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12. All Cladding & building attachments externally to be all A1 fire rated.
13. **FFR:** We do NOT take any responsibility and do not carry any P1 cover in relation to any matters relating to fire safety. Part B Building Regulations, BS 9991 for fire or BS 5131 and drawings do not carry any P1 cover in relation to fire safety. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
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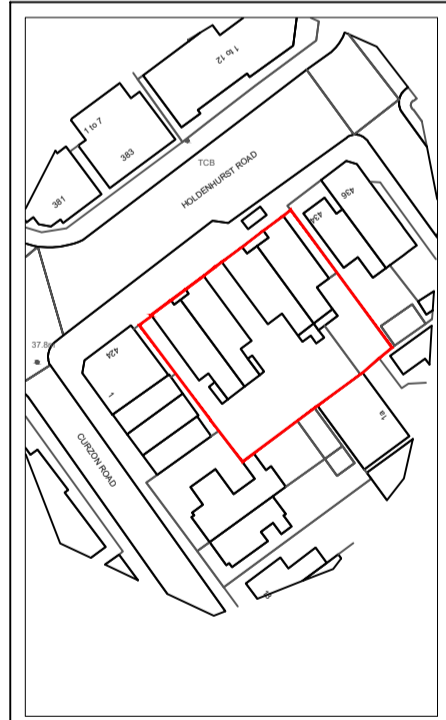
Windows forming the overhauling strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1)



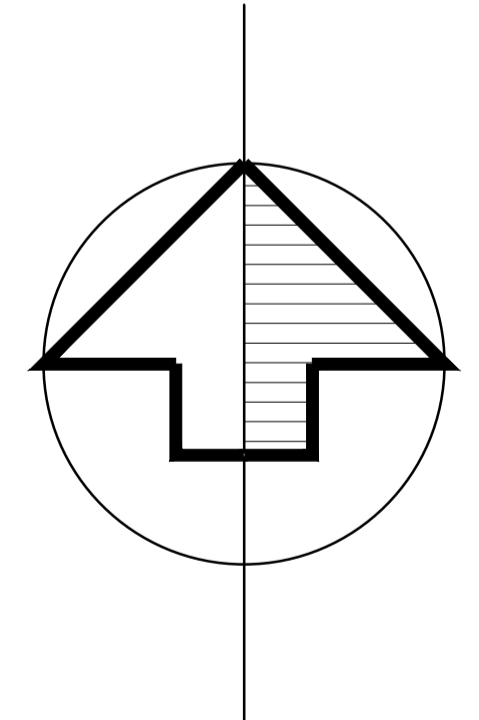
PROPOSED SITE PLAN SCALE 1:200
BASED ON TOPO INFORMATION



BLOCK PLAN SCALE 1:500
BASED ON O.S INFORMATION
Ordnance Survey Licence No: 100007080



LOCATION PLAN SCALE 1:1250
BASED ON OS INFORMATION
Ordnance Survey Licence No: 100007080



LEGEND

- SITE BOUNDARY
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING LEVELS
- INDICATIVE PLANTING
- FOOTPRINT OF CURRENT SCHEME IN PLANNING

SITE AREA: 0.086 HECTARES / 0.21 ACRES
20 X FLATS (6 X 2 BEDS & 14 X 1 BEDS)
PROPOSED GIA = 1275.4 SQ.M

F	CYCLE & BIN STORE REVISED.	26/02/26	GR
E	CYCLE LOCATION STORE AMENDED.	05/12/25	JA
D	REVISED ROOF PLAN SHOW. PATHS AMENDED.	17/09/25	JA
C	REVISED FOOTPRINT SHOWN EXTERNAL CYCLE STORE ADDED	30/07/25	JA
B	PLANTING ADDED	28/11/24	GR
A	ADDITIONAL ROOF LIGHTS ADDED TO ROOF PLAN	04/11/24	GR

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

SITE, BLOCK & LOCATION PLAN

scale AS SHOWN @ A1	checked													
date SEPTEMBER 2024	drawn GR													
9745 / 200		<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px;">A</td> <td style="width: 20px;">B</td> <td style="width: 20px;">C</td> <td style="width: 20px;">D</td> <td style="width: 20px;">E</td> <td style="width: 20px;">F</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	A	B	C	D	E	F						
A	B	C	D	E	F									

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

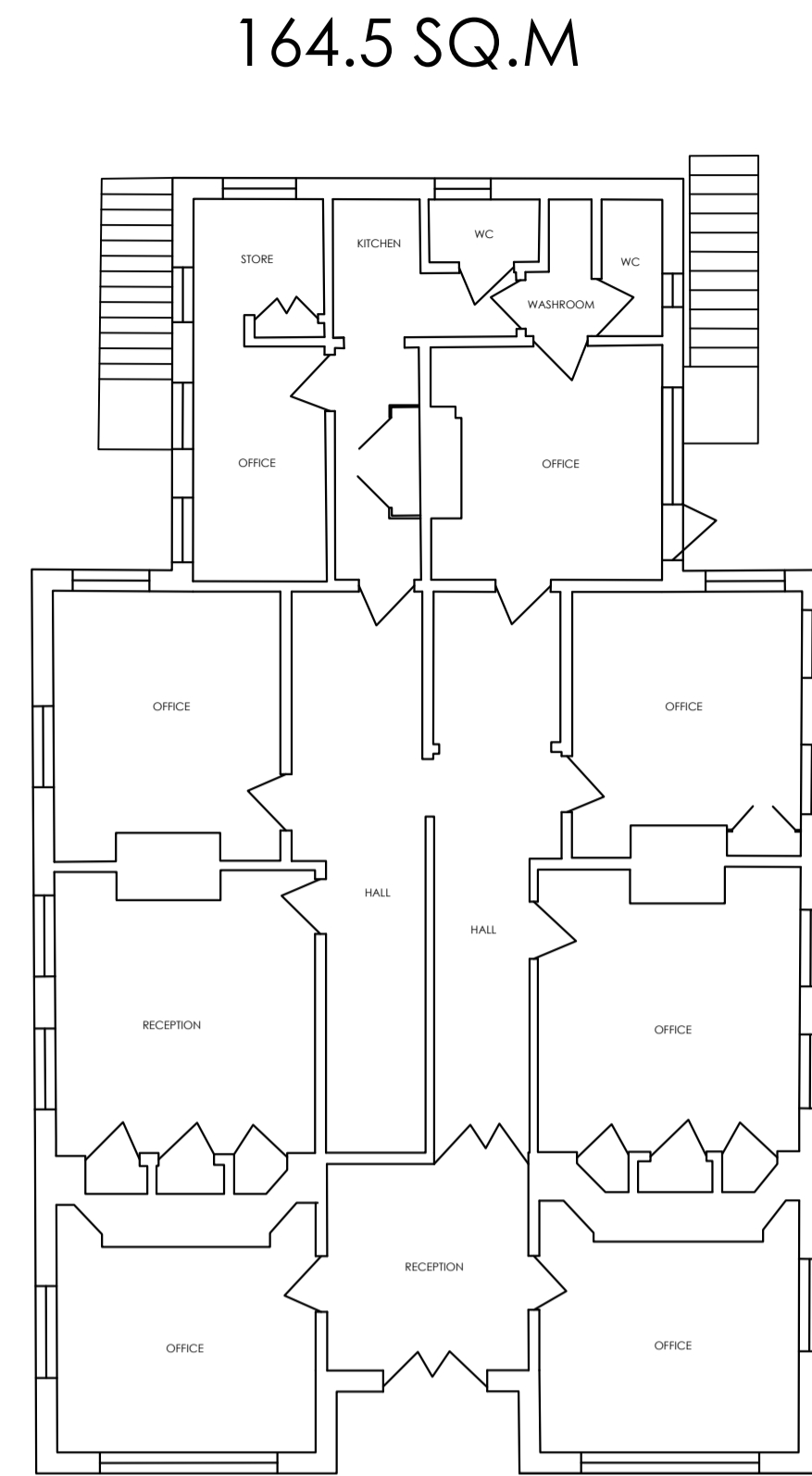
Tel: +44 (0)1202 479919
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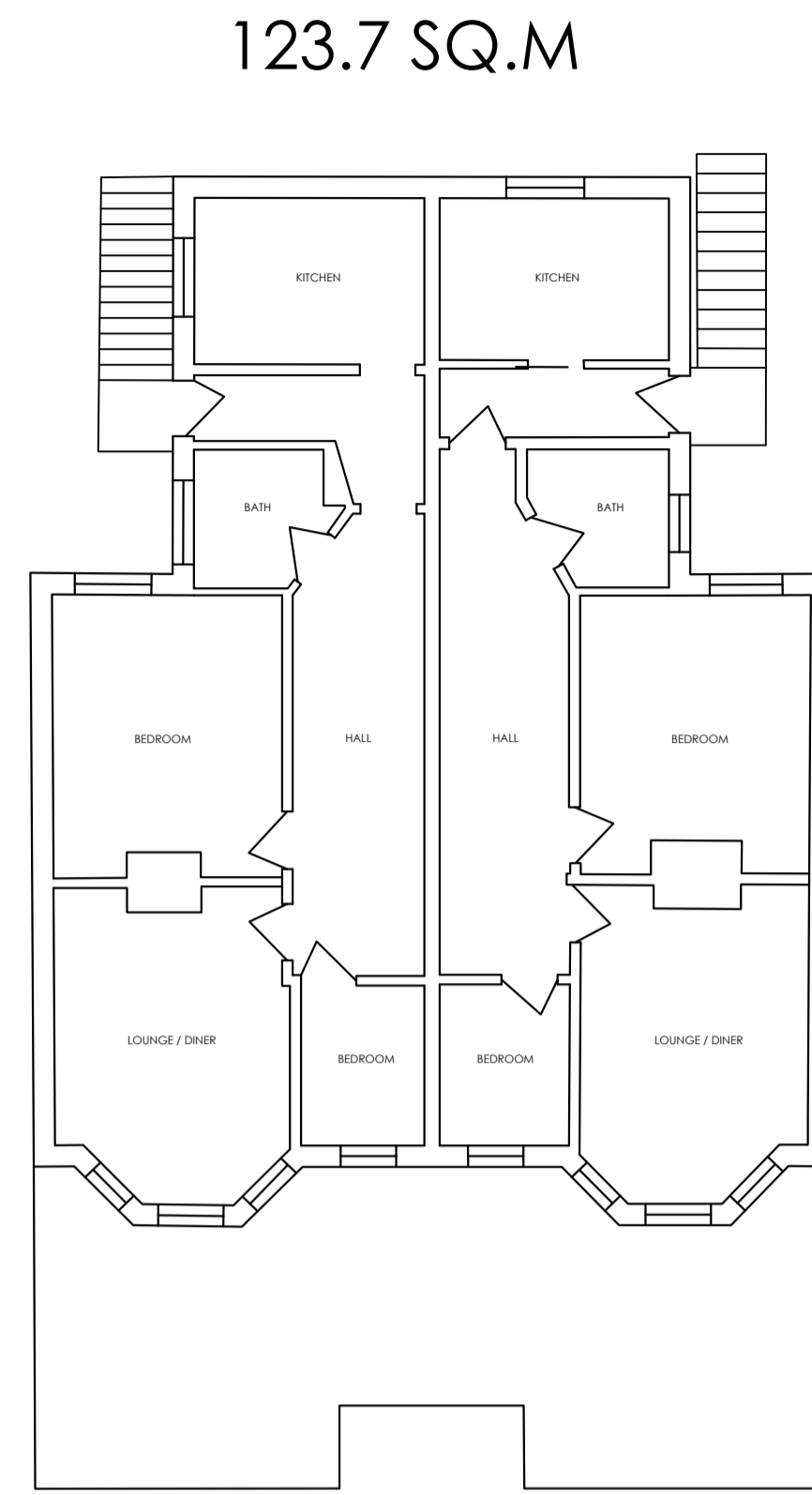
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Windows forming the overhanging strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding [APD O diagram 3.1].

