilding (revised proposal following previously approved applications No.s 22/00565/FUL and 20/00300/FUL).

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Health clinic / office

When did this use end (if known)?

01/08/2019

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☒ Yes

☐ No

Land where contamination is suspected for all or part of the site

☒ Yes

☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red and buff facing brick

Proposed materials and finishes:

red and blue facing brick to local authority approval.

Type:

Roof

Existing materials and finishes:

Slate roofing tile

Proposed materials and finishes:

Slate to existing, single ply membrane to new build

Type:

Windows

Existing materials and finishes:

White upvc and dark grey aluminium

Proposed materials and finishes:

Dark grey aluminium

Type:

Doors

Existing materials and finishes:

Timber / dark grey aluminium

Proposed materials and finishes:

Dark grey aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See attached "22112 Schedule of Information Submitted"

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

19

Total proposed (including spaces retained):

16

Difference in spaces:

-3

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

14

Difference in spaces:

14

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See drawing "DRG-BML-ERD-ZZ-DR-C-0501 - COMBINED DRAINAGE PLAN"

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

See drawing "22112-04 Proposed Site Plan A"

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

See drawing "22112-04 Proposed Site Plan A"

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

25

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

25

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	25	0	0	0	0	25

Existing

☐ Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

25

Total proposed residential units

Total existing residential units

0

Total net gain or loss of residential units

25

All Types of Development: Non-Residential Floorspace

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.
Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Class E

Existing gross internal floorspace (square metres):

692

Gross internal floorspace to be lost by change of use or demolition (square metres):

692

Total gross new internal floorspace proposed (including changes of use) (square metres):

1406

Net additional gross internal floorspace following development (square metres):

714

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	692	692	1406	714

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

- ☐
- ☒

- ☐
- ☒

- ☐
- ☒

- ☐
- ☒

- ☐
- ☒

- ☒
- ☐

- ☒
- ☐
- ☐
- ☐

- ☐
- ☒

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

- ☒ The Applicant
☐ The Agent

Cape Homes Ltd.

Declaration Date

05/12/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

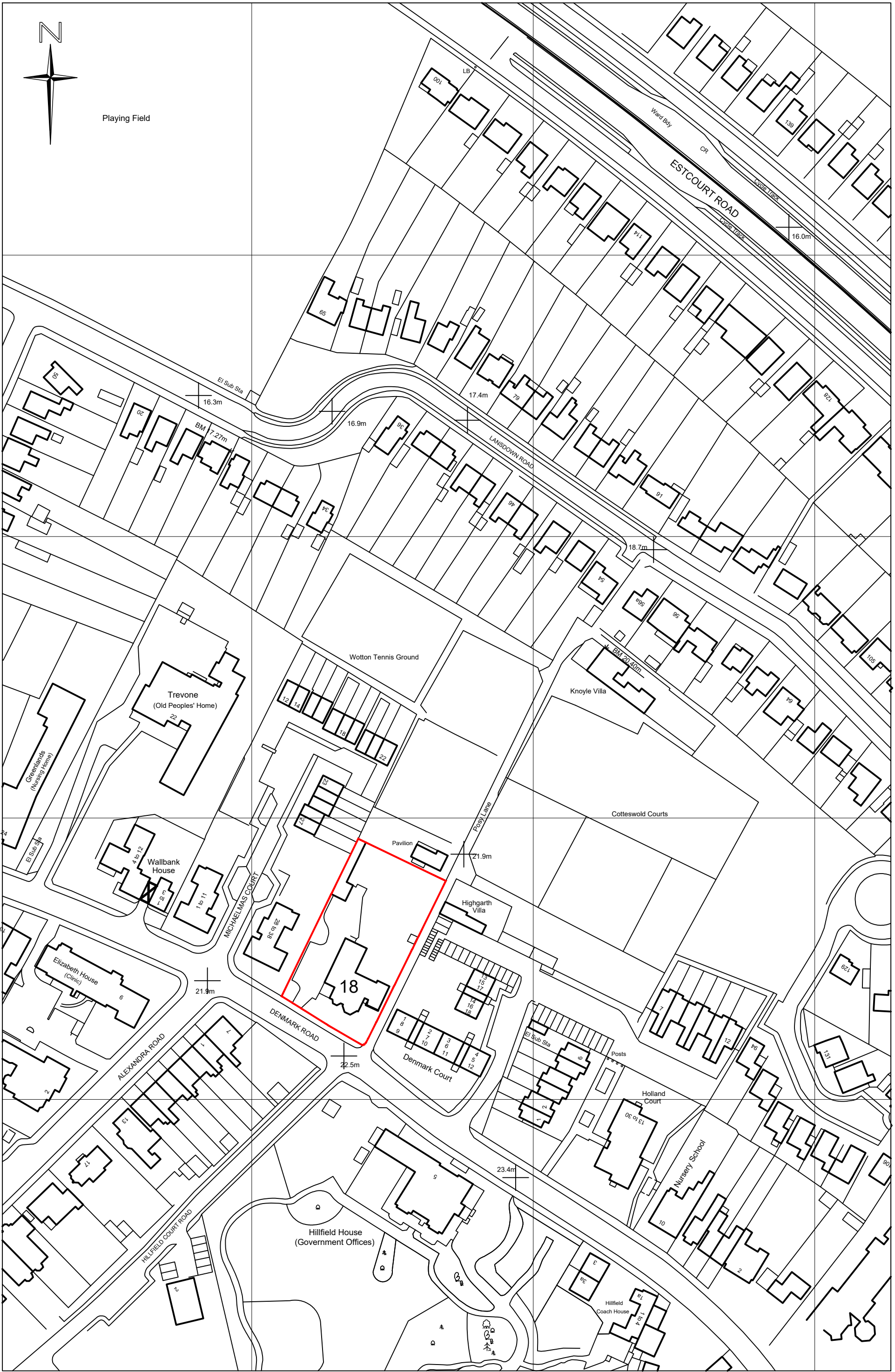
Adrian Bird

Date

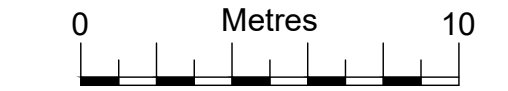
30/11/2022



EXISTING SITE SURVEY PLAN Scale 1:200 @ A1, 1:400 @ A3



LOCATION PLAN Scale 1:1250 @ A1, 1:2500 @ A3

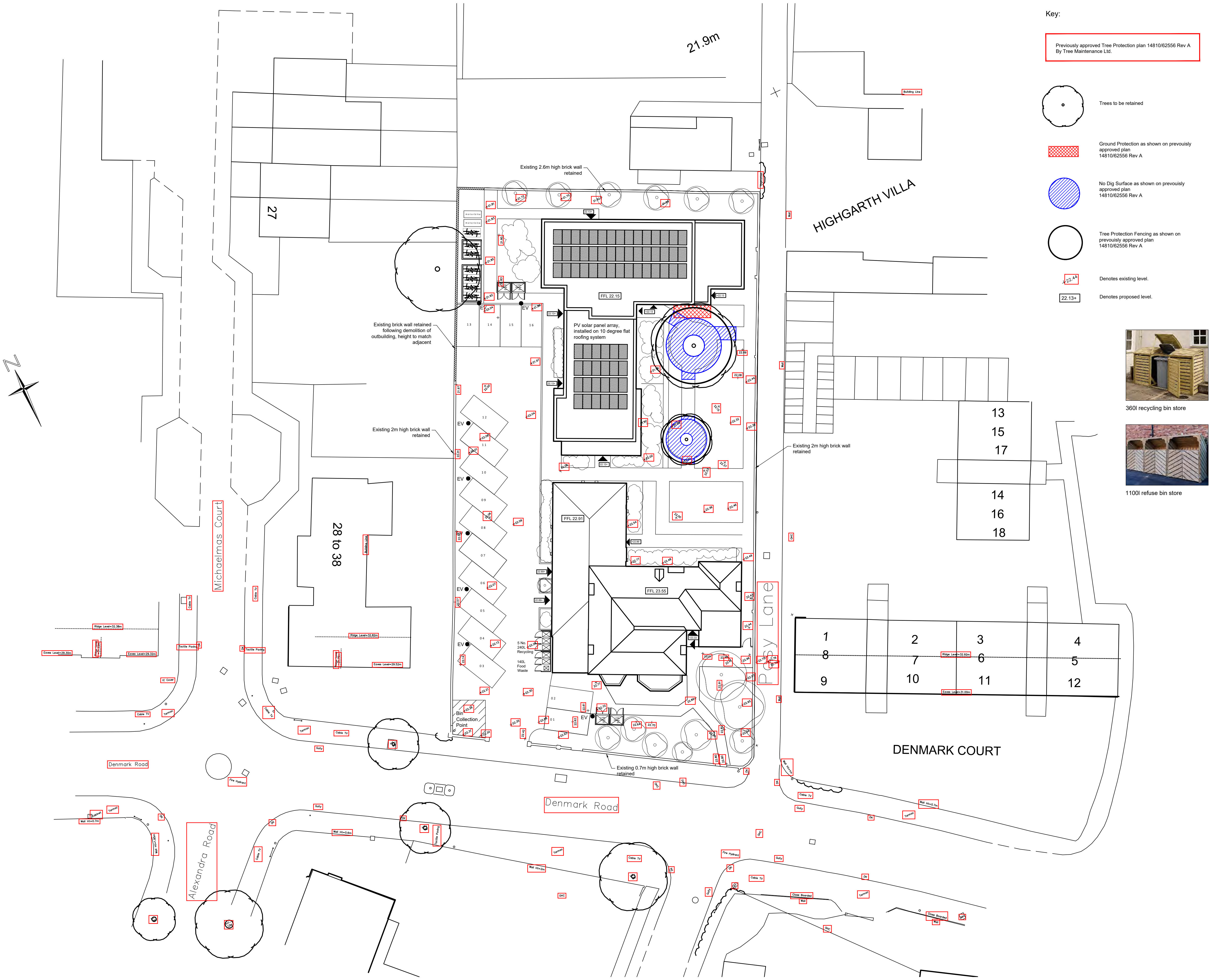


18 Denmark Road
Gloucester
Glos
GL1 3HZ

Site Survey Plan and Location Plan
As Existing

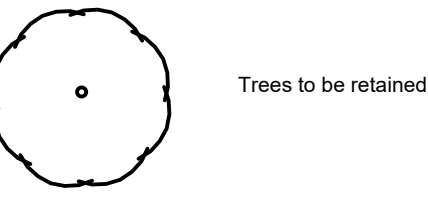
Scale 1:200 @ A1, 1:400 @ A3
Date March 2021
Dwg. No. 22112 / 01 A

Clive Petch
ARCHITECTS



Key:

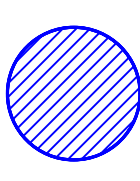
Previously approved Tree Protection plan 14810/62556 Rev A
By Tree Maintenance Ltd.



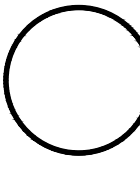
Trees to be retained



Ground Protection as shown on previously approved plan 14810/62556 Rev A



No Dig Surface as shown on previously approved plan 14810/62556 Rev A



Tree Protection Fencing as shown on previously approved plan 14810/62556 Rev A



Denotes existing level.



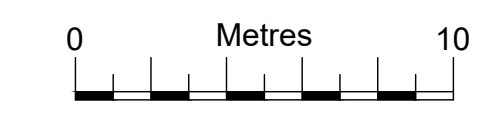
Denotes proposed level.



