

PLANNING STATEMENT, DESIGN PRINCIPLES FOR THE HARDSTANDING TO THE FRONT OF 83a CHALK ROAD, DA12 4UT

Proposal: This application is for hardstanding in the front garden (retrospective) and a dropped kerb to enable vehicular access.

It is imperative that the design and construction of hardstanding does not increase the discharge of stormwater into the existing drainage system. The front garden of the application site naturally slopes away from the access, Chalk Road. The design principle is to allow stormwater/rainfall to be captured and then allowed to percolate naturally into the ground. This is achieved in three separate ways.

1. Inlet gully in South-Western corner of the front garden. The block pavers are laid to achieve dual slope. The first fall is towards the house, and the other to the inlet gully. The gully receives and directs storm runoff into two attenuation crates (Aquacell Eco geocellular system) where it is temporarily held and then slowly discharged into the ground.

2. Secondly, about 45% of runoff is directed towards the Aco drain, which runs the full width of the garden. The discharge is then directed to the western side of the main house through a length of French drain pipes, 2750mm in length and buried approximately 400mm below ground level. The stormwater percolates slowly into the ground.

3. Finally, an area of soft landscaping, made up of grass and shrubs (900mm x 34980mm) directly adjacent the main building. It will receive rainfall directly on its surface. The rain water will either be utilised by the plants and the excess will slowly percolate into the ground.

In conclusion, the hardstanding will not increase the discharge of stormwater into the existing public drain system, but through a series of design measures, will ensure that runoff is directed to slowly percolate into the ground.

Mattix Limited
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