NO. 426 - 428



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

NO. 430 - 432



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

EXISTING GIA = 581.1 SQ.M

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

EXISTING PLANS

scale	AS SHOWN @ A1	checked	
date	SEPTEMBER 2024	drawn	GR

9745 / 206

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



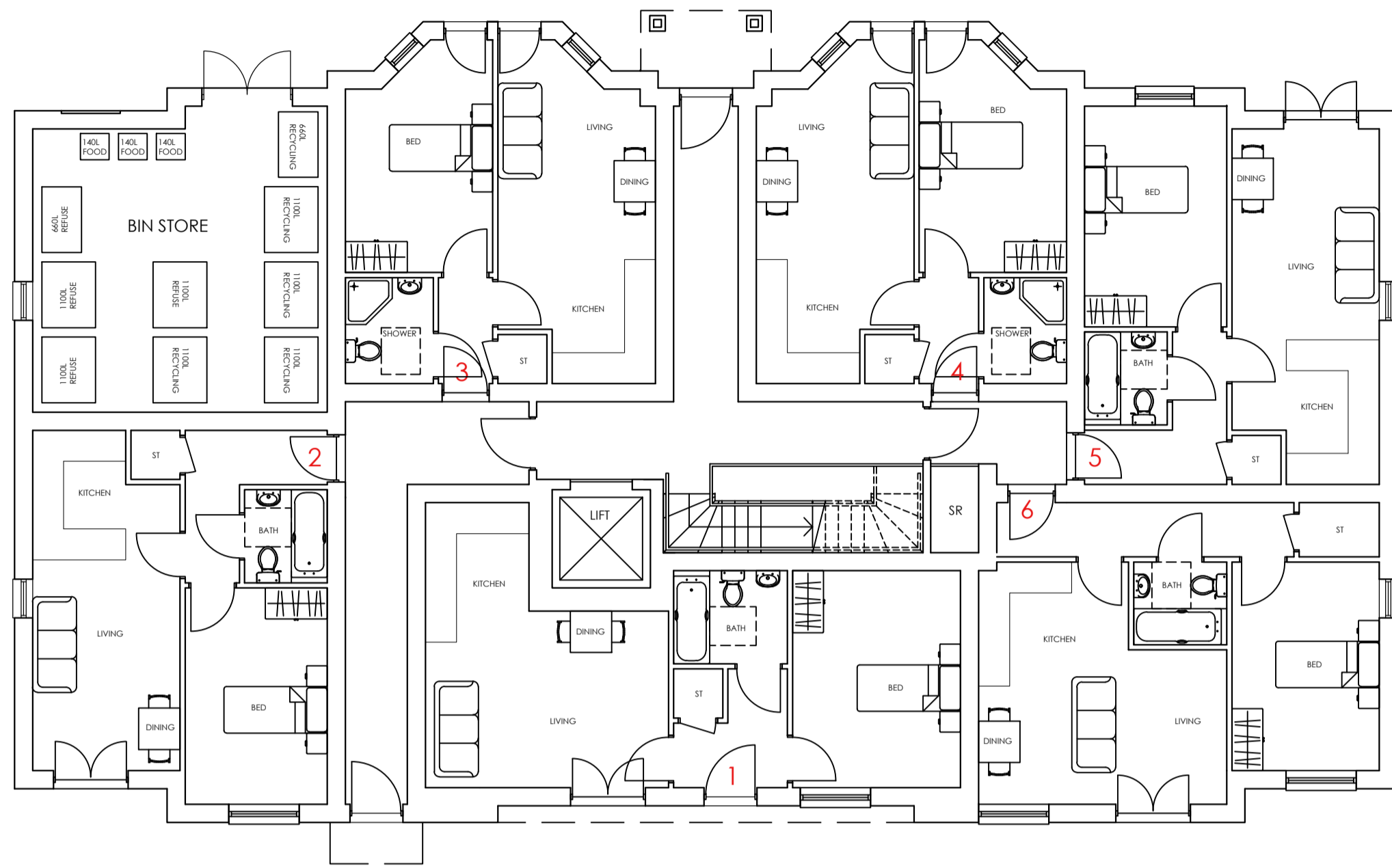
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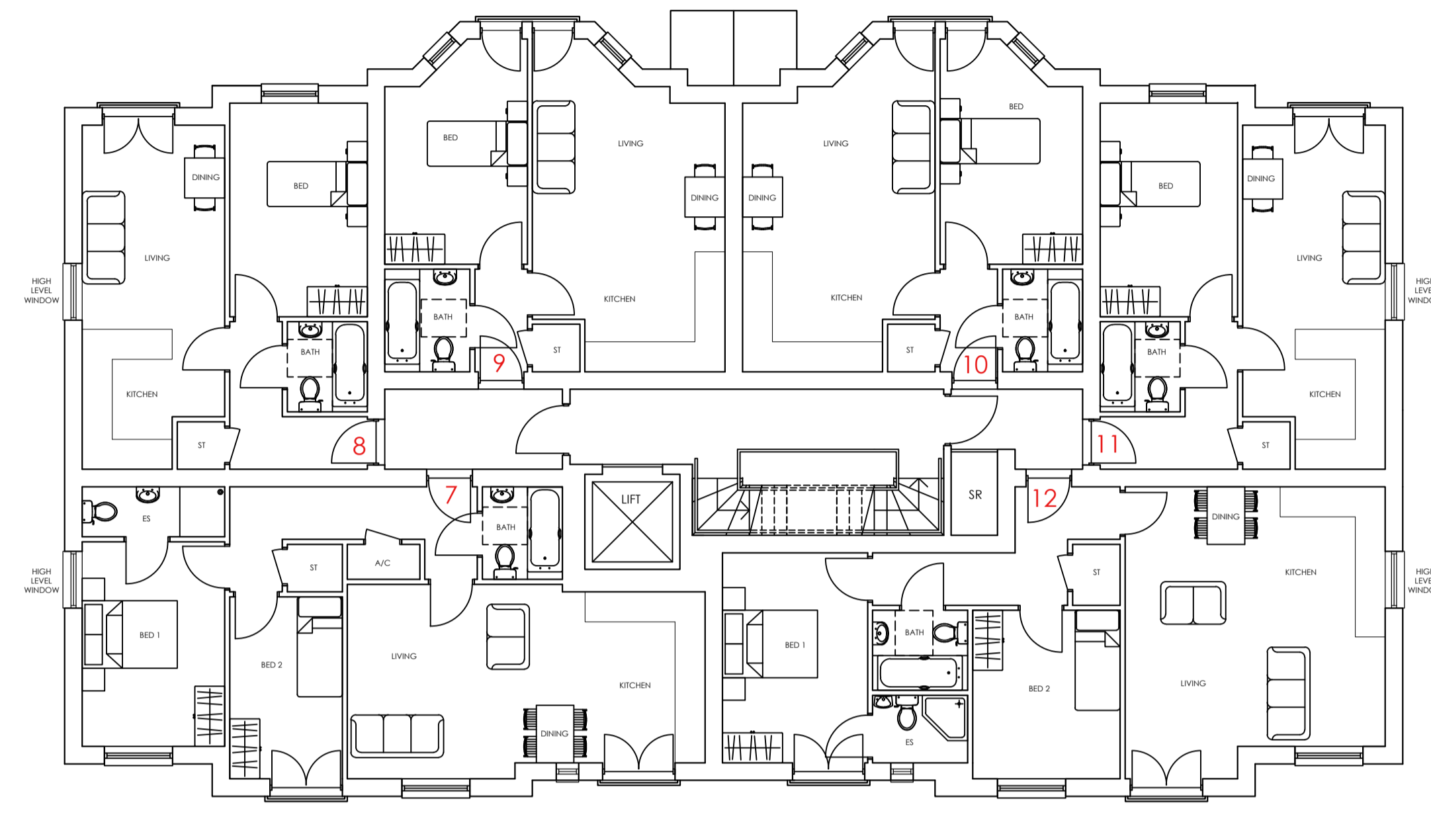
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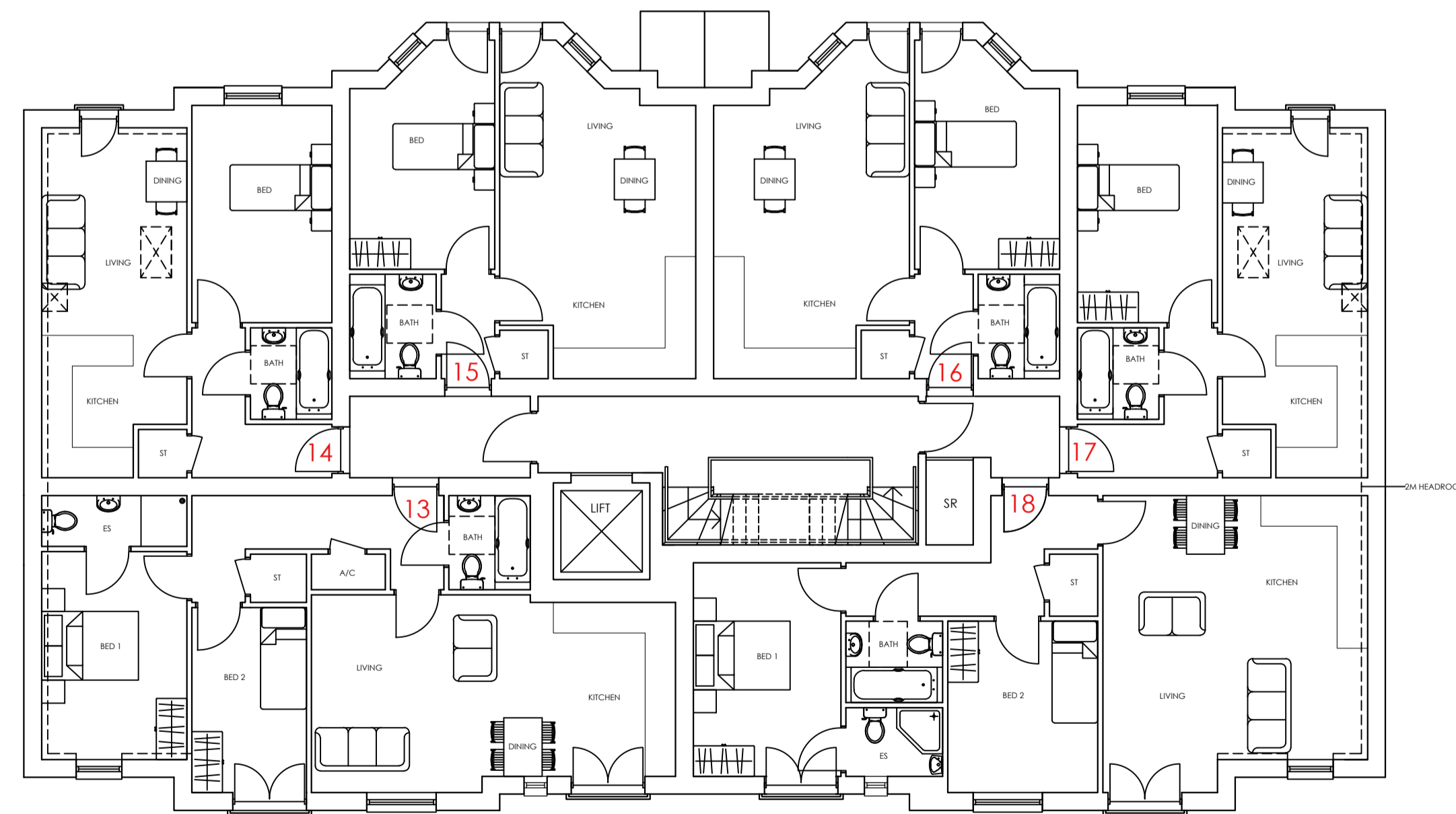
SCHEDULE				
UNIT	BEDS	SQ.M	SQ.FT	
1	1	39.3	422	
2	1	41	441	
3	1	37.2	400	
4	1	37.2	400	
5	1	40.4	434	
6	1	41.3	444	
7	2	63.5	683	
8	1	40.4	434	
9	1	41.5	446	
10	1	41.5	446	
11	1	40.4	434	
12	2	66.1	711	
13	2	63.5	683	
14	1	40.4	434	
15	1	41.5	446	
16	1	41.5	446	
17	1	40.4	434	
18	2	66.1	711	
19	2	66.4	714	
20	2	63.6	684	