360l recycling bin store



1100l refuse bin store

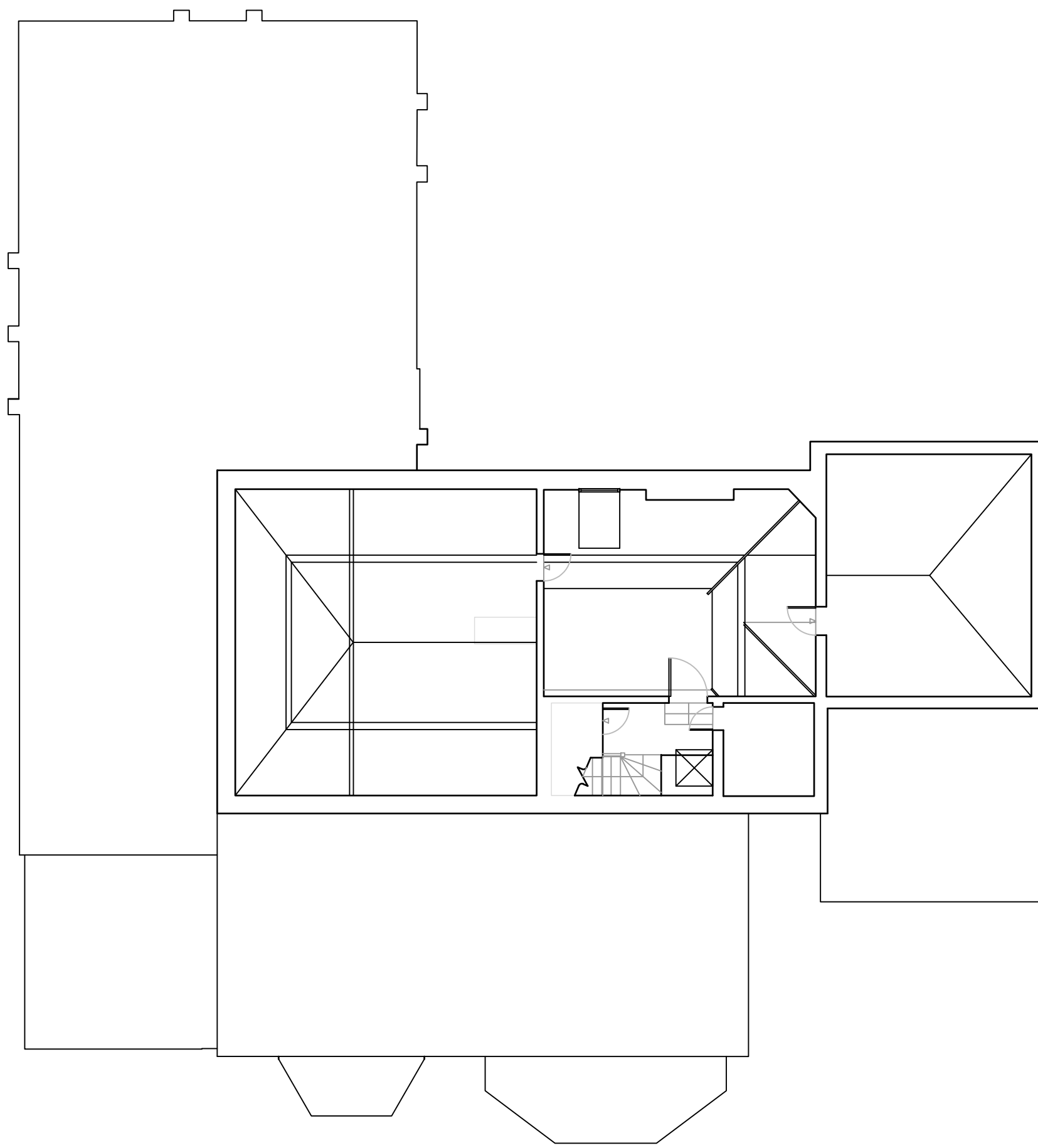


18 Denmark Road
Gloucester
Glos
GL1 3HZ

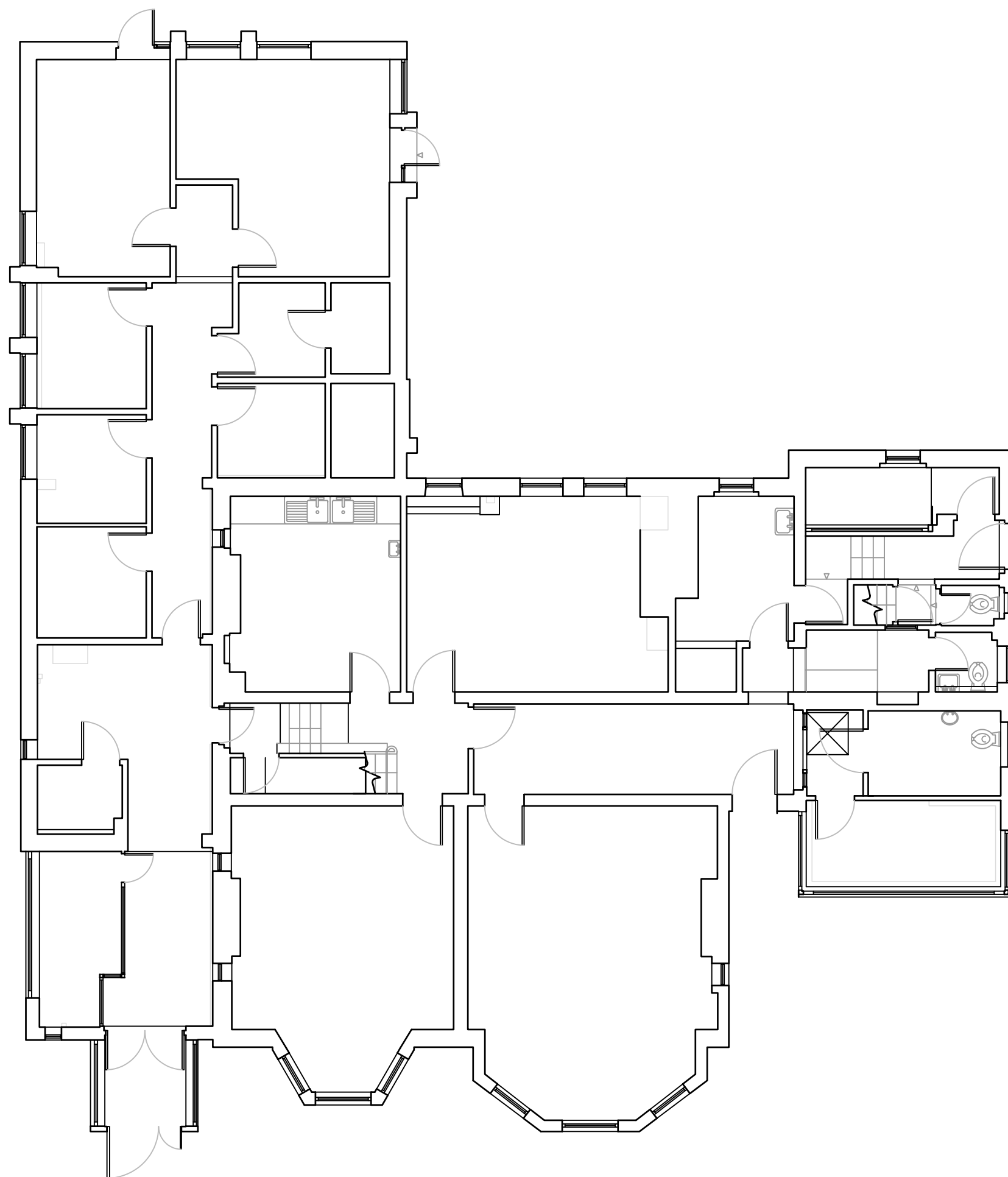
Site Plan
As Proposed

Scale 1:200 @ A1, 1:400 @ A3
Date February 2021
Dwg. No. 22112 / 04 B

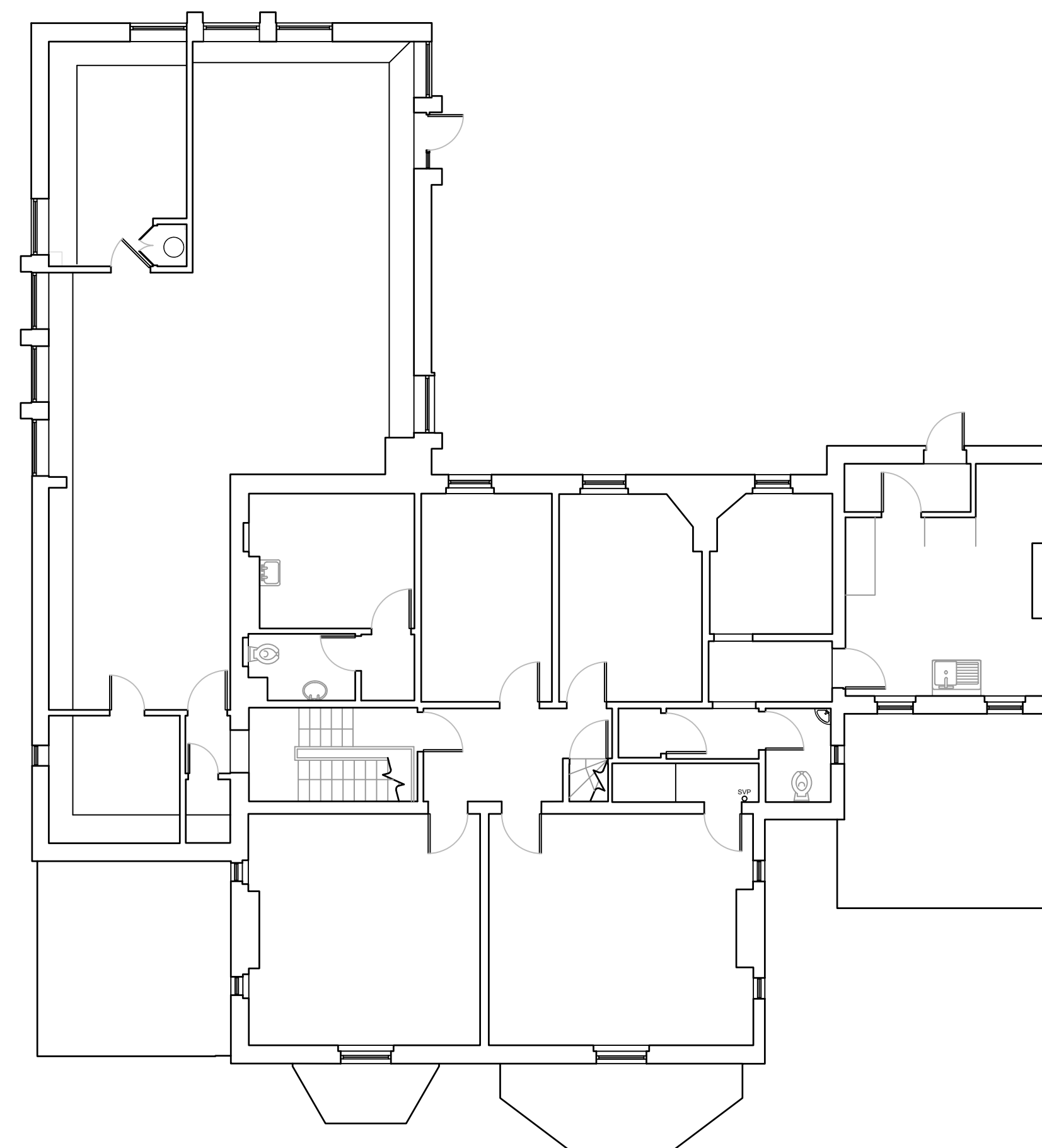
Clive Petch
ARCHITECTS



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



18 Denmark Road
Gloucester
Glos
GL1 3HZ

Existing Building Floor Plans

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 02





West Elevation



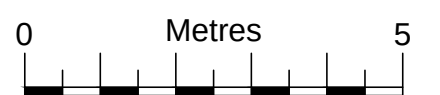
East Elevation



South Elevation (Front)



North Elevation (Rear)



18 Denmark Road
Gloucester
Glos
GL1 3HZ

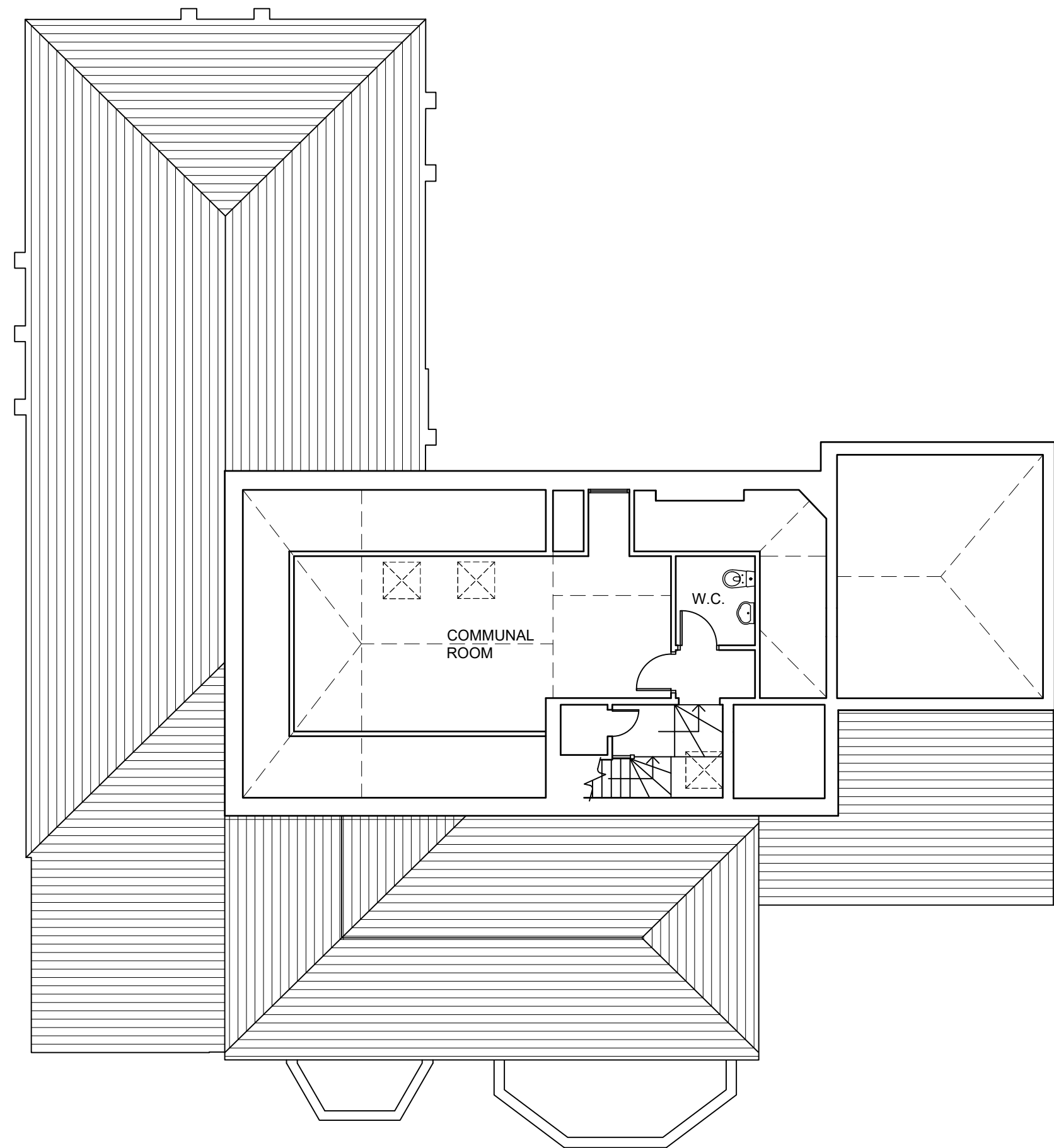
Existing Building Elevations

Scale 1:100 @ A1, 1:200 @ A3
Date February 2021
Dwg. No. 22112 / 03

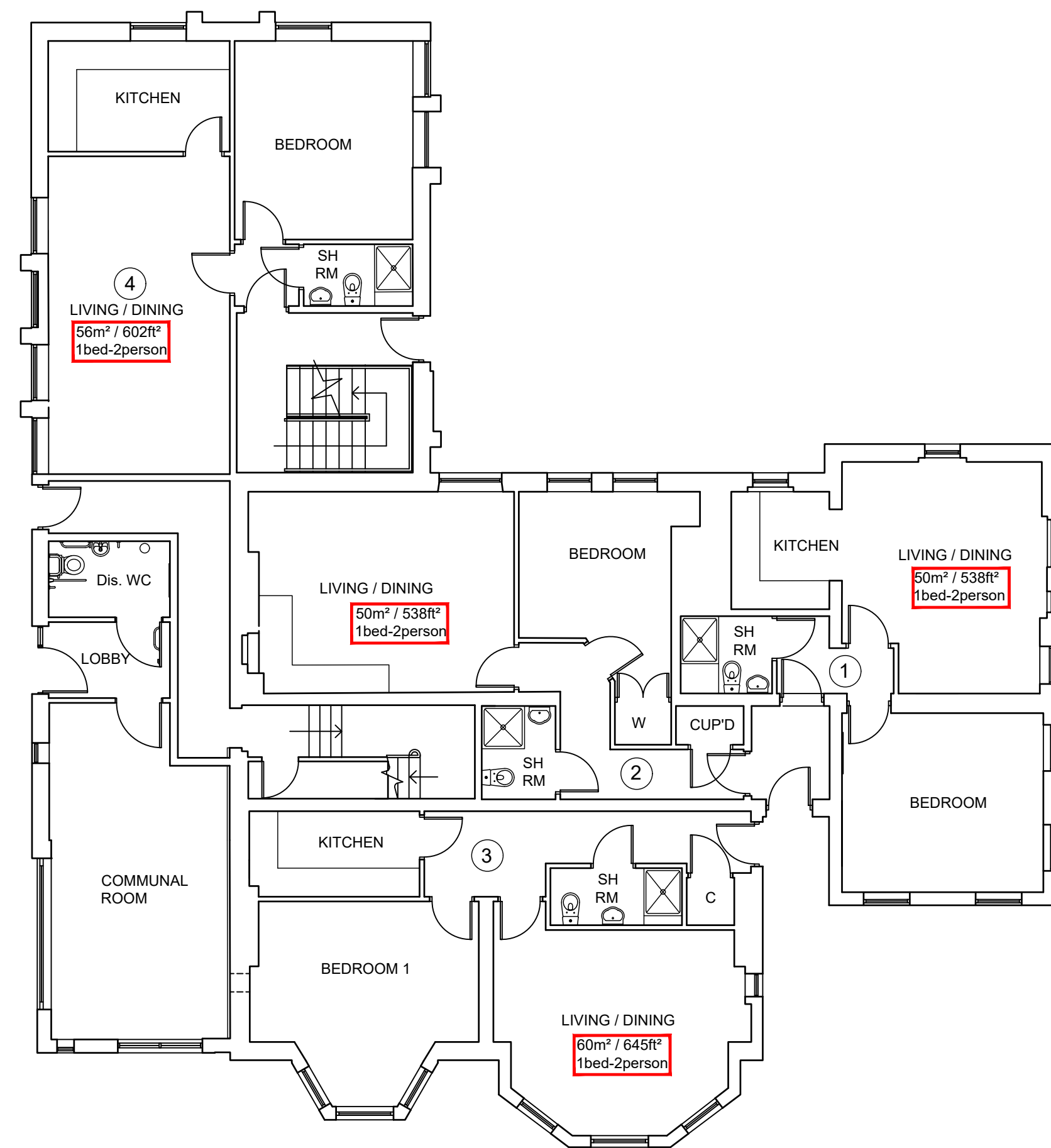


3 Tebbit Mews
Winchcombe Street
Cheltenham
Glos
GL52 2NF

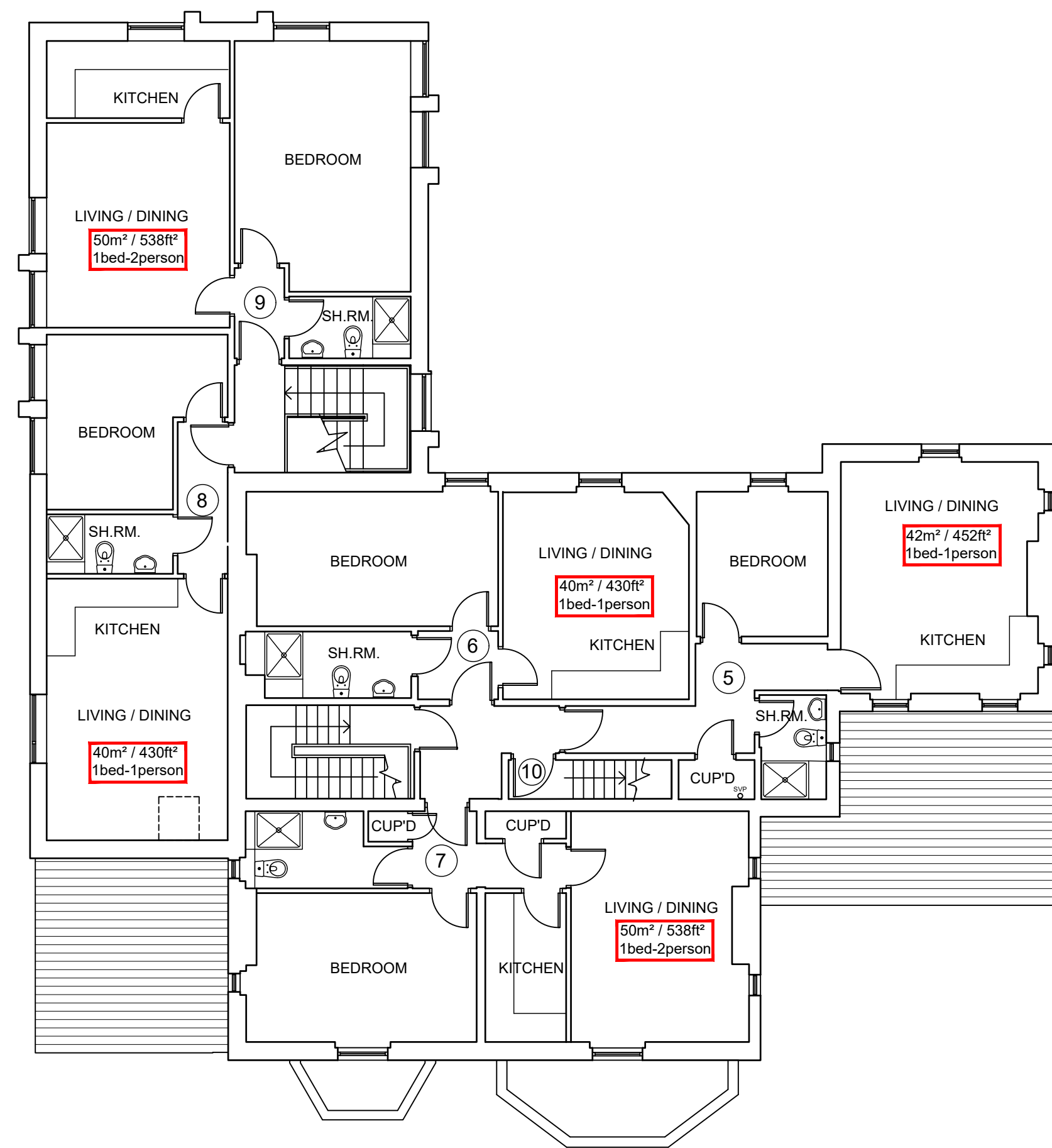
www.clivepetcharchitects.co.uk



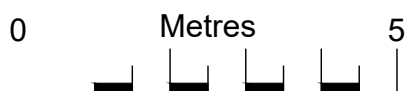
SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



18 Denmark Road
Gloucester
Glos
GL1 3HZ

Proposed Conversion Plans
(Existing Building)

Scale 1:100 @ A1, 1:200 @ A3
Date February 2021
Dwg. No. 22112 / 05 D

Clive Petch
ARCHITECTS



West Elevation



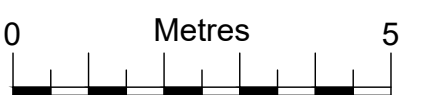
East Elevation



South Elevation (Front)



North Elevation (Rear)



18 Denmark Road
Gloucester
Glos
GL1 3HZ

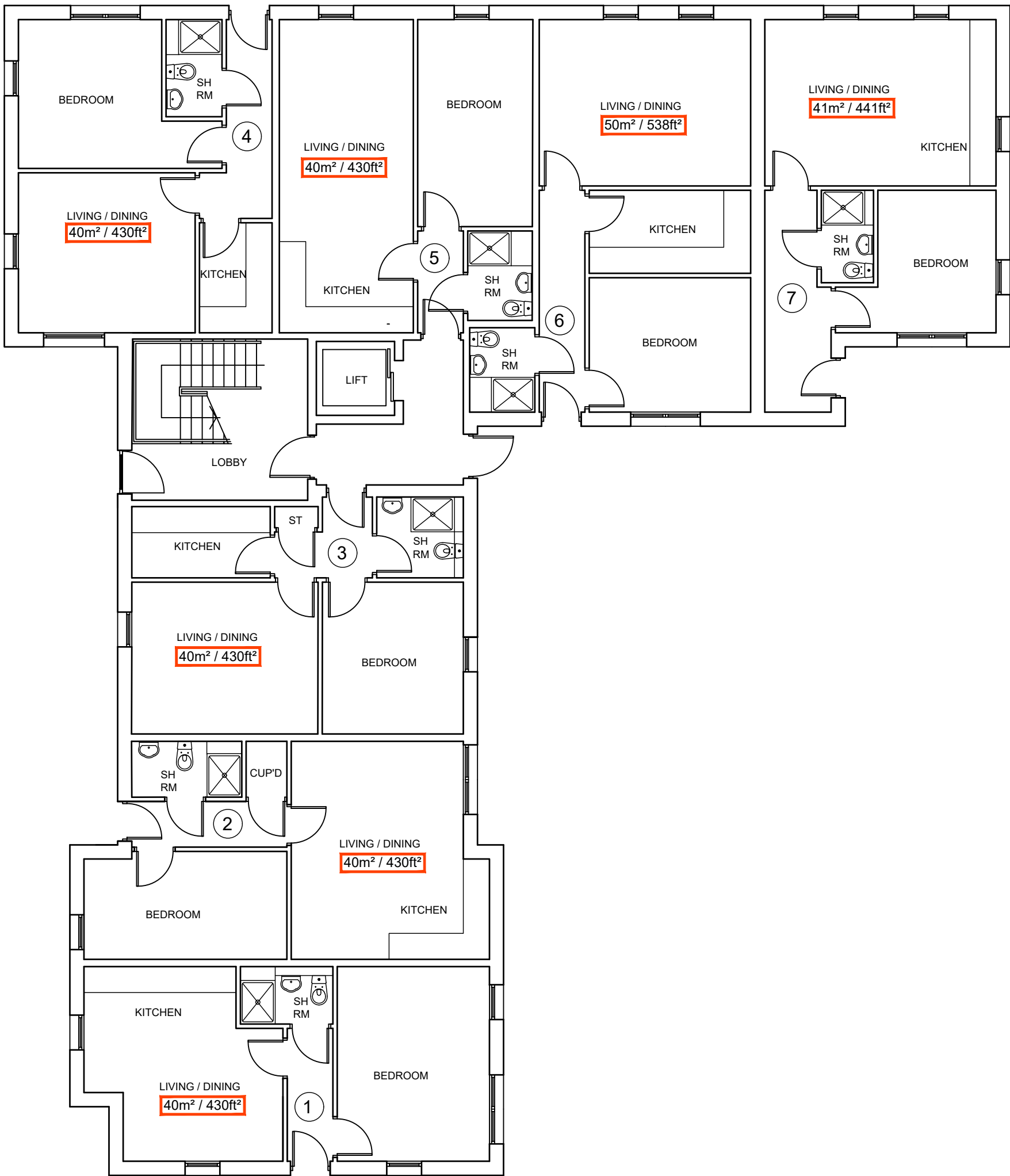
Proposed Building Elevations

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 06 B





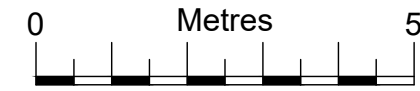
Second Floor Plan



Ground Floor Plan



First Floor Plan

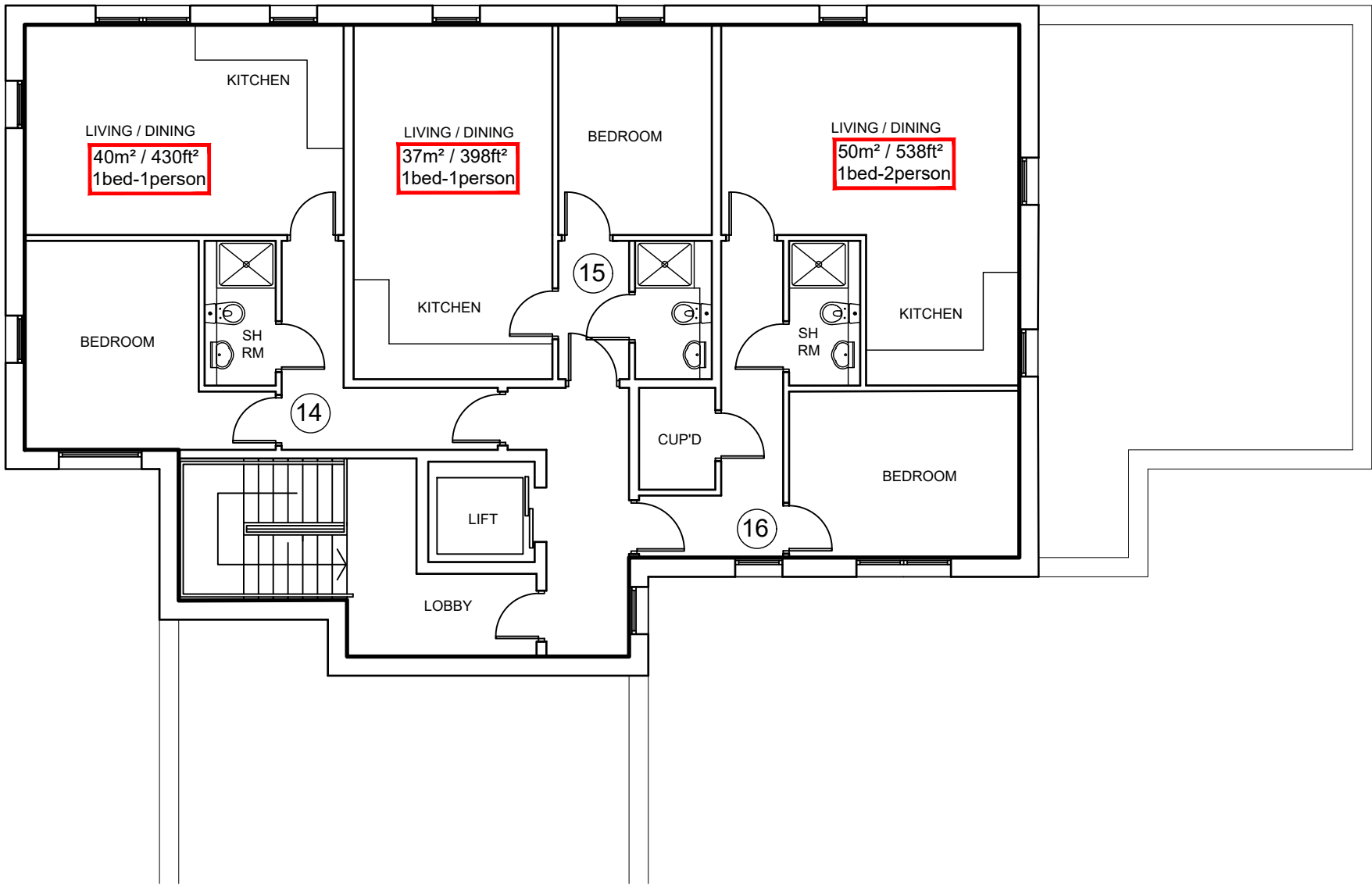


18 Denmark Road
Gloucester
Glos
GL1 3HZ

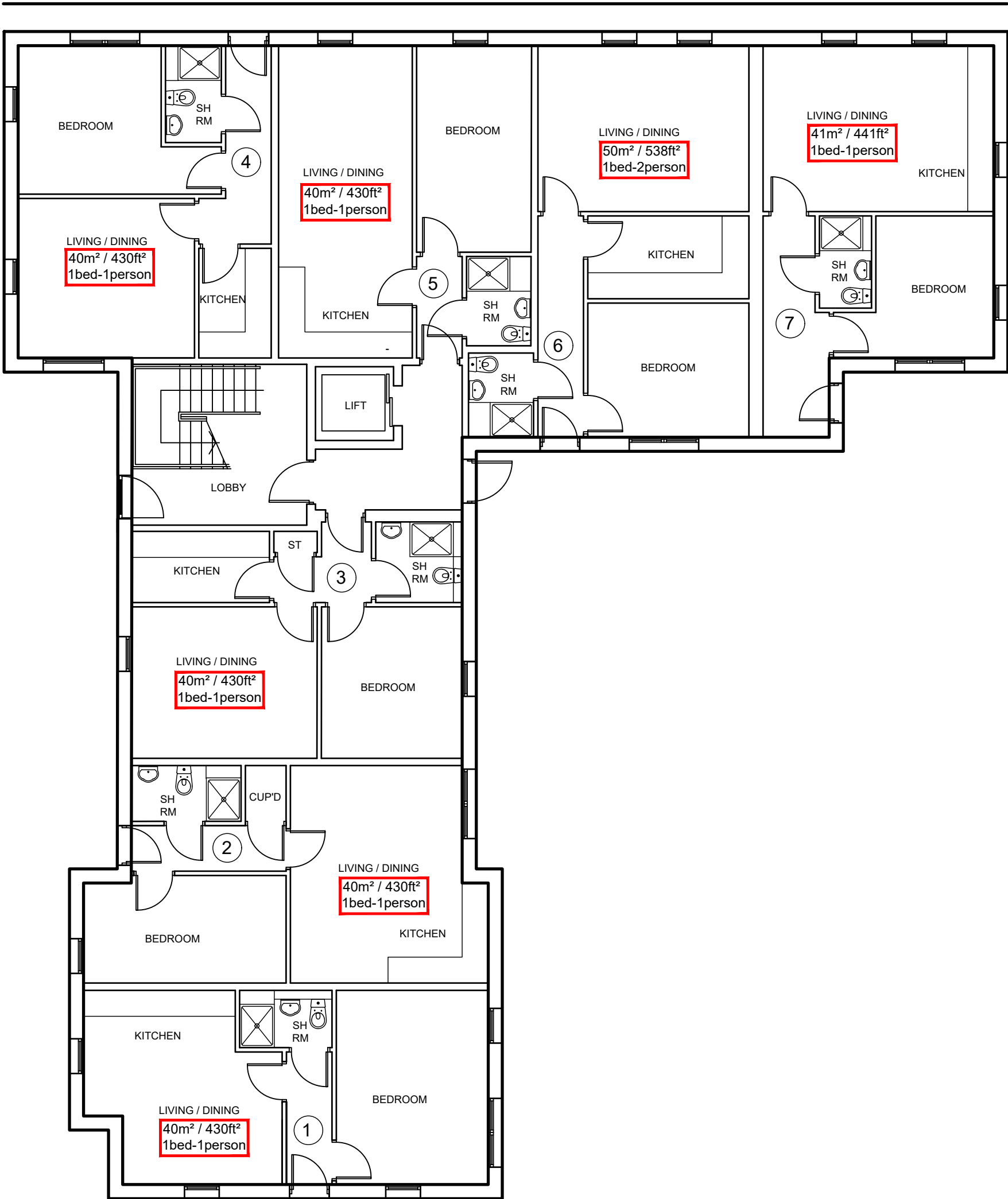
Proposed Plans
(New Build)