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

D	GROUND FLOOR PLAN & SCHEDULE REVISED	26/02/26	GR
C	FLOOR PLANS REVISED	17/09/25	JA
B	FLOOR PLANS REVISED	30/07/25	JA
A	FLOOR PLANS REVISED	04/11/24	GR

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

FLOOR PLANS
1 OF 2

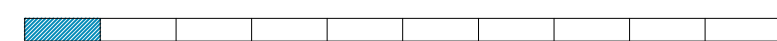
scale	AS SHOWN @ A1	checked	
date	SEPTEMBER 2024	drawn	GR

9745 / 201	A	B	C	D

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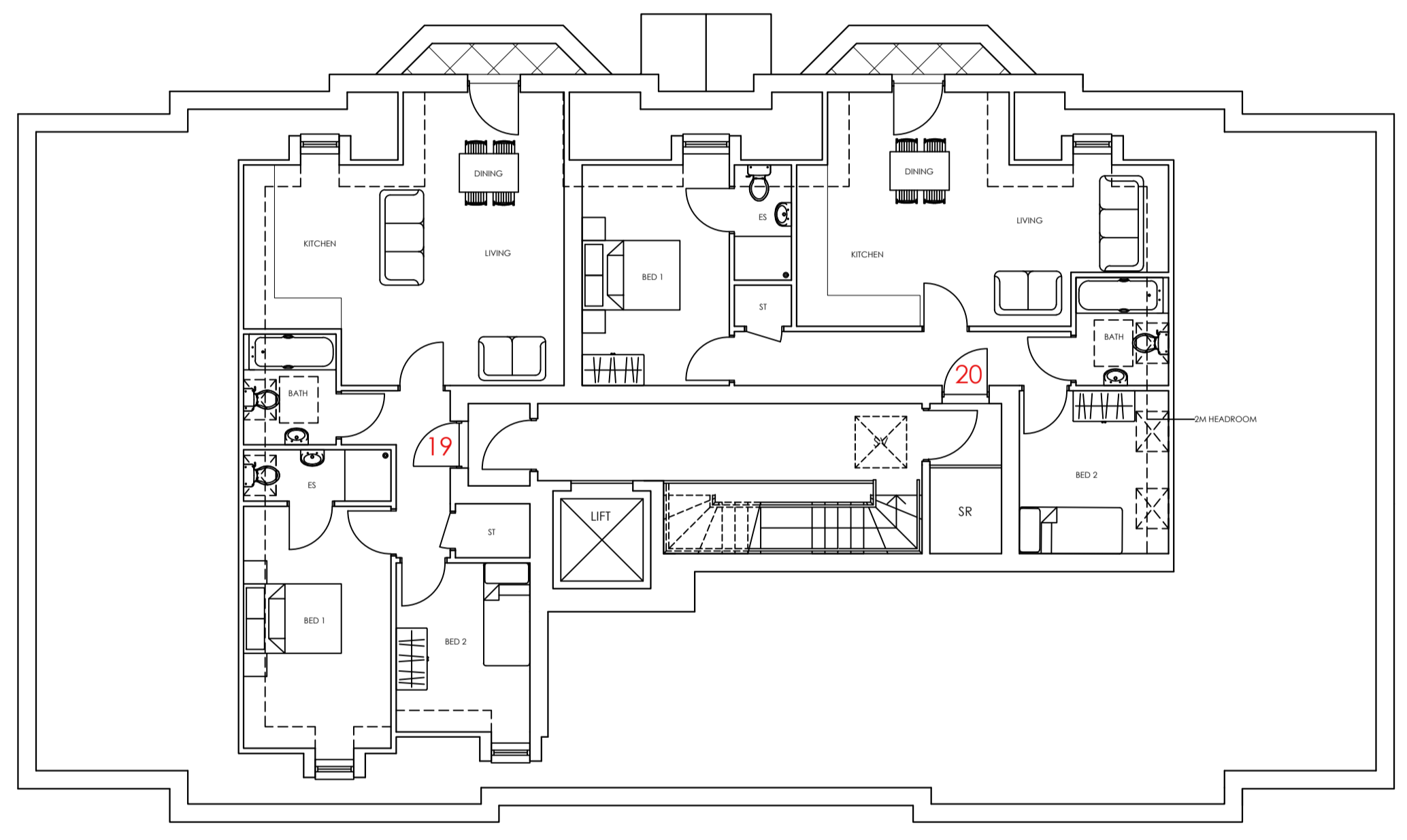
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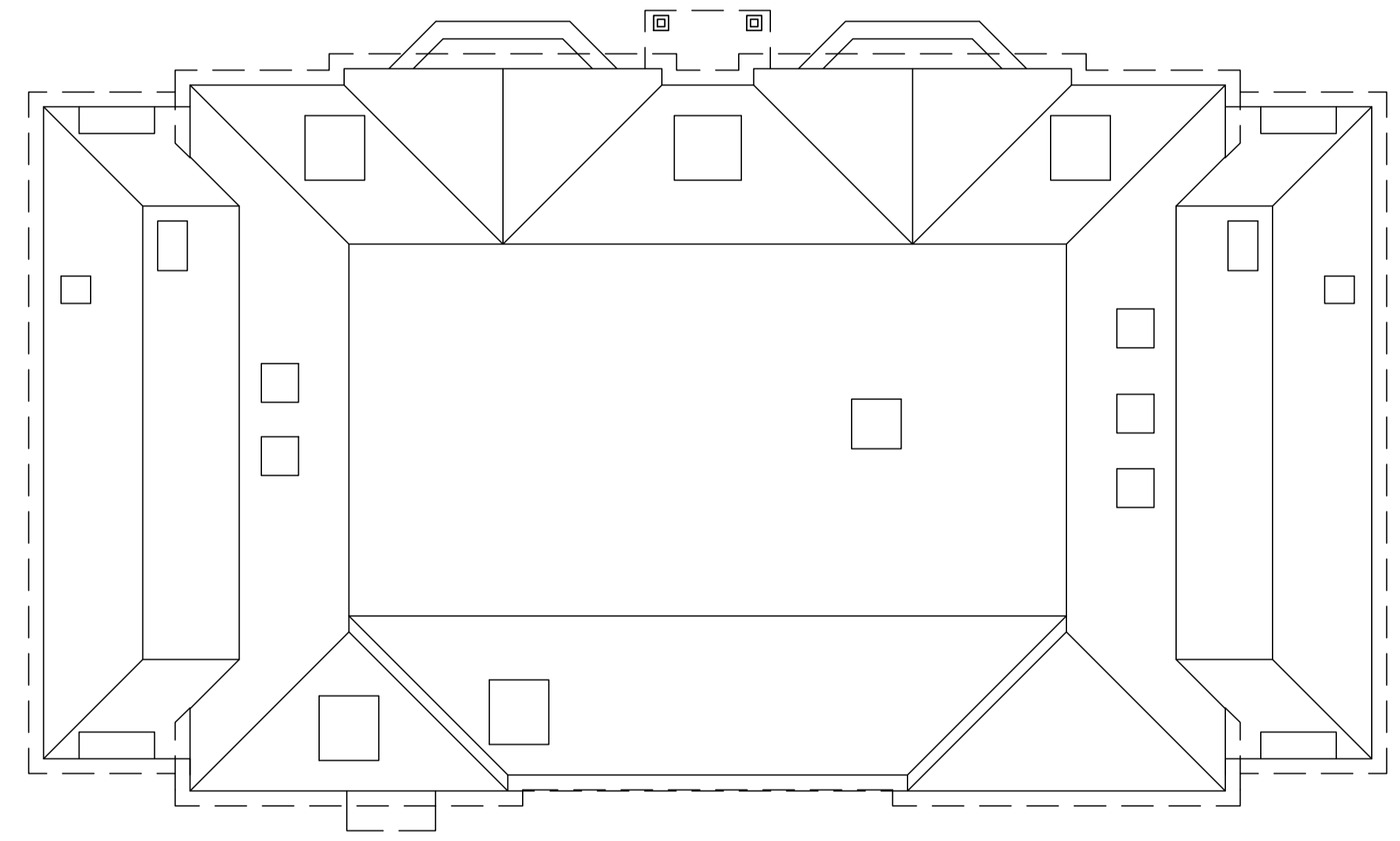
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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

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16	1	41.5	446
17	1	40.4	434
18	2	66.1	711
19	2	66.4	714
20	2	63.6	684



THIRD FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

D	SCHEDULE REVISED	26/02/26	GR
C	FLOOR PLANS REVISED	17/09/25	JA
B	FLOOR PLANS REVISED	30/07/25	JA
A	FLOOR & ROOF PLANS REVISED	04/11/24	GR