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 07 B

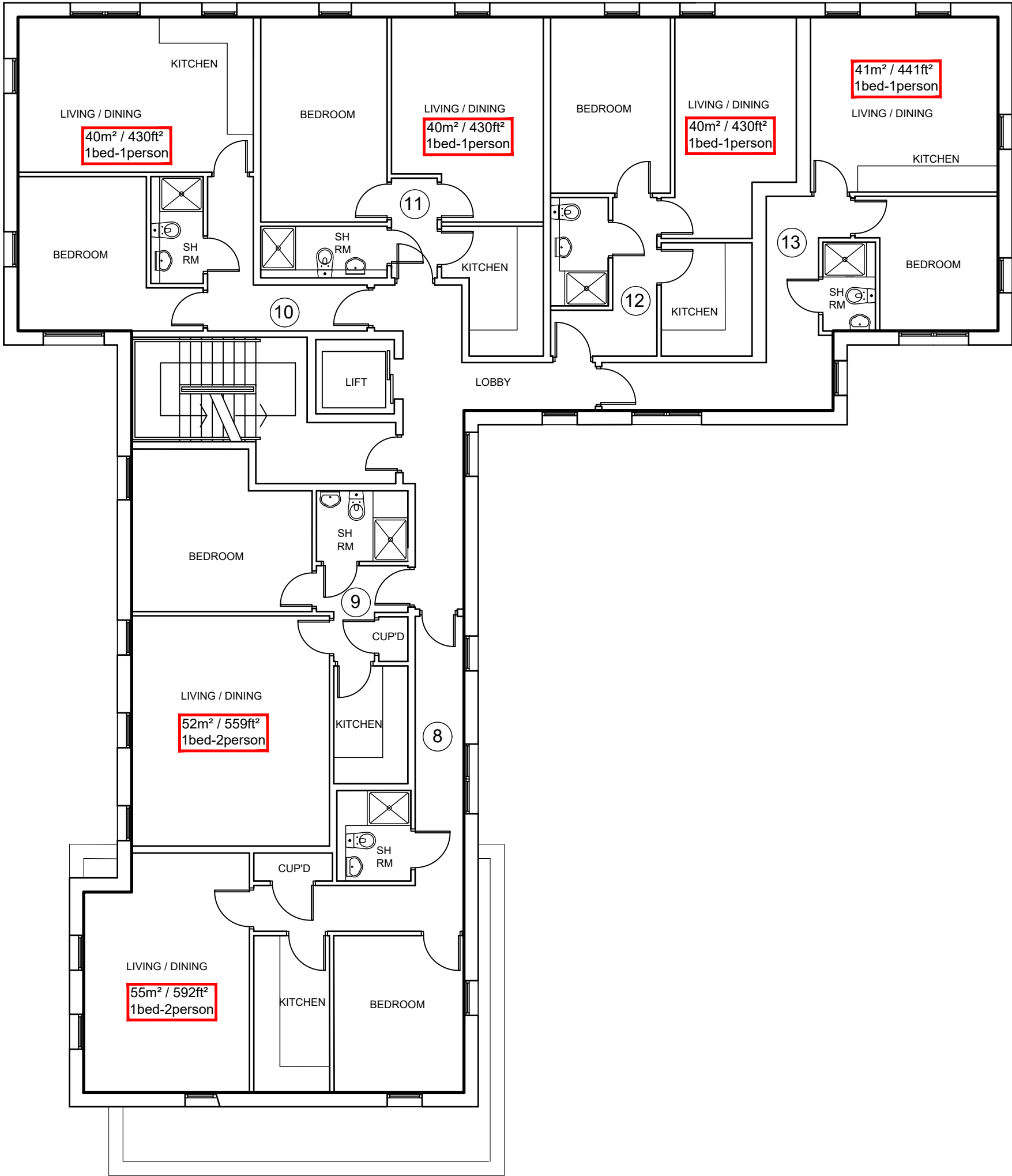




Second Floor Plan



Ground Floor Plan



First Floor Plan



North Elevation



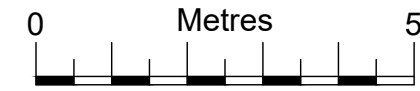
West Elevation



South Elevation



East Elevation



18 Denmark Road
Gloucester
Glos
GL1 3HZ

Proposed Elevations

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 08 B





18 Denmark Road
Gloucester
Glos
GL1 3HZ

Construction Management Plan
As Proposed

Scale 1:250 @ A1, 1:500 @ A3
Date March 2021
Dwg. No. 22112 / 10

Clive Petch
ARCHITECTS



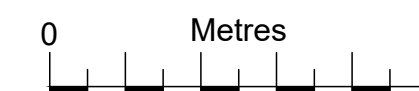
North Elevation



South Elevation (Denmark Road)



South Elevation



18 Denmark Road
Gloucester
Glos
GL1 3HZ

Proposed Elevations 1

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 11 A

Clive Petch
ARCHITECTS

3 Tebbit Mews
Winchcombe Street
Cheltenham
Glos
GL52 2NF

www.clivepetcharchitects.co.uk



East Elevation



West Elevation



18 Denmark Road
Gloucester
Glos
GL1 3HZ

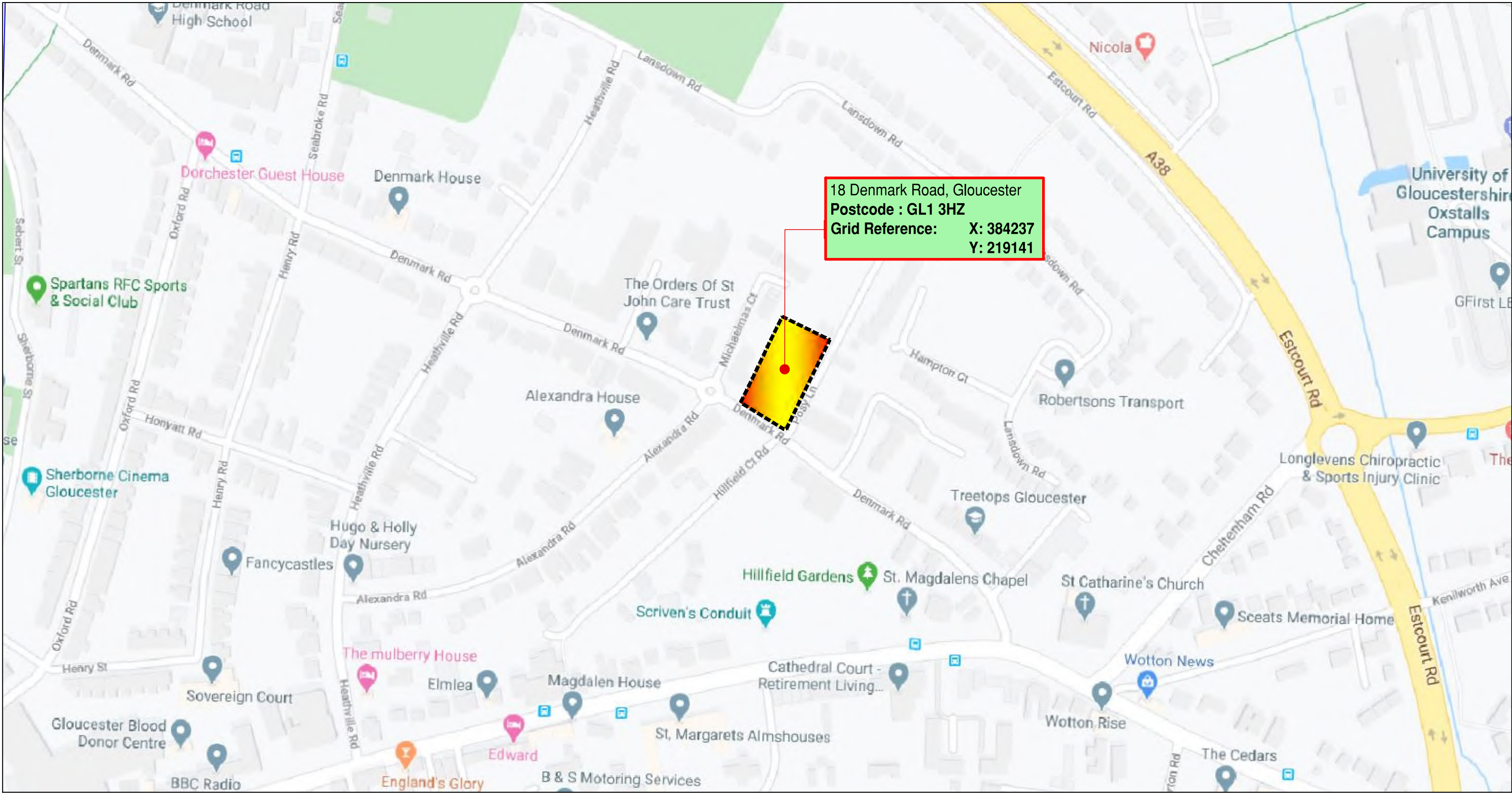
Proposed Elevations 2

Scale 1:100 @ A1, 1:200 @ A3
Date March 2021
Dwg. No. 22112 / 12 A

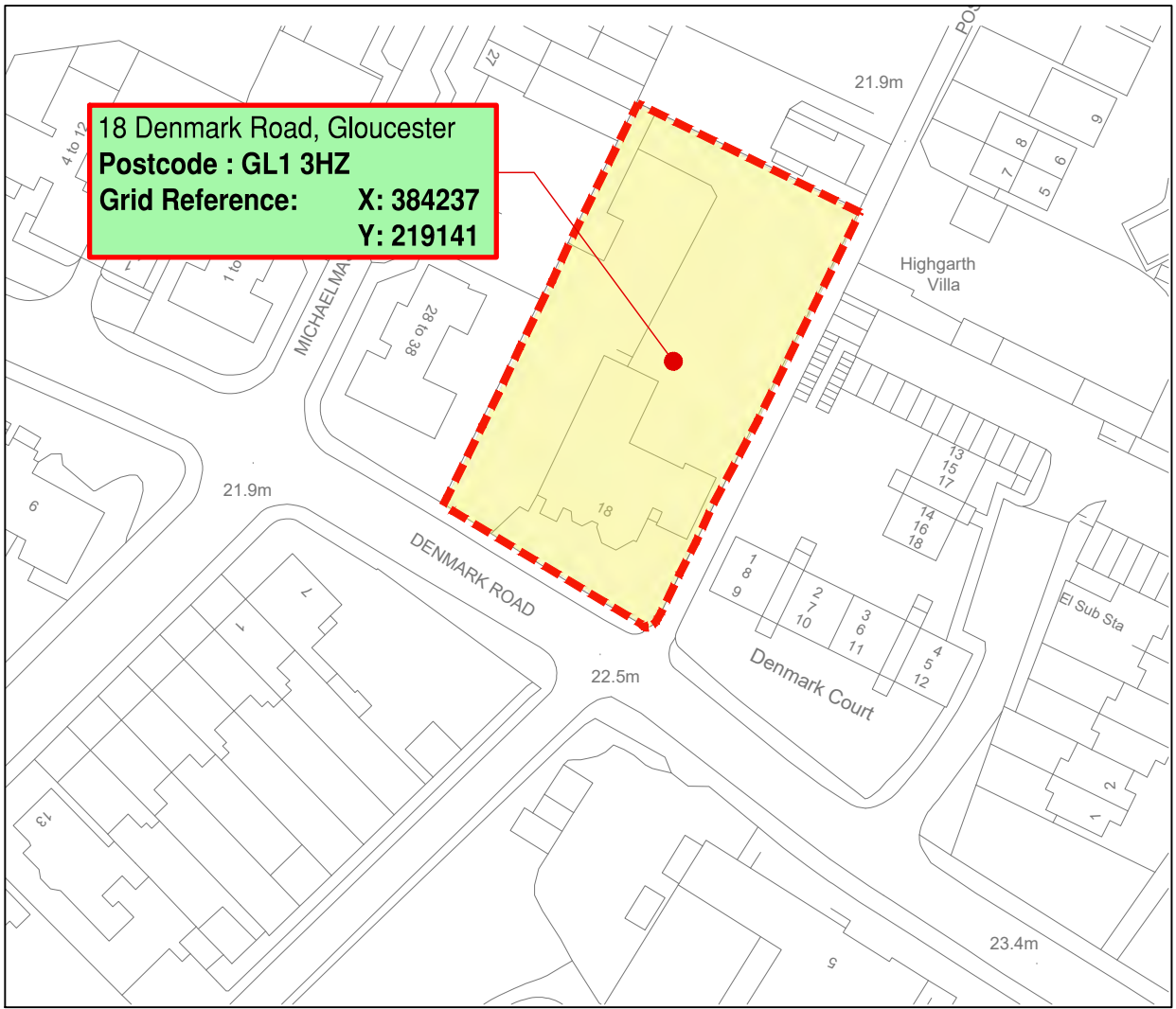
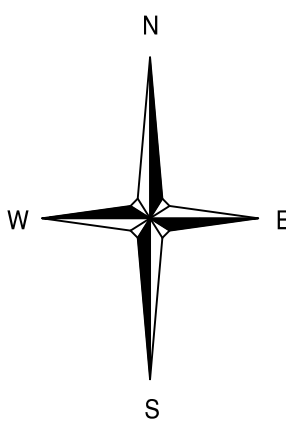
Clive Petch
ARCHITECTS

3 Tebbit Mews
Winchcombe Street
Cheltenham
Glos
GL52 2NF

www.clivepetcharchitects.co.uk



Site Location Plan
(Scale 1:2500)



Site Location Plan
(Scale 1:1000)

Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below.

 INDICATES A RESIDUAL RISK AS A WARNING

 INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing: CPK-BML-ERD-ZZ-DR-C-0100

General Notes:

- Do not scale from this drawing.
- All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
- Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
- Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
- The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
- The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
- This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
- Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

KEY:

 Assumed Site Boundary

PRELIMINARY DRAWING

This drawing is not to be used for construction

PO1	VI	AM	02/20	First Issue for Approval
Revision	By	Chk'd	Date	Description

Client
Specialised Supported Housing Ltd

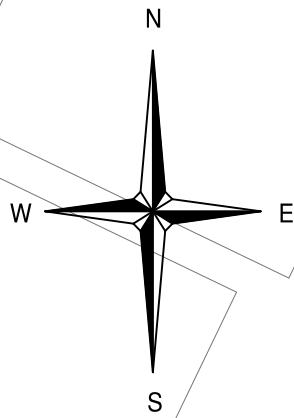
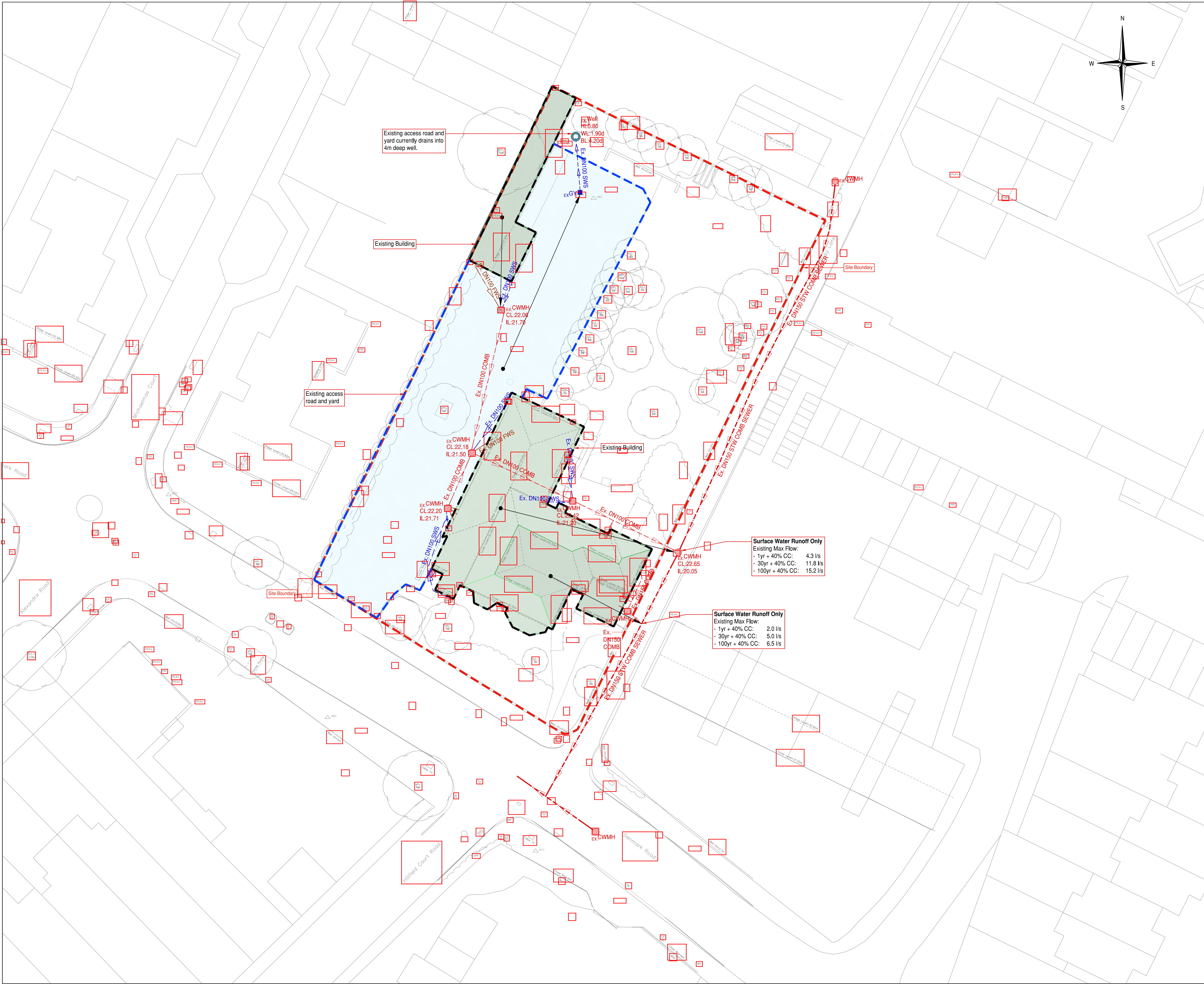
BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG



Project
**18 Denmark Road,
Gloucester**

Drawing
Site Location Plan

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20
Drawing No.	DRG-BML-ERD-ZZ-DR-C-0100		
Revision	P01		
Drawing Scale at A1:	As Shown		
CAD Filename:			



Safety, Health & Environmental Information:
In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below.

 INDICATES A RESIDUAL RISK AS A WARNING

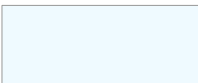
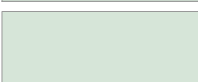
 INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing: CPK-BML-ERD-ZZ-DR-C-0100

- General Notes:**
- Do not scale from this drawing.
 - All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
 - Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
 - Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
 - The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
 - The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
 - This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
 - Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

Existing Drainage Key	
Ex. DN150 SWS	Existing Private Surface Water Sewer
Exg. DN100 SWS	Existing Private Foul Water Sewer
Exg. DN100 COMB	Existing Private Combined Water Sewer
Exg. DN100 STW COMB	Existing STW Combined Water Sewer
Ex CWMH CL:20.00m IL:19.400m	Existing Combined Water Manhole

	Hard Area for Access Road (Runoff Coefficient = 100%)
	Hard Area for Housing and Hardstanding (Runoff Coefficient = 100%)
	Hard Area for Housing and Hardstanding (Runoff Coefficient = 100%)

PRELIMINARY DRAWING
This drawing is not to be used for construction

Revision	By	Chk'd	Date	Description
P01	VI	AM	02/20	First Issue for Approval

Client
Specialised Supported Housing Ltd

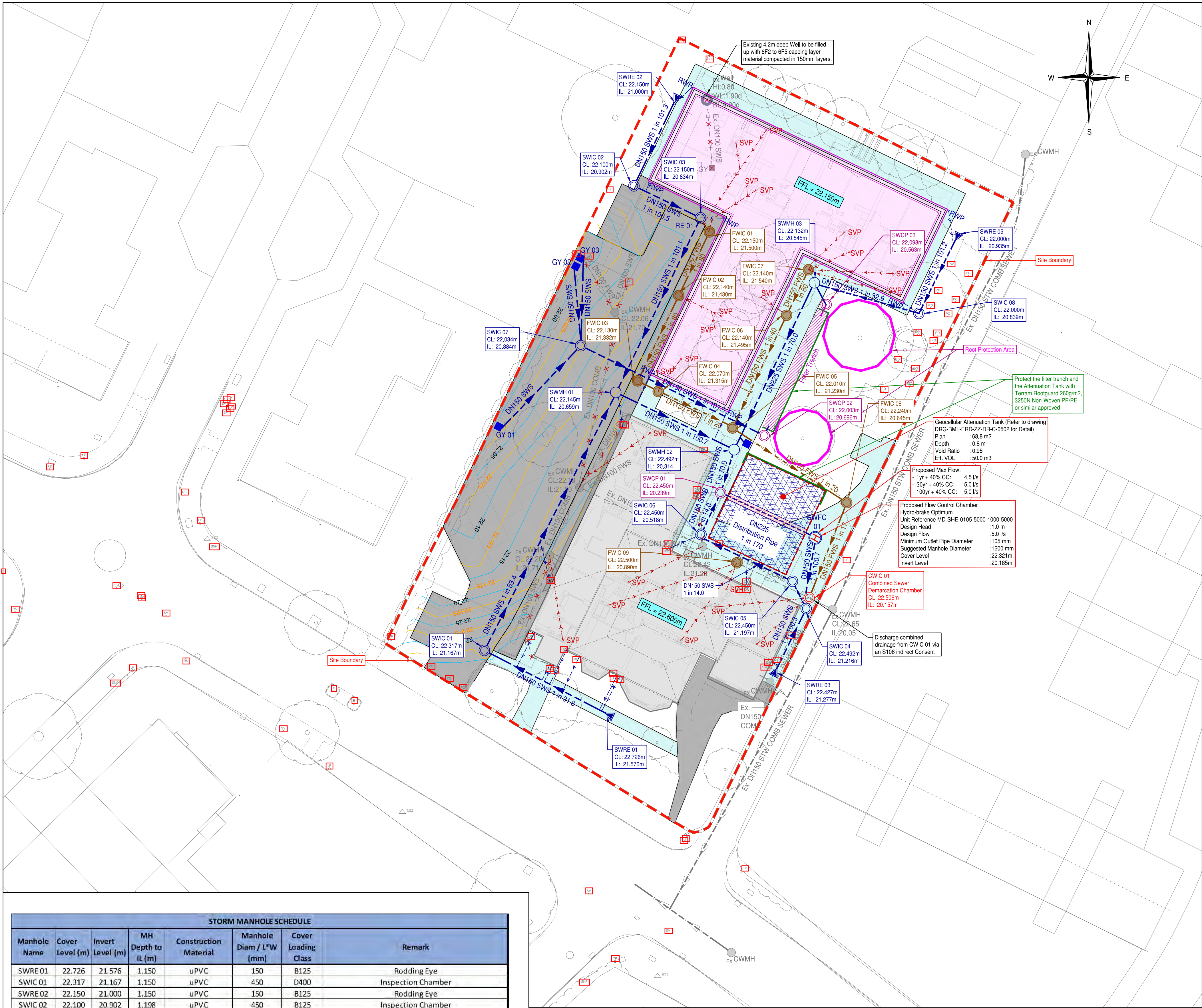
BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG



Project
**18 Denmark Road,
Gloucester**

Drawing
Existing Surface Water Drainage Layout

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20
Drawing No.		Revision	
DRG-BML-ERD-ZZ-DR-C-0500		P01	
Drawing Scale at A1: 1:200			
CAD Filename:			



STORM MANHOLE SCHEDULE							
Manhole Name	Cover Level (m)	Invert Level (m)	MH Depth to IL (m)	Construction Material	Manhole Diam / L*W (mm)	Cover Loading Class	Remark
SWRE 01	22.726	21.576	1.150	uPVC	150	B125	Rodding Eye
SWIC 01	22.317	21.167	1.150	uPVC	450	D400	Inspection Chamber
SWRE 02	22.150	21.000	1.150	uPVC	150	B125	Rodding Eye
SWIC 02	22.100	20.902	1.198	uPVC	450	B125	Inspection Chamber
SWIC 03	22.150	20.834	1.316	uPVC	450	C250	Inspection Chamber
SWMH 01	22.145	20.659	1.486	Precast Concrete	1200	D400	Manhole
SWMH 02	20.492	20.314	0.178	Precast Concrete	1200	B125	Manhole
SWRE 03	22.427	21.277	1.150	uPVC	150	B125	Rodding Eye
SWIC 04	22.492	21.216	1.276	uPVC	450	B125	Inspection Chamber
SWIC 05	22.450	21.197	1.253	uPVC	450	B125	Inspection Chamber
SWIC 06	22.450	20.518	1.932	uPVC	450	B125	Inspection Chamber
SWCP 01	22.450	20.239	2.211	Precast Concrete	1200	B125	Catchpit - 450mm sump
SWIC 07	22.034	20.884	1.150	uPVC	450	B125	Inspection Chamber
SWCP 02	22.003	20.696	1.307	uPVC	450	B125	Catchpit - 450mm sump
SWCP 03	22.098	20.563	1.535	uPVC	450	B125	Catchpit - 450mm sump
SWMH 03	22.132	20.545	1.587	Precast Concrete	1200	B125	Manhole
SWRE 05	22.000	20.935	1.065	uPVC	150	B125	Rodding Eye
SWIC 08	22.000	20.839	1.161	uPVC	450	B125	Inspection Chamber
SWFC 01	22.321	20.185	2.136	Precast Concrete	1200	B125	Hydro-Brake Chamber
CWIC 01	22.506	20.157	2.349	uPVC	450	B125	Combined Water Inspection Chamber

FOUL MANHOLE SCHEDULE							
Manhole Name	Cover Level (m)	Invert Level (m)	MH Depth to IL (m)	Construction Material	Manhole Diam / L*W (mm)	Cover Loading Class	Remark
FWIC 01	22.150	21.500	0.650	uPVC	450	C250	
FWIC 02	22.140	21.430	0.710	uPVC	450	C250	
FWIC 03	22.130	21.332	0.798	uPVC	450	C250	
FWIC 04	22.070	21.315	0.755	uPVC	450	B125	
FWIC 05	22.010	21.230	0.780	uPVC	450	B125	
FWIC 06	22.140	21.495	0.645	uPVC	450	B125	
FWIC 07	22.140	21.540	0.600	uPVC	450	B125	
FWIC 08	22.240	20.645	1.595	uPVC	450	B125	
CWIC 01	22.506	20.157	2.349	uPVC	450	B125	Combined Water Demarcation Chamber

Drainage Notes:

- The existing services shown on this drawing are not necessarily complete nor is their location with regard to position and depth precise. It is the Contractor's responsibility to liaise with all relevant services companies to ensure that all services are accurately located and adequately protected during construction.
- Pipes up to and including 300mm diameter shall be vitrified clay to BS EN 295 with either sleeved or spigot and socket flexible joints, and shall satisfy the minimum crushing strengths stated below:
1000 - 28 kN/m² 2250 - 28 kN/m²
1500 - 28 kN/m² 3000 - 36 kN/m²

Alternatively a PVC system (complying with appropriate standards and drainage authority requirements) may be used when agreed with the engineer and installed in strict accordance with manufacturers recommendations.

- Pipes of 375mm diameter and above shall be precast concrete class M with flexible joints to BS 5911 Part 100.
- All pipes to be 1500 (unless noted otherwise) & laid to a minimum fall of 1:80 (unless noted otherwise). All pipes are to be laid in accordance with the Manufacturer's recommendations and sitework instructions.
- Invert levels at connections to existing drainage to be confirmed by the Contractor to the Engineer prior to commencing drainage construction.
- All new rainwater down pipes are to discharge into roddable connections.
- Manhole cover grades are to be as follows:
Grade Proposed Use
A15 Landscaping
B125 Pedestrian only Areas
C250 Car Parking Areas
D400 Highway
- Precast concrete chamber sections and cover slabs to be to BS: 5911.

- Chamber sizes:
Main pipe dia (mm) Chamber dia (mm)
< 375 1200 (1050 where depth to soffit is 1.35m-1.5m)
375-450 1350
450-700 1500
700-900 1800
> 900 Pipe dia. + 900

- All pipes to be built into the manhole invert with soffits level.
- All manhole and gully gratings to be to BS: EN 124.
- Metal shims are to be placed beneath manhole cover frames as levelling aids. The shims are to remain in place when the frame is grouted in to position to avoid settlement under trafficking.
- Section 106 connection application to be sought and approved (by the Contractor) prior to any connections to the public network being made.
- All Cover Levels to be adjusted to suit final site levels.
- All RWP, SS, & SVP are to be confirmed by the architects.

- The position of the existing drainage network on site to be surveyed & marked out before construction commences. Existing drainage network is to be protected during construction.

KEY:

Existing Drainage Key	
Ex. DN150 SWS	Existing Private Surface Water Sewer
Exg. DN100 SWS	Existing Private Foul Water Sewer
Exg. DN100 COMB	Existing Private Combined Water Sewer
Exg. DN100 STW COMB	Existing STW Combined Water Sewer
Ex CWMH CL:20.00m IL:19.400m	Existing Combined Water Manhole
Ex. DN150 SWS	Existing Sewer to be removed

Proposed Drainage Key

DN150 SWS 1 in 100	Proposed Surface Water Sewer
SWIC XX CL:20.000 IL:19.400	Proposed DN450 Surface Water Inspection Chamber. Refer to drawing DRG-BML-ERD-ZZ-DR-C-0502 for Details.
SWCP XX CL:20.000 IL:19.200	Proposed Surface Water Separate Rigistorm Catchpit with 450mm Sump. Refer to drawing DRG-BML-ERD-ZZ-DR-C-0502 for Details.
SWFC XX CL:20.000 IL:19.200	Proposed DN1200 Surface Water Flow Control Chamber. Refer to drawing DGR-BML-ERD-ZZ-DR-C-0502 for Details.
Proposed DN150 Rain Water Pipe Connections	
RWP	Proposed Rain Water Pipe Position
GU XX	Proposed Gully
SWRE XX	Proposed Surface Water Rodding Eye
DN150 FWS 1 in 45	Proposed Foul Water Sewer
FWIC 01 CL:49.650 IL:49.201	Proposed DN450 Foul Water Inspection Chamber. Refer to drawing DRG-BML-ERD-ZZ-DR-C-0502 for Details.
Proposed DN150 SVP Connections	
SVP	Assumed Soil Vent Pipe Position
FWIC 01 CL:49.650 IL:49.201	Proposed DN450 Combined Water Inspection Chamber. Refer to drawing DRG-BML-ERD-ZZ-DR-C-0502 for Details.
Proposed Filter Trench. Refer to drawing DRG-BML-ERD-ZZ-DR-C-0502 for Details.	

Proposed Building	
Existing Building	
Proposed Paved Areas	

Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below.

- INDICATES A RESIDUAL RISK AS A WARNING
- INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing: CPK-BML-ERD-ZZ-DR-C-0100

General Notes:

- Do not scale from this drawing.
- All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
- Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
- Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
- The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
- The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
- This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
- Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

Pipe Bedding

- Pipes to be surrounded in concrete shall be supported on precast concrete setting blocks, the top face of each block being covered with two layers of compressible packing.
- Where pipes with flexible joints are used the concrete protection shall be interrupted over its full cross section at every joint position by a shaped former of compressible filler.
- All bedding and selected backfill material to be in accordance with the Highways Agency Specification for Highway Works unless noted otherwise.