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

FLOOR PLANS
2 OF 2

scale AS SHOWN @ A1	checked
date SEPTEMBER 2024	drawn GR

9745 / 202	A	B	C	D		
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ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).



NORTH WEST ELEVATION
SCALE 1:100

SOUTH WEST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100

NORTH EAST ELEVATION
SCALE 1:100

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	RED BRICK
	TILE HANGING
WINDOWS & DOORS:-	UPVC
ROOF:-	SLATE EFFECT TILES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

ALL BALCONIES & CLADDING TO BE A1 FIRE RATED

E	SOUTH WEST ELEVATION REVISED	26/02/26	GR
D	REVISED IN LINE WITH AMENDED FLOOR PLANS	17/09/25	JA
C	REVISED IN LINE WITH AMENDED FLOOR PLANS	30/07/25	JA
B	PLANTING ADDED	29/11/24	GR
A	ELEVATIONS UPDATED FOLLOWING FLOOR PLAN REVISIONS	04/11/24	GR

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	SEPTEMBER 2024	drawn	GR
		A	B C D E

9745 / 203

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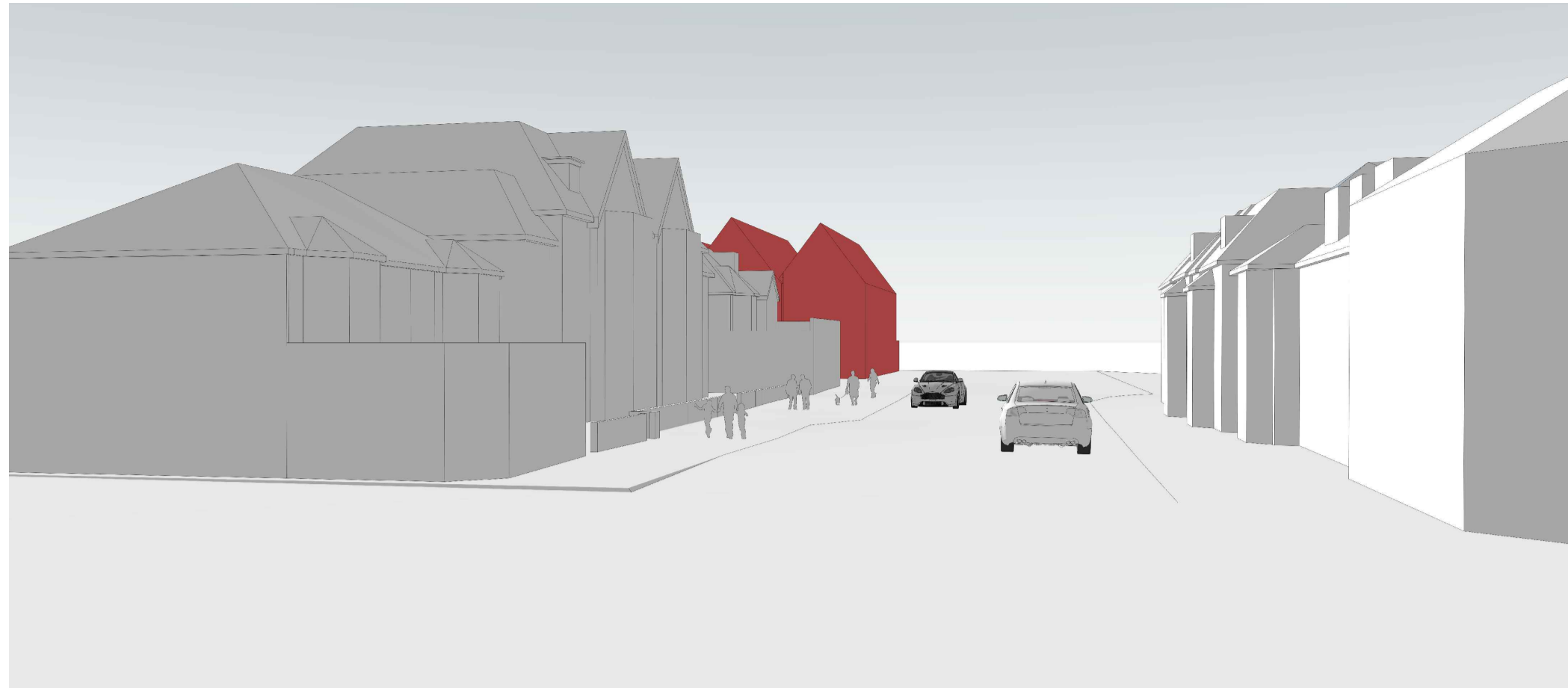