- Pipe Bedding (unless noted otherwise):
Cover to Pipe: Bedding Class:
Less than 600 Class Z
600-900 Class S (unpaved areas) or Class Z (paved areas)
Greater than 900 Class B

- Trench Width:
Pipe dia (mm) Max Trench Width (mm)
450 450
150 600
225 700
300 800

- Backfill and selected backfill to trenches:
Paved areas: Type 1 Granular sub-base (to CL 803) to underside of pavement construction.
Unpaved areas: Selected excavated material

PRELIMINARY DRAWING

This drawing is not to be used for construction

Revision	By	Chkd	Date	Description
P01	VI	AM	02/20	First Issue for Approval

Client
Specialised Supported Housing Ltd

BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG



Project
18 Denmark Road,
Gloucester

Drawing

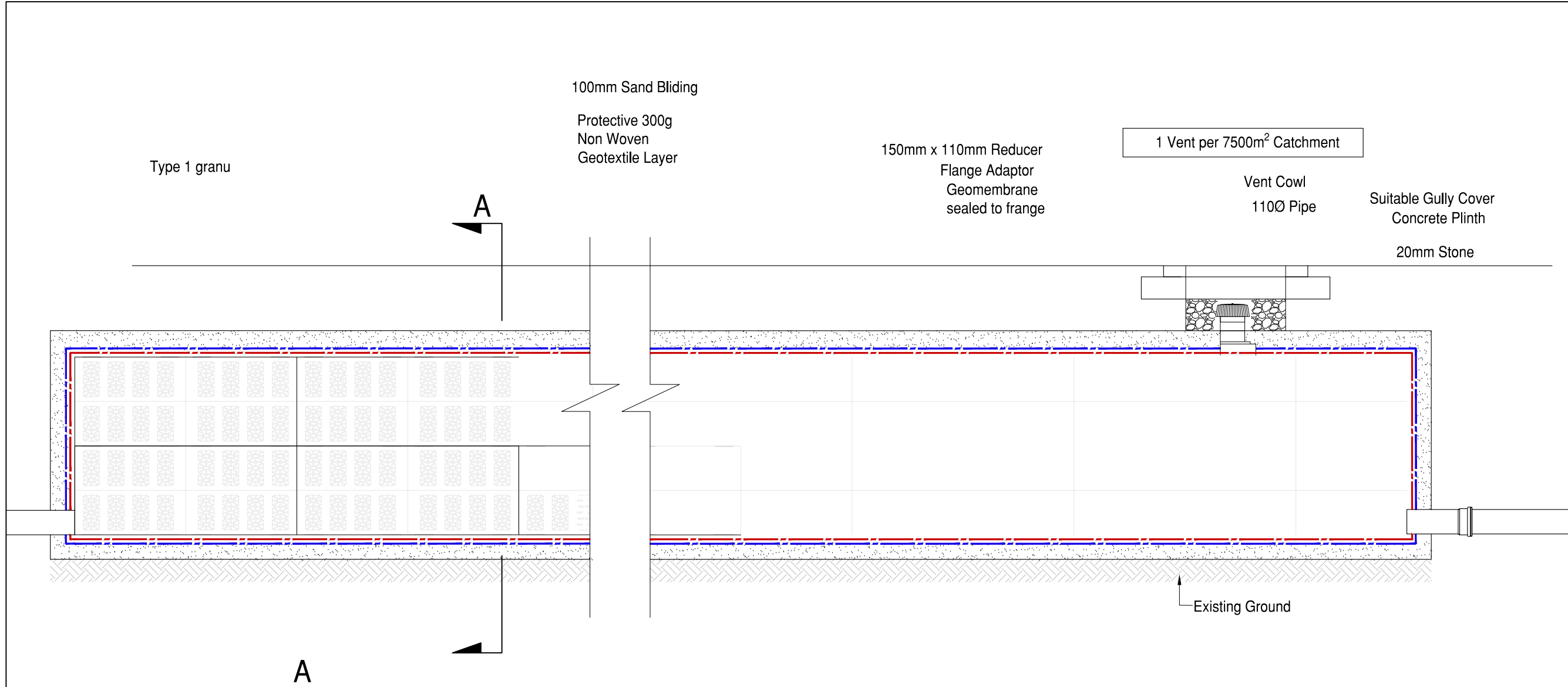
Combined Drainage Layout

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20

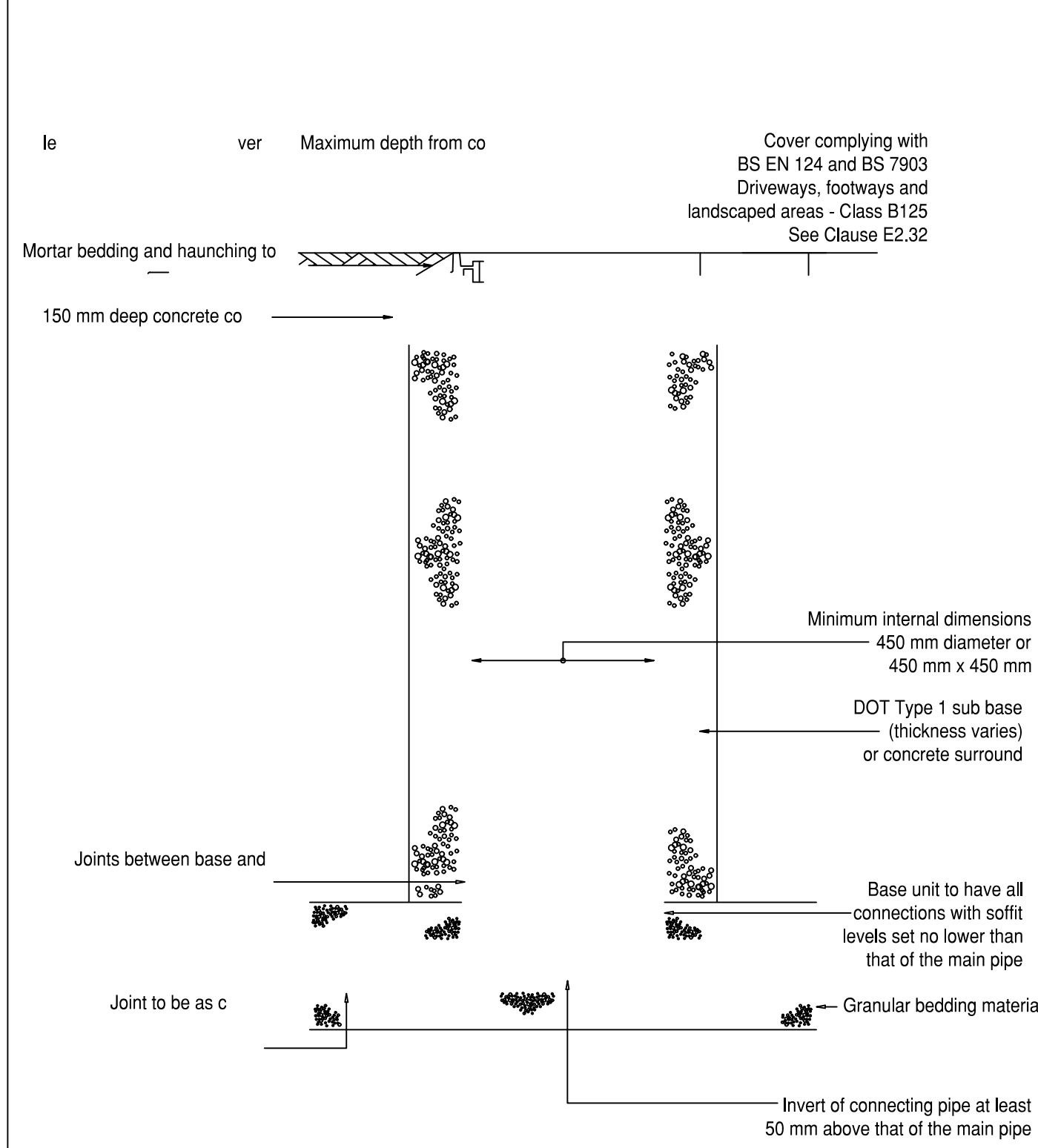
Drawing No.	Revision
DRG-BML-ERD-ZZ-DR-C-0501	P01

Drawing Scale at A1: 1:200

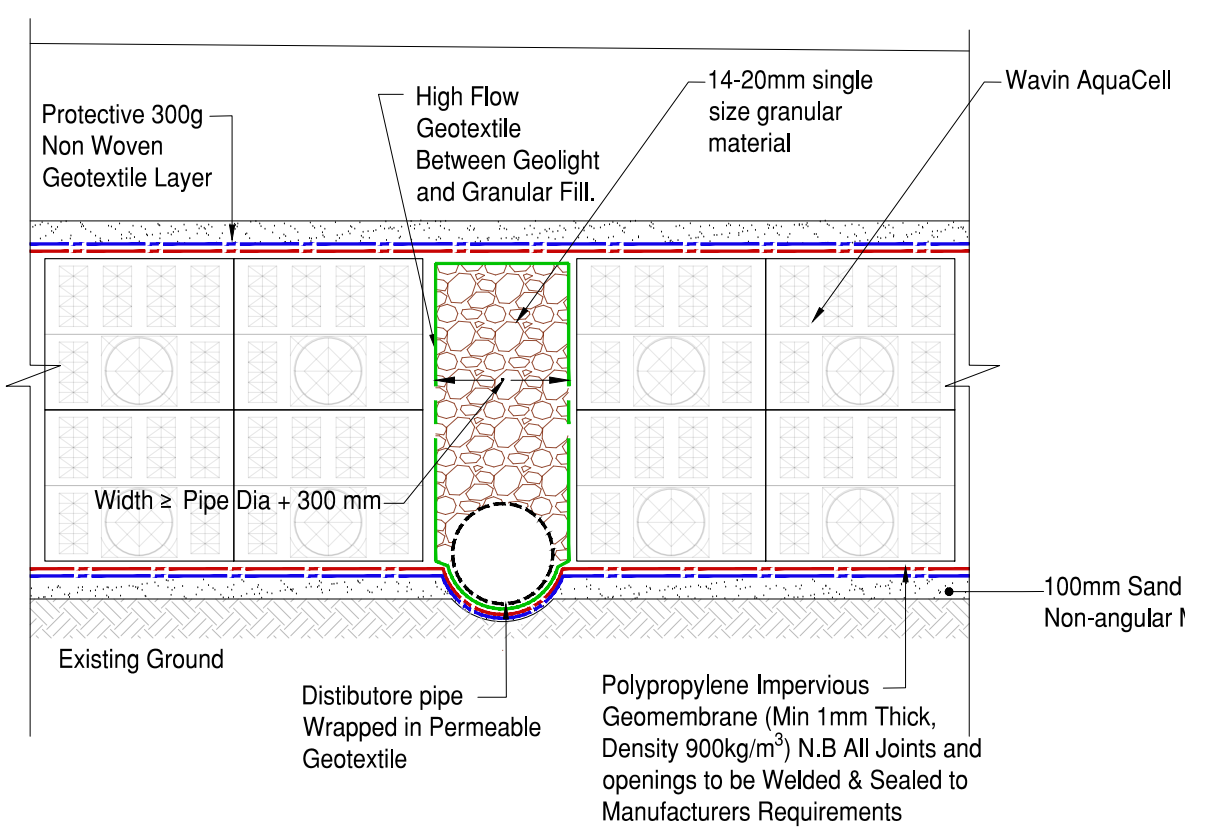
CAD Filename:



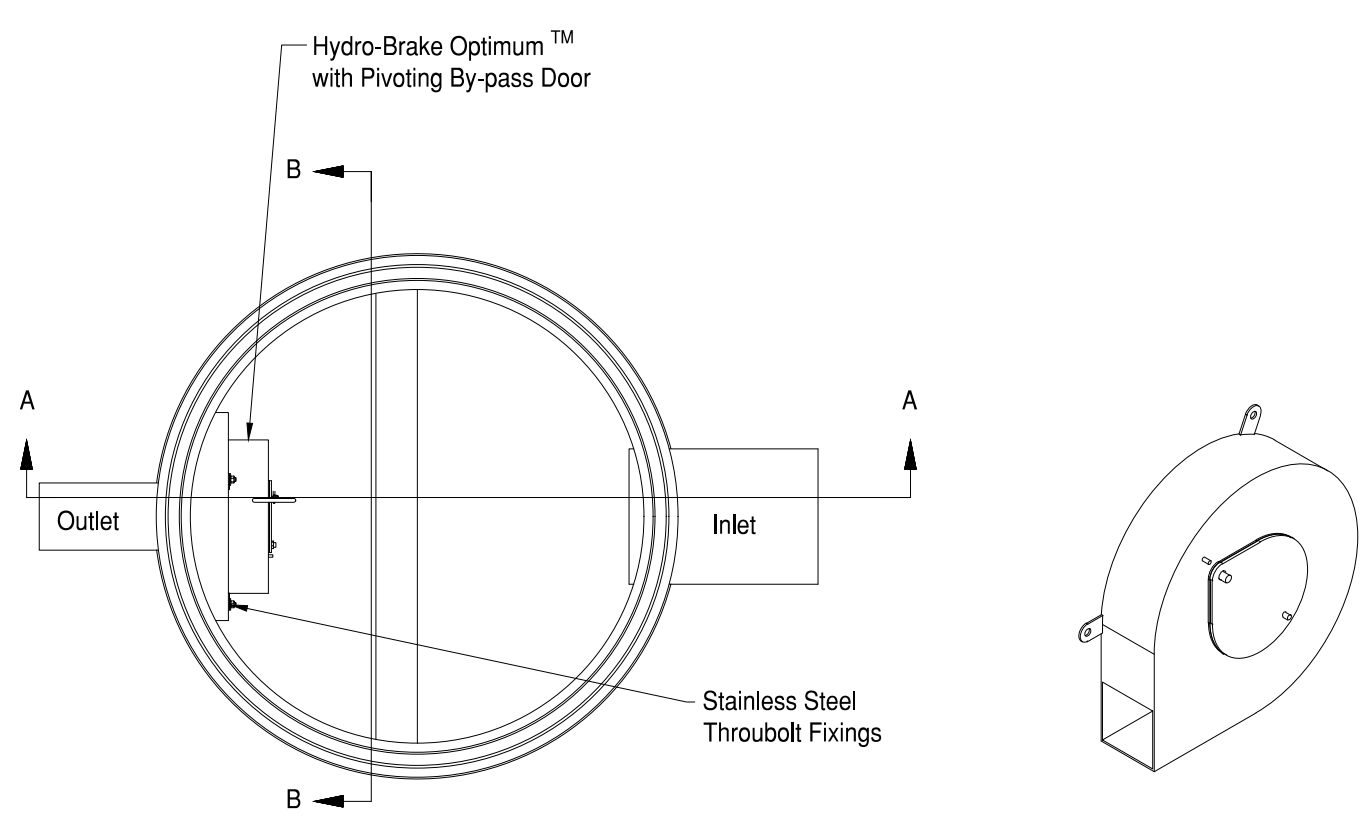
Typical Cellular Storage Tank
Scale 1:20



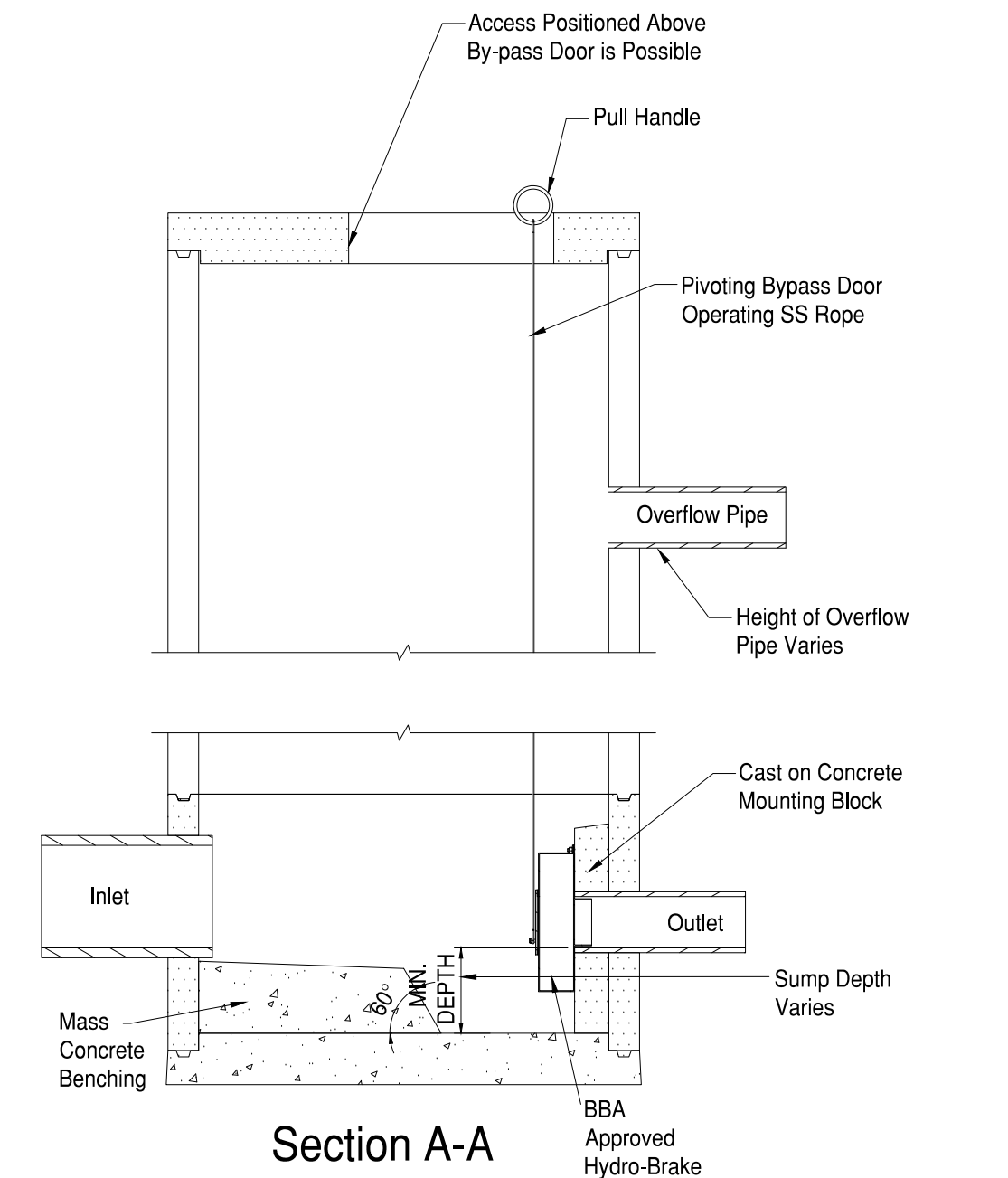
Detail of Cellular Storage Tank



Section A-A
Scale 1:20

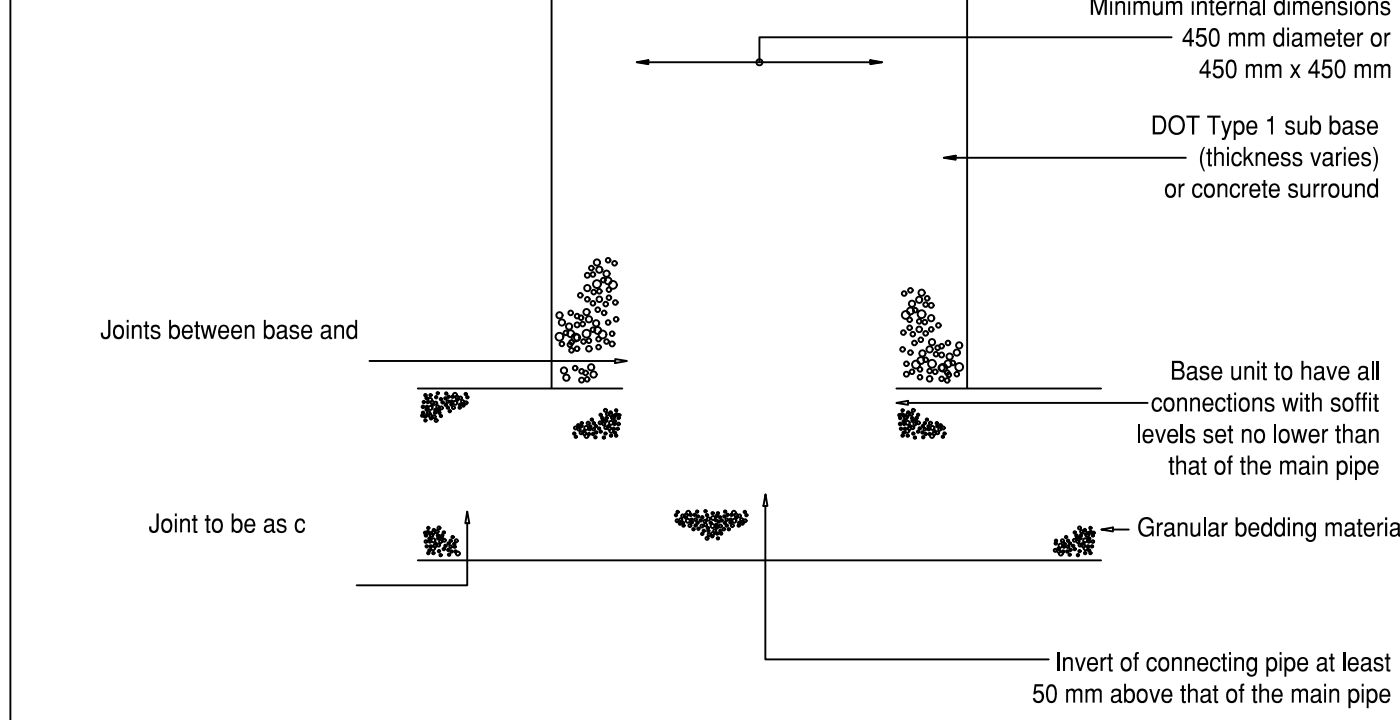


Plan
Scale 1:20

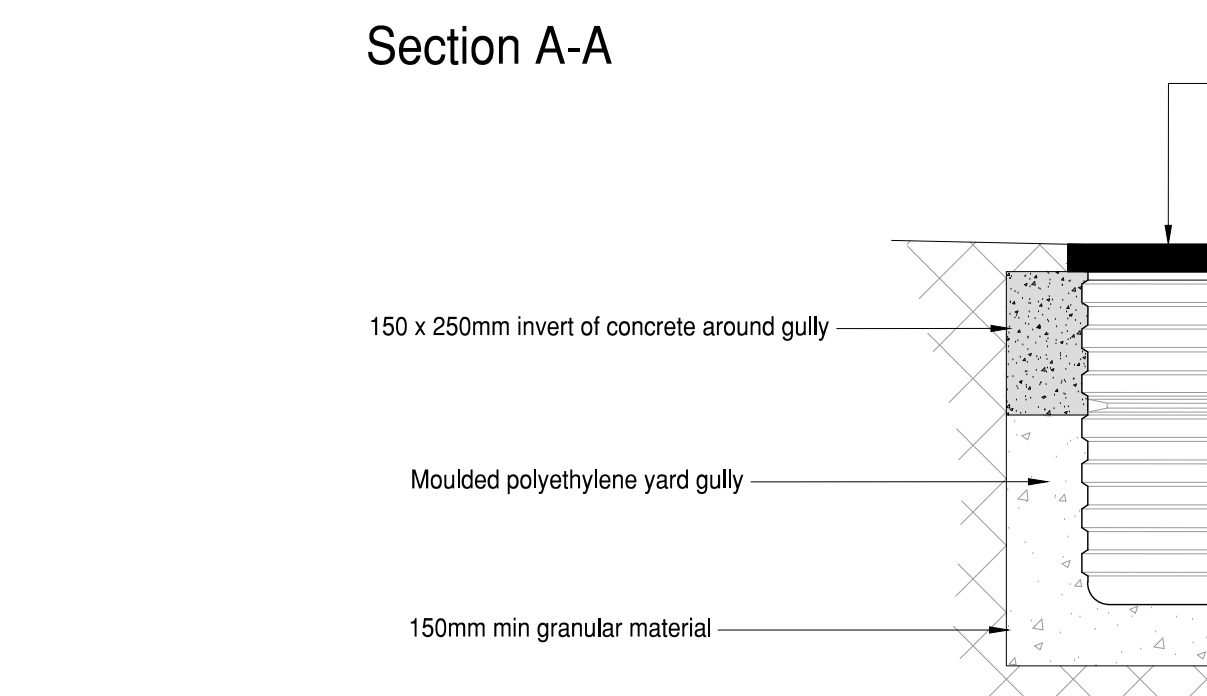


Section A-A
Scale 1:20

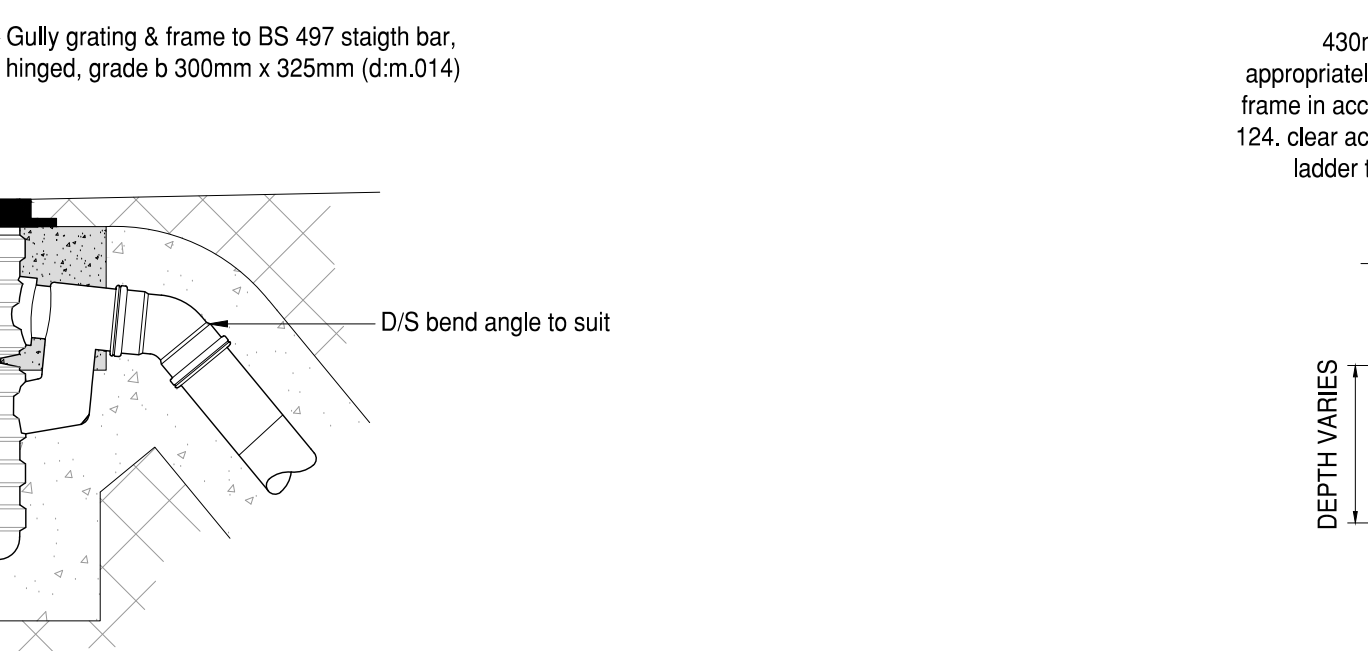
Typical Hydrobrake Chamber Detail With Overflow Pipe
Scale 1:20