IMAGE 1

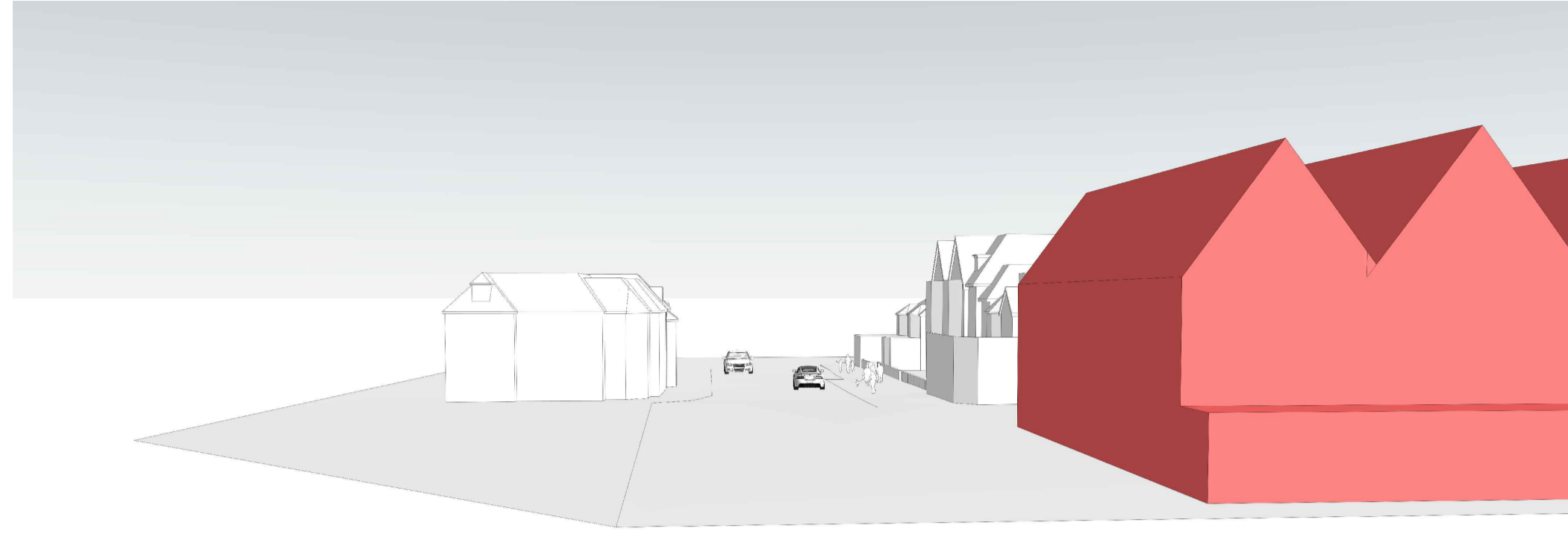


IMAGE 2



PROPOSED STREET SCENE SCALE 1:100 FOR INDICATIVE PURPOSES ONLY

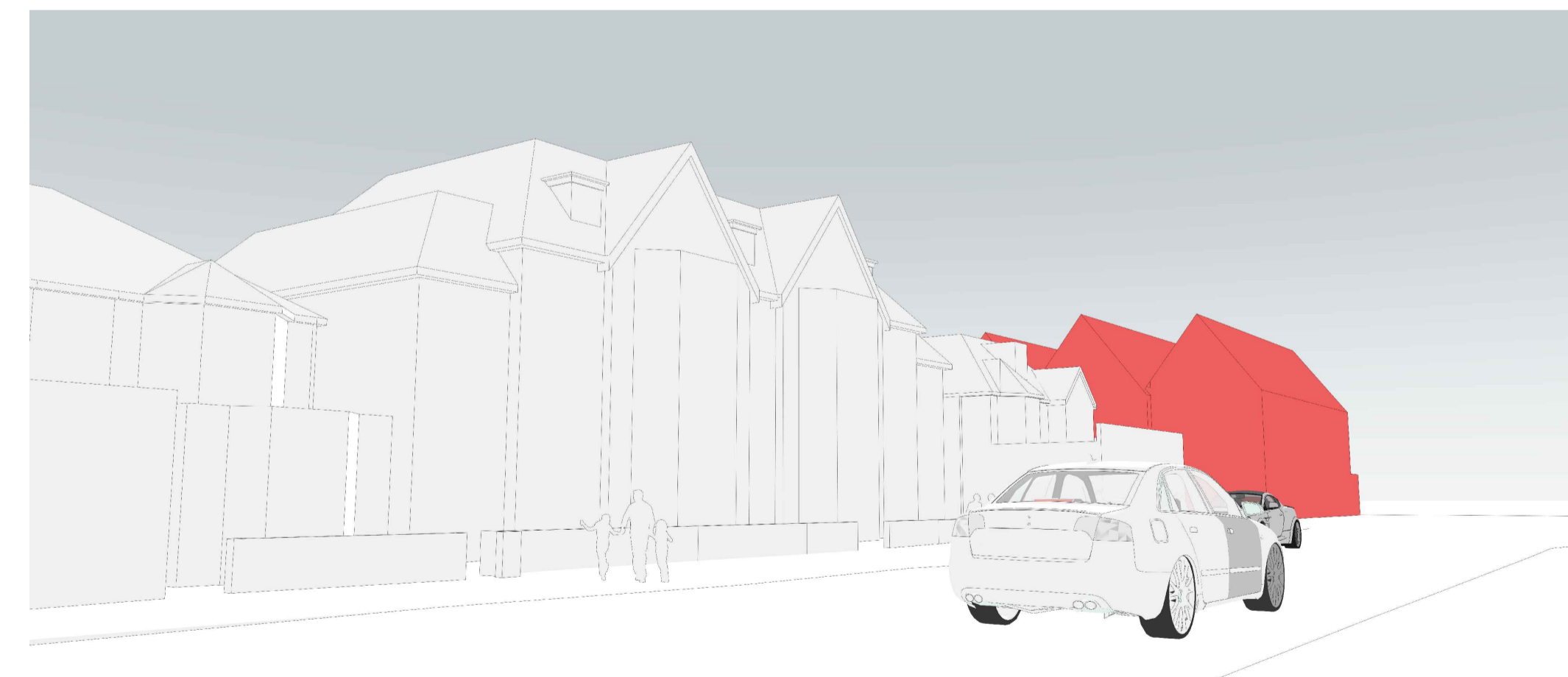
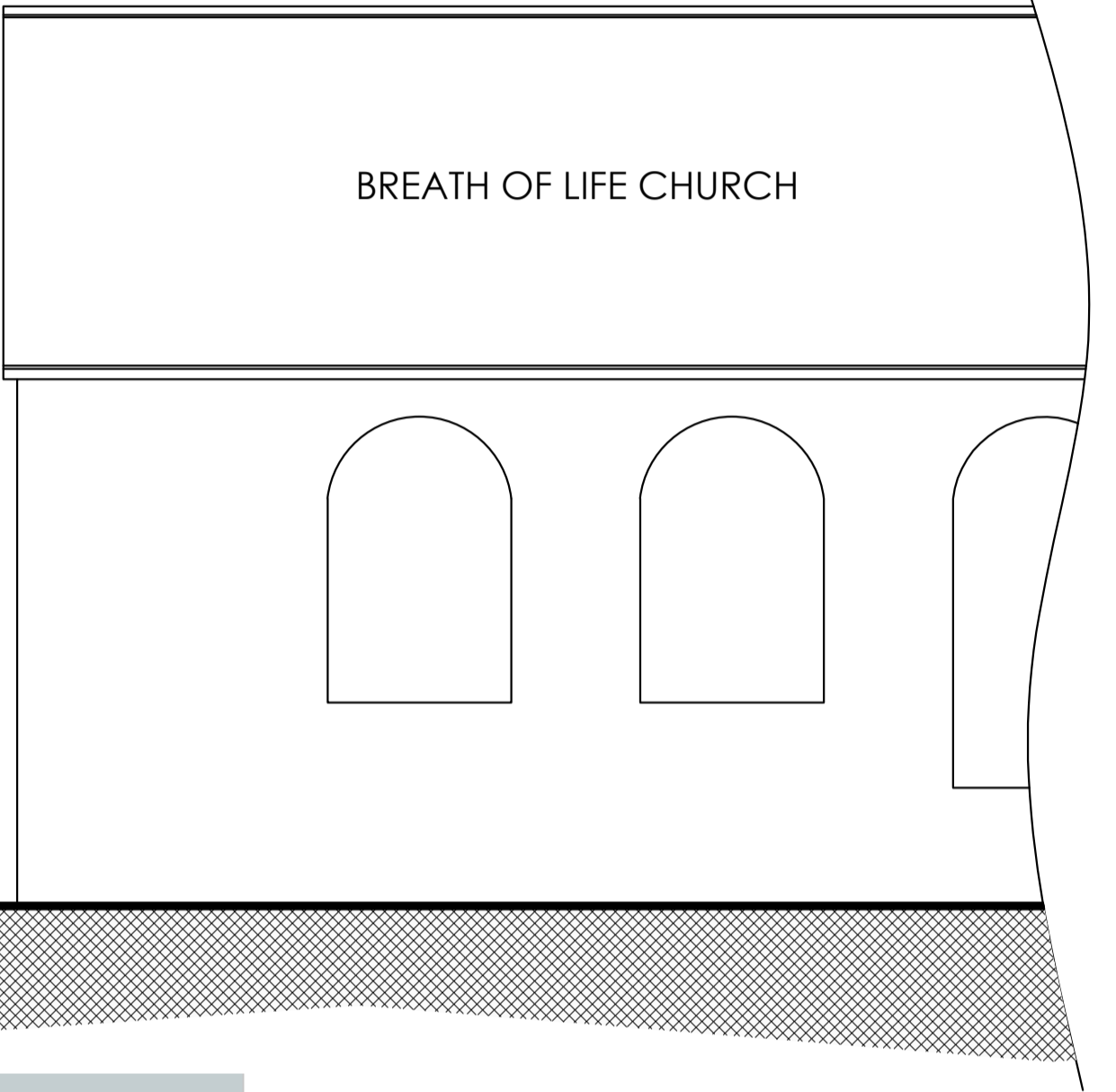
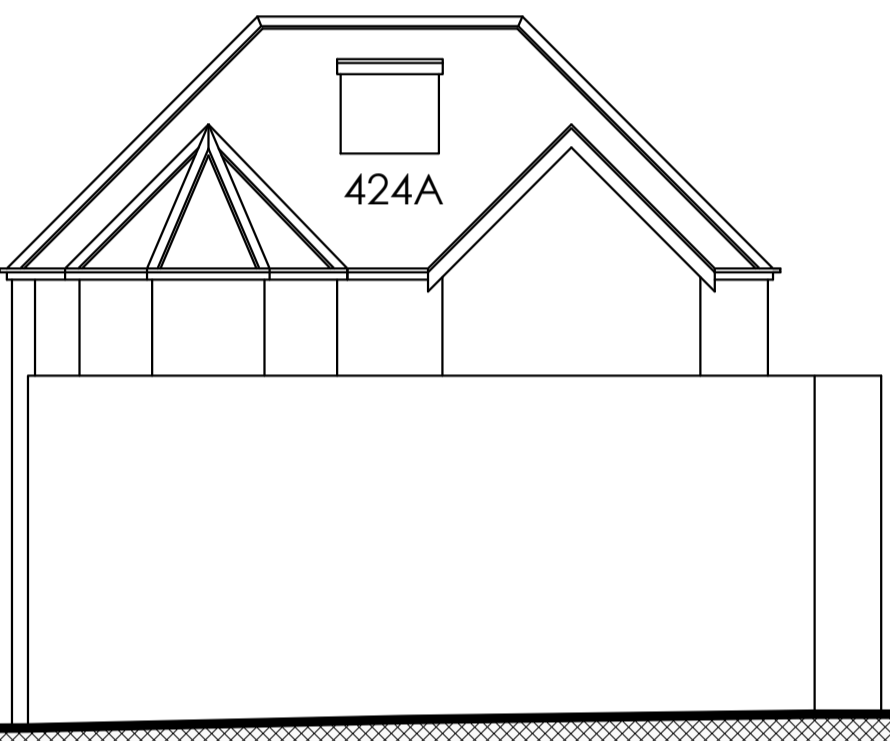