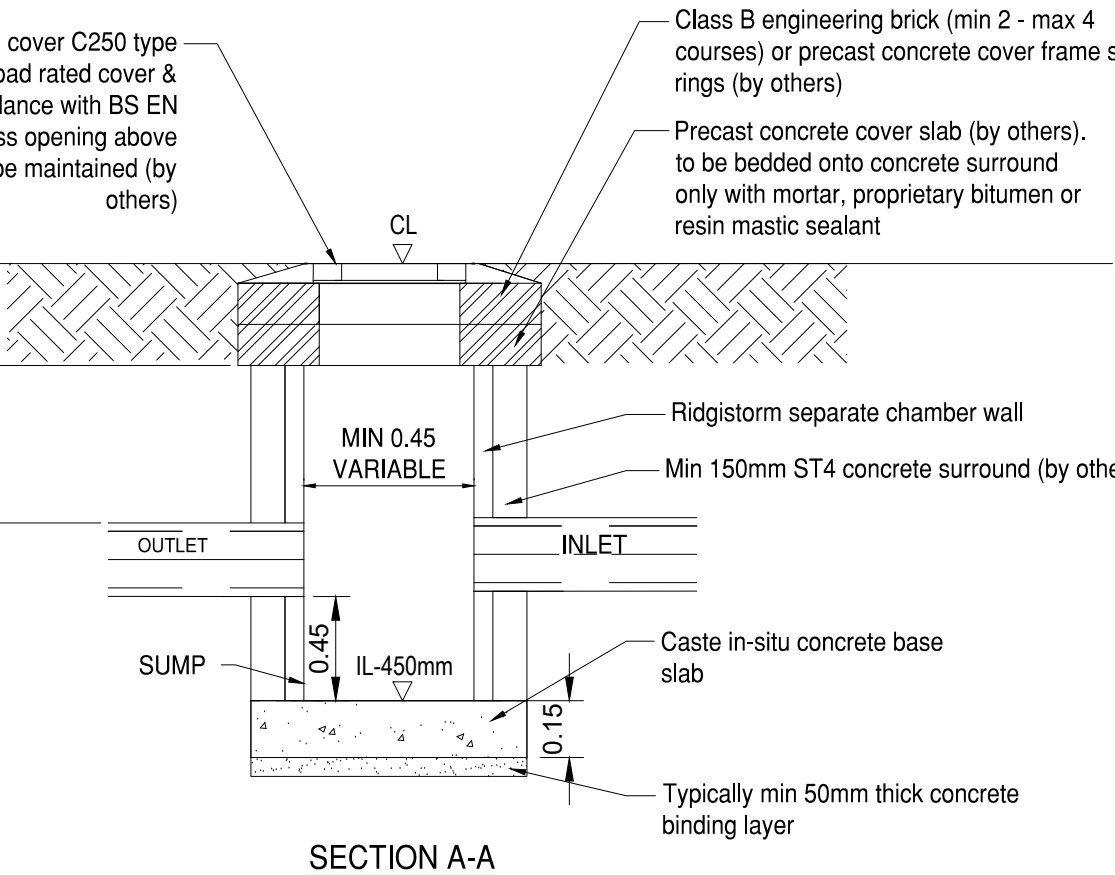
Detail of Cellular Storage Tank



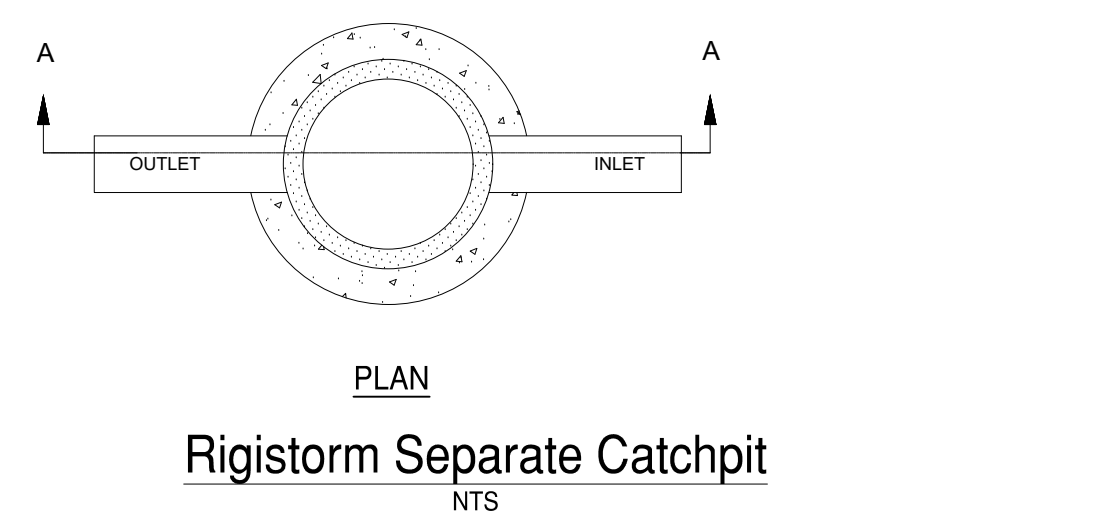
Section A-A
Scale 1:20



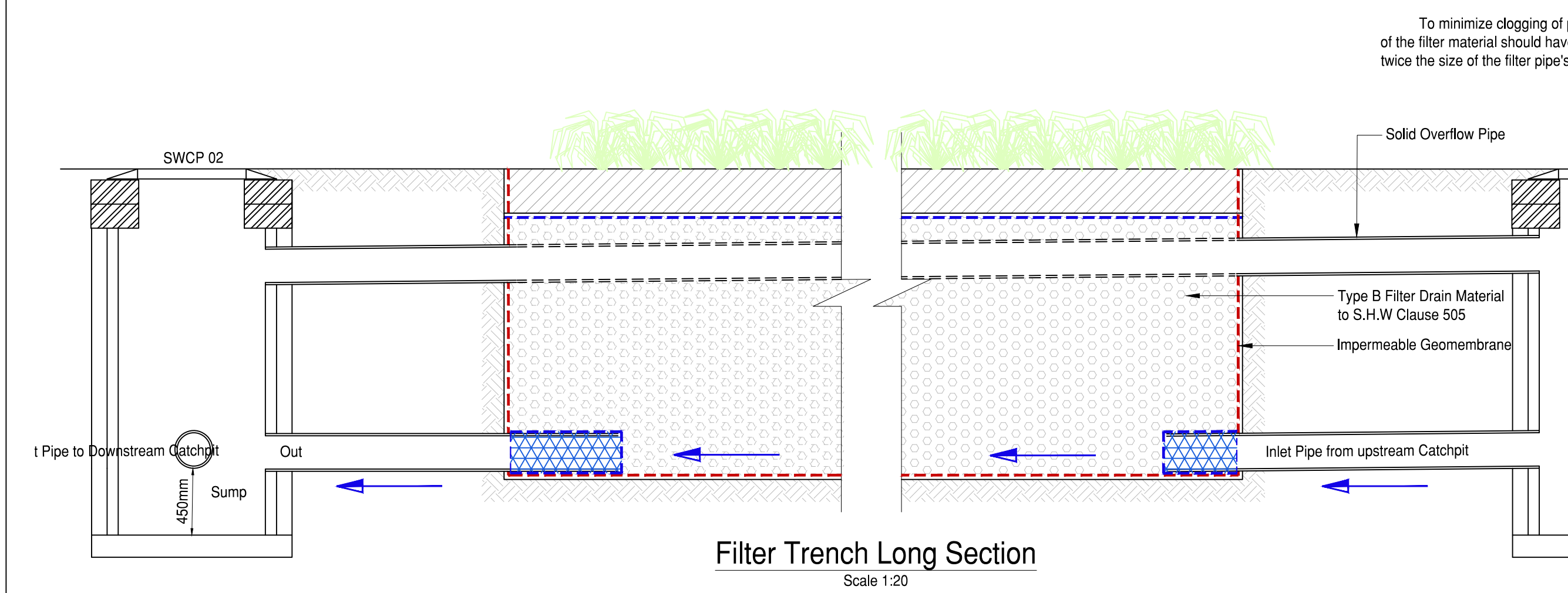
Gully Detail - Non-kerbing Areas
NTS



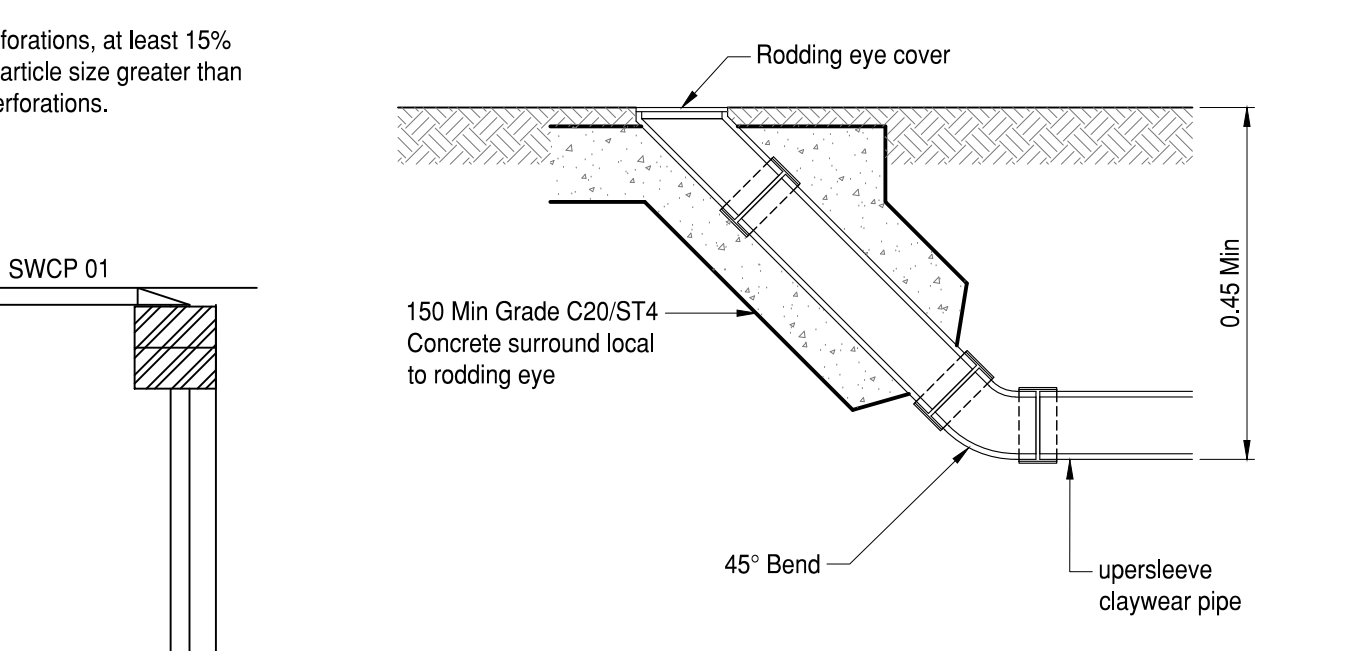
SECTION A-A
Scale 1:20



PLAN
Scale 1:20



Filter Trench Long Section
Scale 1:20



Rodding Eye Detail
Scale 1:20

Safety, Health & Environmental Information:
In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below.

INDICATES A RESIDUAL RISK AS A WARNING

INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing:

- General Notes:**
1. Do not scale from this drawing.
 2. All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
 3. Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
 4. Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
 5. The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
 6. The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
 7. This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
 8. Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

PRELIMINARY DRAWING
This drawing is not to be used for construction

Revision	By	Chk'd	Date	Description
P01	VI	AM	02/20	First Issue for Approval

Client
Specialised Supported Housing Ltd

BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG

Project
**18 Denmark Road,
Gloucester**

Drawing
Drainage Details

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20
Drawing No.	DRG-BML-ERD-ZZ-DR-C-0502		
Revision	P01		
Drawing Scale at A1:	As Shown		
CAD Filename:			



Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below,

 INDICATES A RESIDUAL RISK AS A WARNING

 INDICATES A RESIDUAL RISK FOR INFORMATION

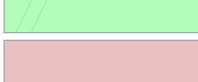
and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing: CPK-BML-ERD-ZZ-DR-C-0100

General Notes:

1. Do not scale from this drawing.
2. All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
3. Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
4. Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
5. The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
6. The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
7. This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
8. Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

KEY:

	Hard Area for Access Road (Runoff Coefficient = 100%)
	Hard Area for Housing (Runoff Coefficient = 100%)
	Hard Area for Housing (Runoff Coefficient = 100%)
	Permeable Paved Areas (Runoff Coefficient = 70%)

PRELIMINARY DRAWING

This drawing is not to be used for construction

Revision	By	Chkd	Date	Description
P01	VI	AM	02/20	First Issue for Approval

Client
Specialised Supported Housing Ltd

BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG



Project
**18 Denmark Road,
Gloucester**

Drawing

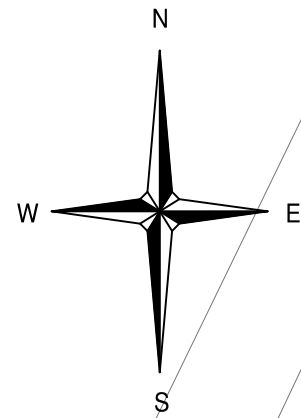
Proposed Catchment Areas

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20

Drawing No.	Revision
DRG-BML-ERD-ZZ-DR-C-0510	P01

Drawing Scale at A1: 1:200

CAD Filename:



Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below.

 INDICATES A RESIDUAL RISK AS A WARNING

 INDICATES A RESIDUAL RISK FOR INFORMATION

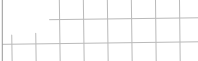
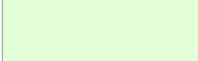
and described below:

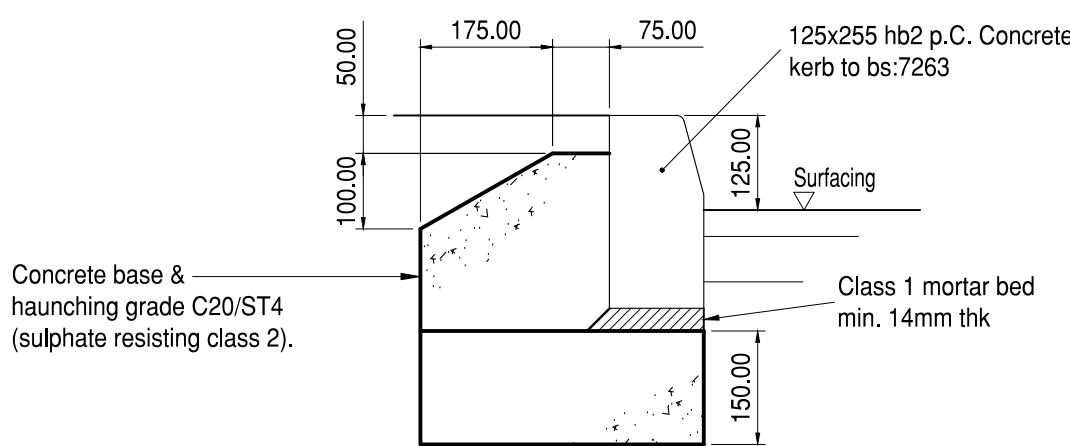
Construction/Maintenance/Cleaning/Demolition
Refer to Drawing: CPK-BML-ERD-ZZ-DR-C-0100

General Notes:

- Do not scale from this drawing.
- All dimensions are in meters (m), all levels in metres (m) unless noted otherwise.
- Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
- Materials and workmanship are to comply in all respects with current British Standard Specifications, Codes of Practice, and Building Regulations Approved Documents.
- The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
- The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
- This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.
- Details and locations of existing services are based on the Topographical Survey and Utility Records received from Third Parties and Service Providers respectively, and should be considered indicative and approximate only. The existing services shown on drawings may not be exhaustive. The Contractor shall use Trial Pits and other approved methods to accurately locate and verify the positions and depths of all existing services before commencement of works on site.

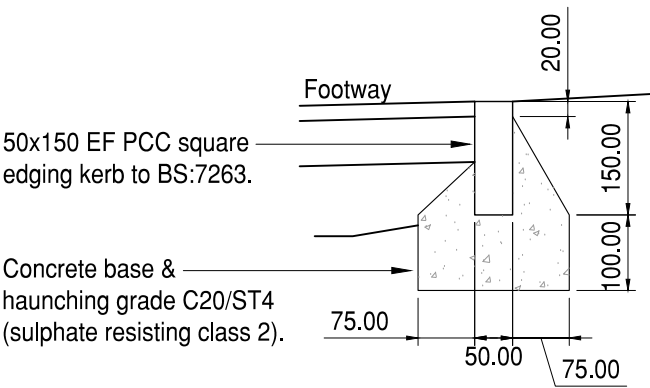
KEY:

—HB2—	Proposed HB2 Kerbs
BN—BN—BN	Proposed BN Kerbs with 25mm upstand
EF—EF—EF	Proposed EF Kerbs laid flush
	Existing Tarmac Areas
	Existing Block Paved Area
	Existing & Proposed Green Areas



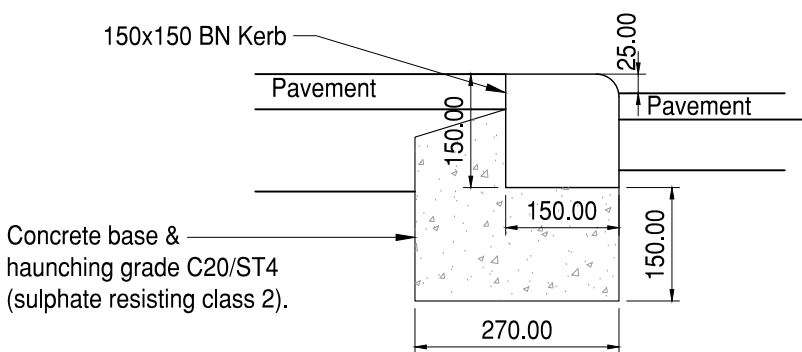
HB2 Kerb Bedding Detail

Scale 1:10



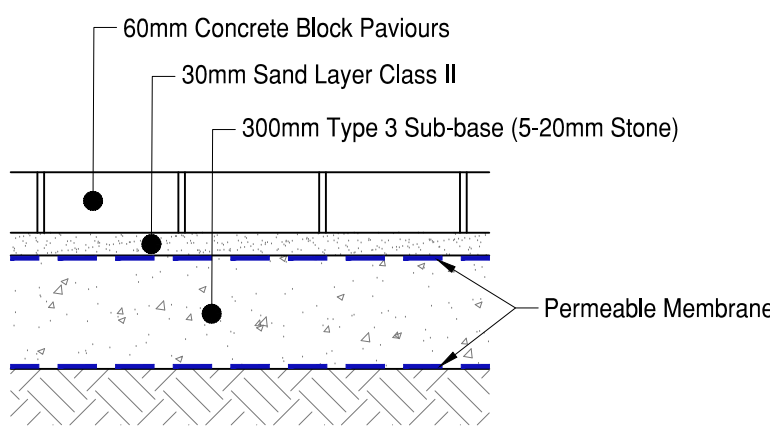
EF Kerb Bedding Detail

Scale 1:10



BN Kerb Bedding Detail

Scale 1:10



Permeable Footpath Construction Detail

Scale 1:10

PRELIMINARY DRAWING

This drawing is not to be used for construction

Revision	By	Chk'd	Date	Description
P01	VI	AM	02/20	First Issue for Approval

Client
Specialised Supported Housing Ltd

BarnsleyMarshall Limited
1 Birch Court
Blackpole East
Worcester
WR3 8SG



Project
**18 Denmark Road,
Gloucester**

Drawing

External Surfaces

Drawn by	VI	Date	02/20
Checked by	AM	Date	02/20

Drawing No.	Revision
DRG-BML-ERD-ZZ-DR-C-0700	P01

Drawing Scale at A1: 1:200

CAD Filename:

Tab

	Surface Course	Binder Course	Base Layer (Bituminous)	Base Layer (HBM)	Sub-base/Capping Layer (Foundation Class 2)	In-situ CBR	Type 1 sub base to DIT SHW Clause 803	6F2 to 6F5 Capping layer to SHW clause 613
Existing					150mm Type 1 sub base DIT SHW to Clause 803 and 350mm of 6F2 Capping Layer to SHW Clause 613	>=5%	225	-
						2% <= CBR < 5%	150	350
						< 2%	150	600

Notes:

- Sub-base to be Type 1 granular sub-base in accordance with SHW clause 803.
- Capping to be type 6F2 to 6F5 in accordance with SHW clause 613.

Assumed CBR for the site is between 2% and 5% and check in situ CBR at time of construction and adjust pavement foundation as per Table 2.