IMAGE 3



IMAGE 4

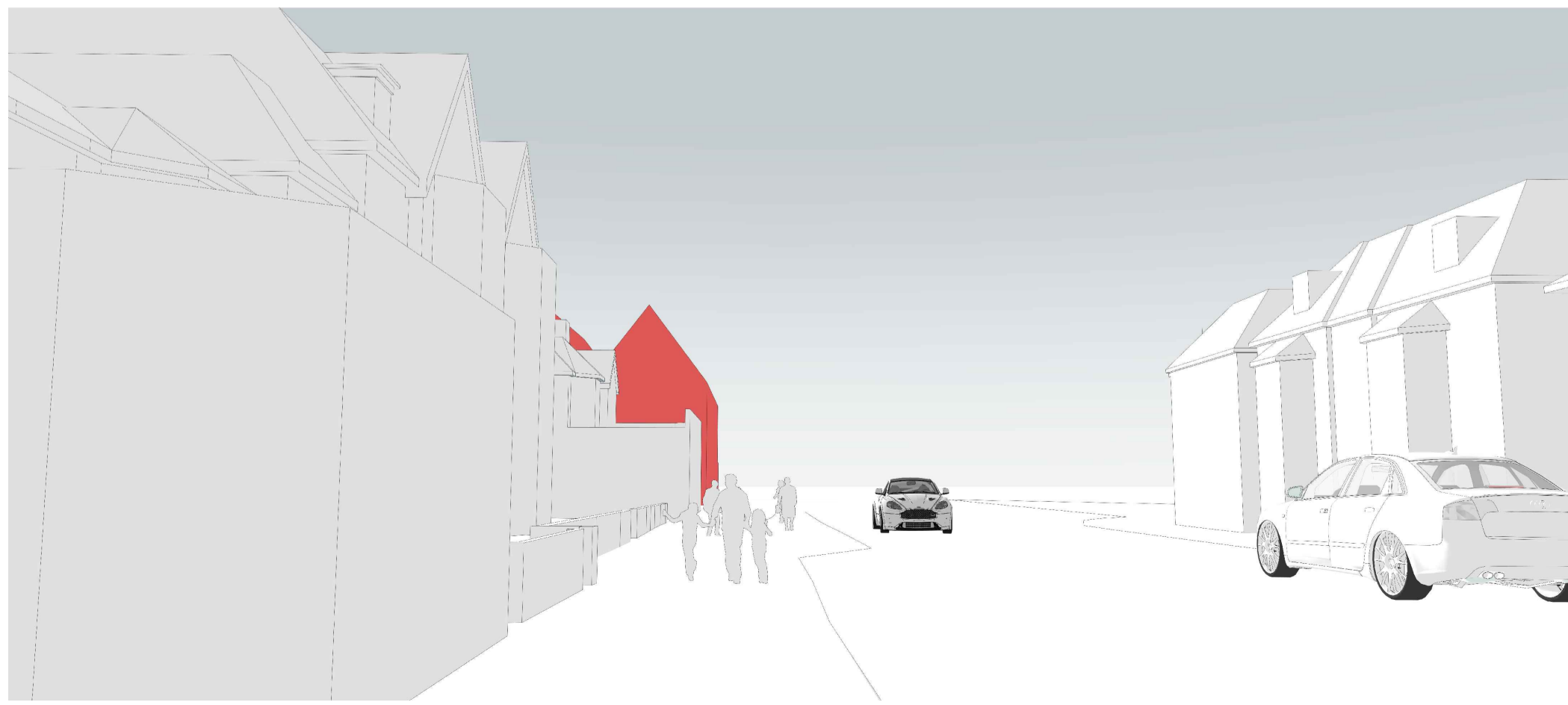


IMAGE 5

LEGEND

- REFUSED OUTLINE
- OUTLINE OF EXISTING BUILDINGS

D	INDICATIVE IMAGES UPDATED	13/11/25	WD
C	STREET SCENE UPDATED	17/09/25	JA
B	STREET SCENE UPDATED	30/07/25	JA
A	STREET SCENE UPDATED	04/11/24	GR

No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

INDICATIVE STREET SCENE & IMAGES

scale	AS SHOWN @ A1	checked									
date	SEPTEMBER 2024	drawn	GR								
9745 / 204		<table border="1"> <tr> <td>A</td> <td>B</td> <td>C</td> <td>D</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		A	B	C	D				
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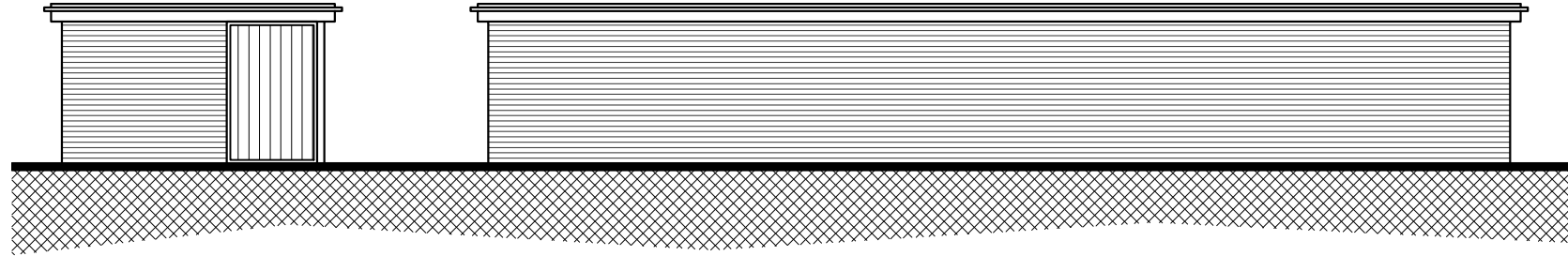
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

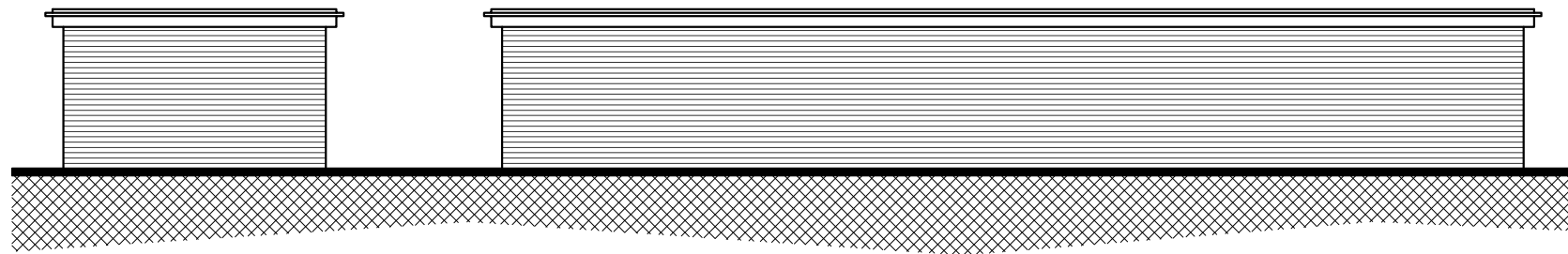


1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building Regulations should be assumed.
3. Drawings must be read as a complete pack and not individually.
4. Do not scale. Figured dimensions only to be used.
5. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
6. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
7. Slab design to be independently checked by slab fabricator for reg. compliance and timing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Maclellan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. ARC carry no responsibility or fit cover for basement design in terms of waterproofing or structure in any way.
9. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
11. We do not take responsibility for meeting minimum space as set out in Government Technical housing standards - nationally described space standards document.
12. All Cladding & building attachments externally to be of A1 fire rated.
13. We do NOT take any responsibility and do not carry any fit cover in relation to any matters relating to fire safety. Part 8 building regulations, BS 5770 for fire or EWS1 and dependent on its use, from a fire strategy report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
14. EWS1: an independent and on appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
15. Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of habitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)



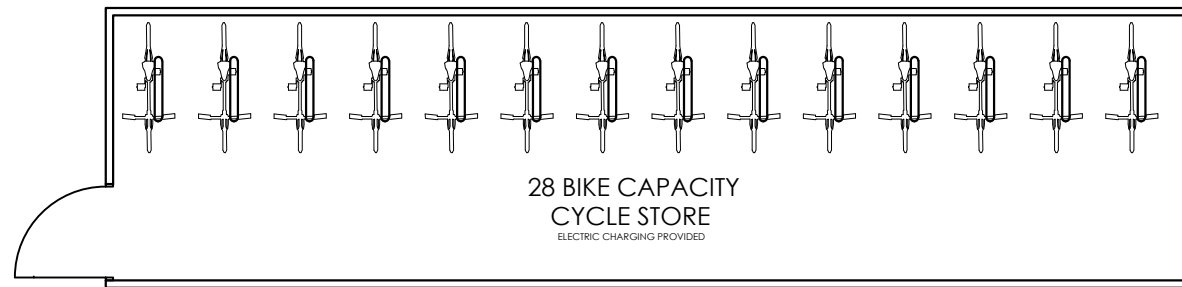
FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



FLOOR PLAN
SCALE 1:100

10m @ 1:100



A CYCLE STORE AMENDED		26/02/26 GR	
No.	Revision.	date	by

PROPOSED DEVELOPMENT
426 - 432 HOLDENHURST ROAD
BOURNEMOUTH
DORSET
BH8 9AA

CYCLE STORAGE

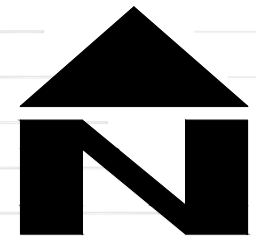
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DESIGN SUBJECT TO THE APPROVAL OF:
PLANNING AUTHORITY
BUILDING CONTROL
WATER AUTHORITY

DESIGN SUBJECT TO THE CONFIRMATION OF:
EXTERNAL LEVELS DESIGN
LOCATION AND DEPTH OF EXISTING UTILITIES
ROOT PROTECTION AREAS

DRAINAGE LEGEND (1:100)

EXISTING FEATURES

- Ex FWD Existing foul water sewer/drain and manhole
- Ex FWD Existing combined water sewer/drain and manhole
- Ex SWD Existing surface water sewer/drain and manhole
- Existing combined sewer/drain and manhole as taken from the on site CCTV Survey and dye test.
- Existing foul/surface water sewer/drain and manhole to be abandoned

Existing foul/surface water sewer/drain and manhole as taken from Eyes on Drainage CCTV Survey dated 15/04/2024.

PROPOSED FEATURES

- SWD Surface Water Drainage
- SD Channel drain
- Rainwater pipe
- Storm water access chamber (3000)
- Storm water inspection chamber (4500)
- Storm water catchpit chamber (4500)
- Storm water rodding eye
- Extent of permeable paving with porous sub-base (PP1)
- Proposed Bio-Retention units
- Storm water orifice flow control chamber (5000)
- 00.000* Finished floor level (Assumed)

1000 4.5m 1:100
Z BED

ABBREVIATIONS

- MH - MANHOLE
- IC - INSPECTION CHAMBER
- AC - ACCESS CHAMBER
- CP - CATCHPIT
- BC - BRAKE CHAMBER
- RE - RODDING EYE
- IL - INVERT LEVEL
- SL - SUMP LEVEL
- RA - RESTRICTED ACCESS COVER
- CL - COVER LEVEL
- TL - TOP OF CELLULAR SA
- BL - BASE OF CELLULAR SA
- FL - FORMATION LEVEL

STANDARD DRAINAGE NOTES

1. DO NOT SCALE FROM THIS DRAWING. REFER TO FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT AND ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.
4. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY, SO THAT CLARIFICATION CAN BE SOUGHT PRIOR TO THE COMMENCEMENT OF WORK.
5. BEFORE COMMENCING CONSTRUCTION THE CONTRACTOR MUST CHECK THE INVERT LEVELS OF EXISTING SEWERS TO WHICH CONNECTIONS ARE MADE. IN ADDITION THE CONTRACTOR MUST LOCATE AND DETERMINE INVERT LEVELS OF THE EXISTING SEWERS TO WHICH CONNECTIONS ARE PROPOSED. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
6. ALL DRAINAGE WORKS SHOULD COMMENCE AT THE PROPOSED DOWNSTREAM CONNECTION POINT. THE WORKS CONTINUING UPSTREAM FOLLOWING CONFIRMATION OF THE TIE-IN INVERT LEVELS TO THE ENGINEER. CONNECTIONS TO MANHOLES OR LARGER SIZED PIPES ETC. SHOULD BE SOFFIT TO SOFFIT UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER, IF THIS IS NOT POSSIBLE INFORM THE ENGINEER IMMEDIATELY.
7. COVER LEVELS SHOWN ARE APPROXIMATE. COVERS AND FRAMES SHALL BE SET TO FINISHED GROUND LEVELS AND FALLS.
8. ALL UN-REFERENCED PIPES ARE TO BE 100mm DIA
9. ALL PIPES TO BE ADOPTED, OR CONNECTING TO ADOPTED SEWERS, TO BE VITRIFIED CLAY TO BS EN 295 AND BS65 (SWS ONLY), OR CONCRETE PIPES TO BE EN 1916 AND BS5911:PART 1.
10. ROAD GULLY OUTLET PIPES ARE TO BE 150mm DIA, WITH CONCRETE SURROUND AND FLEXIBLE JOINTS. ALL GULLIES SHALL BE FITTED WITH GRADE D400 GRATINGS AND FRAMES TO BS EN124, UNLESS OTHERWISE STATED.
11. ALL ADOPTABLE SEWERS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATION LAID DOWN IN SEWERS FOR ADOPTION 6th EDITION, WITH A VIEW TO ADOPTION UPON COMPLETION OF WORKS.
12. ALL PRIVATE DRAINAGE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT PART-H, AND TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.
13. THE CONTRACTOR IS TO KEEP A RECORD OF ANY VARIATIONS MADE ON SITE, INCLUDING THE RELOCATION OF SEWERS OR DRAINS, SO THAT AN AS CONSTRUCTED DRAWING CAN BE PREPARED UPON COMPLETION OF THE PROJECT.
14. STUB CONNECTIONS TO ADOPTABLE MANHOLES SHALL BE MADE FROM VITRIFIED CLAY AND CONSIST OF TWO ROCKER PIPES LAID AT THE SAME GRADIENT AS THE UP OR DOWNSTREAM PIPE.
15. IF ANY SUB SOIL DRAINAGE SYSTEMS ARE UNCOVERED DURING THE WORKS CONTACT THE ENGINEER FOR INSTRUCTIONS. SUB SOIL DRAINS ARE TO BE DIVERTED AROUND NEW WORKS AND CONNECTED INTO THE SURFACE WATER.
16. NO PRIVATE AREAS ARE TO DRAIN ONTO ADOPTABLE AREAS AND VICE VERSA.
17. ALL EXISTING MANHOLE COVERS, GULLIES, ETC. ARE TO BE RAISED/LOWERED TO SUIT NEW LEVELS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES AND UTILITIES THAT MAY BE PRESENT
19. UPON COMPLETION BUT PRIOR TO HANDOVER, CONTRACTOR TO CARRY OUT FULL CCTV SURVEY OF DRAINAGE SYSTEM WHICH IS TO BE REVIEWED BY ENGINEER TO ENSURE SATISFACTORY INSTALLATION
20. MANHOLE AND CHAMBER COVER GRADES:
 - 'A15' IN ALL LANDSCAPED AREAS AND ON FOOTPATHS
 - 'B125' IN ALL DRIVEWAYS
 - 'C250' IN PRIVATE PARKING AREAS
 - 'D400' IN CARRIAGEWAY/ACCESS ROAD

Prefixed to drawing numbers shall signify the following:-

- PL = PLANNING **Shall not be used for contract or construction purposes**
- P = PRELIMINARY **Shall not be used for contract or construction purposes**
- T = TENDER **Shall not be used for construction purposes**
- C = CONSTRUCTION **These are the only drawings that shall be used for construction purposes**
- R = RECORD **Record of actual completed work**

P3	19.12.25	UPDATED TO NEW SITE PLAN	KCK	CS	CS
P2	27.11.25	UPDATED TO LFA COMMENTS	KCK	CS	CS
P1	23.04.24	UPDATED TO CCTV	KCK	TZ	CS
P-	22.03.24	PRELIMINARY ISSUE	KCK	TZ	CS
REV	DATE	DESCRIPTION	BY	CHK	APP

Consulting Civil Engineers

CLIENT: **BASHER BENJRED**

ARCHITECT: **ARC ARCHITECTURE LTD**

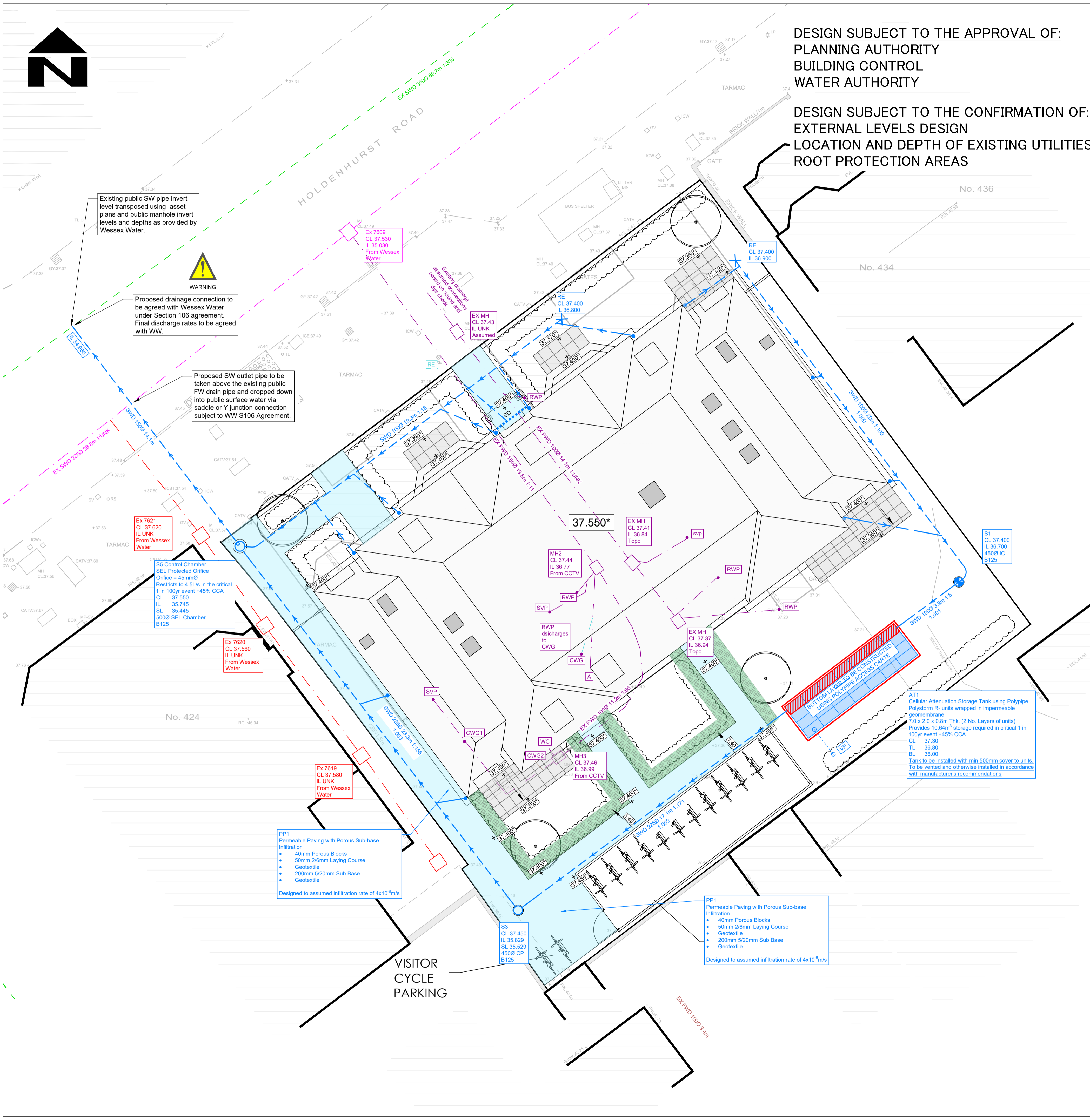
JOB TITLE: **426 - 432 HOLDENHURST ROAD, BOURNEMOUTH, DORSET, BH8 9AA**

DRAWING TITLE: **PROPOSED SW DRAINAGE STRATEGY**

DRAWN: KCK	ENGINEER: TZ	CHECKED: CS	APPROVED: CS
DATE: MARCH 2024	SCALE: @ A1	1:100	
JOB No: C3100	STATUS: P	DRAWING No: 101	REV: P3

FOR PLANNING ONLY

- Site Specific Notes**
1. Proposed SW drainage designed based on desktop study available BGS Historical Borehole Logs.
 2. Surface water runoff to be attenuated and discharged into the existing SW public sewer at restricted rate of 4.5/s. This proposed discharge rate has been agreed upon with Wessex Water during the pre-planning application process.
 3. The existing drainage runoff has been calculated using the Modified Rational Method, resulting in a calculated runoff of 8 liters per second (8/s). The proposed surface water discharge is to be restricted to 4.5/s achieving 45% discharge reduction.
 4. Surface water drainage has been designed to cater for the Critical 1 in 100 year + 45% climate change event.
 5. Proposed external levels as taken from topographical survey. External levels to be designed by others.
 6. The proposed 'CL and IL inspection chambers final levels to be designed during detail design and are shown indicatively only- for drainage purposes only.
 7. Foul water to be designed by others.



Existing public SW pipe invert level transposed using asset plans and public manhole invert levels and depths as provided by Wessex Water.

WARNING
Proposed drainage connection to be agreed with Wessex Water under Section 106 agreement. Final discharge rates to be agreed with WW.

Proposed SW outlet pipe to be taken above the existing public FW drain pipe and dropped down into public surface water via saddle or Y junction connection subject to WW S106 Agreement.

SS Control Chamber SEL Protected Orifice Orifice = 45mmØ Restricts to 4.5L/s in the critical 1 in 100yr event +45% CCA CL 37.550 IL 35.745 SL 35.445 5000 SEL Chamber B125

Ex 7621 CL 37.620 IL UNK From Wessex Water

Ex 7620 CL 37.560 IL UNK From Wessex Water

Ex 7619 CL 37.580 IL UNK From Wessex Water

PP1 Permeable Paving with Porous Sub-base Infiltration
• 40mm Porous Blocks
• 50mm 2/6mm Laying Course
• Geotextile
• 200mm 5/20mm Sub Base
• Geotextile
Designed to assumed infiltration rate of 4x10⁻⁶m/s

PP1 Permeable Paving with Porous Sub-base Infiltration
• 40mm Porous Blocks
• 50mm 2/6mm Laying Course
• Geotextile
• 200mm 5/20mm Sub Base
• Geotextile
Designed to assumed infiltration rate of 4x10⁻⁶m/s

AT1 Cellular Attenuation Storage Tank using Polypropylene Polystyrene R-units wrapped in impermeable geomembrane 7.0 x 2.0 x 0.8m Thk. (2 No. Layers of units) Provides 10.64m³ storage required in critical 1 in 100yr event +45% CCA CL 37.30 TL 36.80 BL 36.80 Tank to be installed with min 500mm cover to units. To be vented and otherwise installed in accordance with manufacturer's recommendations

S3 CL 37.450 IL 35.829 SL 35.529 4500 CP B125

MH2 CL 37.44 IL 36.77 From CCTV

MH3 CL 37.46 IL 36.99 From CCTV

EX FWD 1000 1.4m 1:1.1

EX FWD 1000 1.4m 1:1.1

EX FWD 1000 1.4m 1:1.1

EX FWD 1000 1.4m 1:1.1