

31 MARCH 2022

3 COPSE WOOD WAY, NORTHWOOD

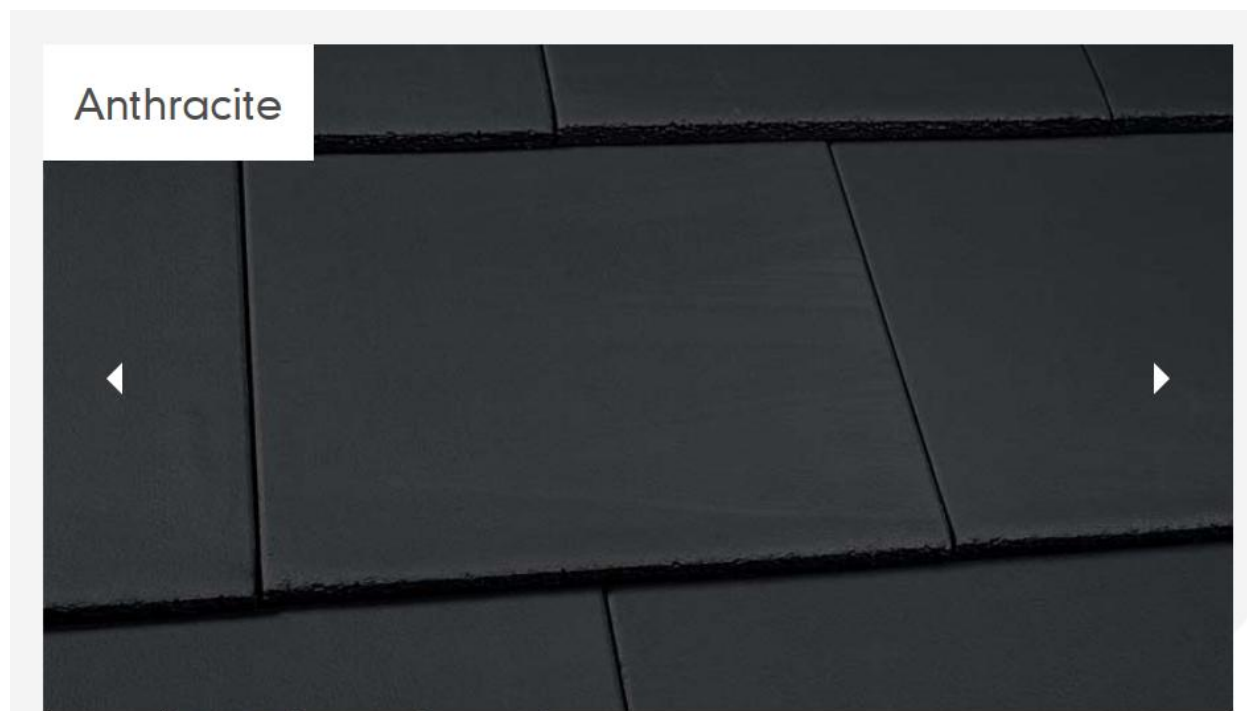
Pre-Emptive Conditions Details

1) Materials

Roof tiles

Marley Edgemere anthracite colour concrete slates

<https://www.marley.co.uk/roof-tiles/concrete-roof-tiles/edgemere>



Windows and doors ;

Black aluminium

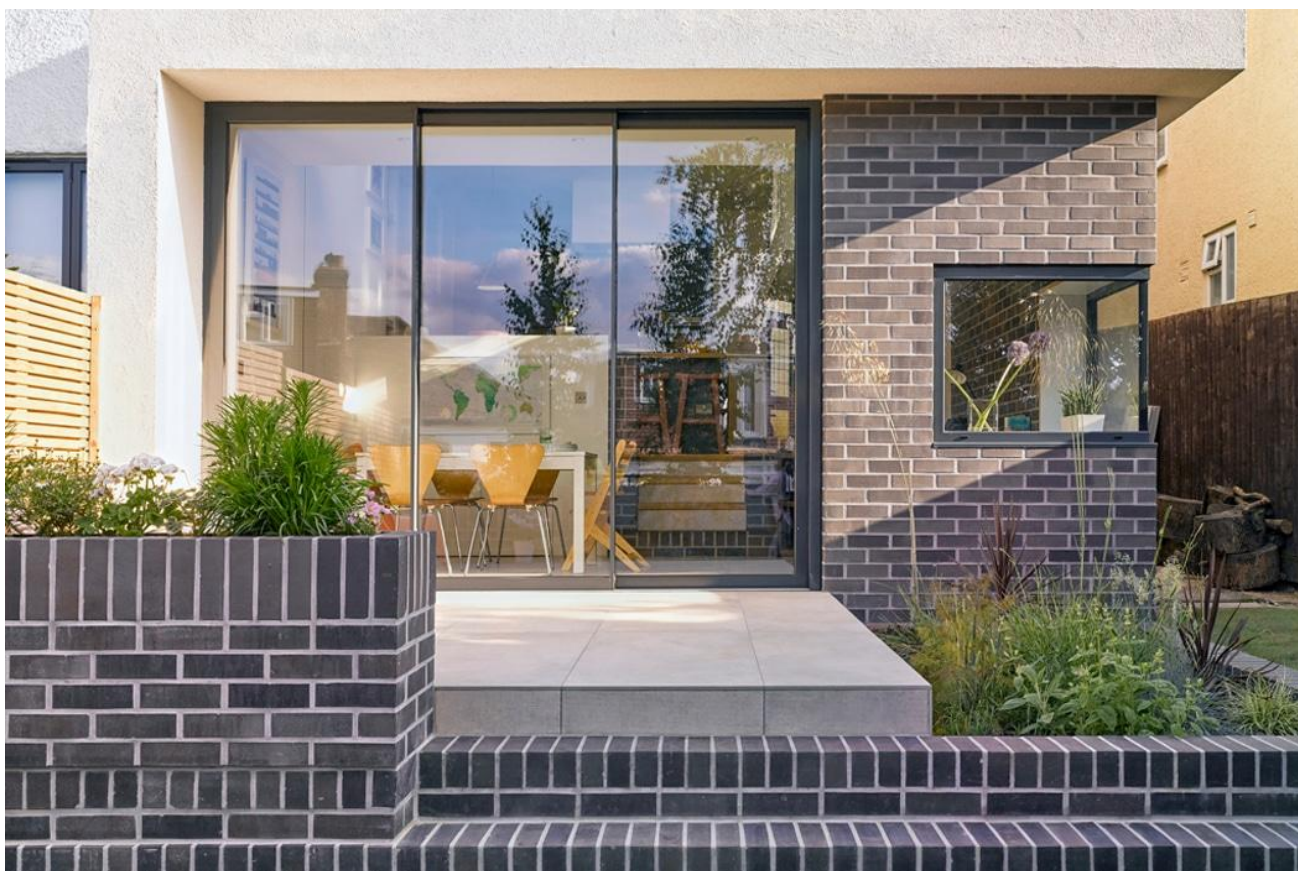
ID Systems

Windows - Contemporary windows

https://idsystems.co.uk/wp-content/uploads/2019/06/IDSystems_Windows_Doors_Brochure.pdf



Edge 2.0 Ultra slim sliding doors
<https://idsystems.co.uk/sliding-doors/theedge2/>



23 Dumpton Park Drive Broadstairs Kent CT10 1RQ t. 01843 864320 e. tm@tmcuk.org
 Registered in England No: 10529582 Registered Office: 274 Northdown Road, Margate, Kent CT9 2PT

Front Doors

<https://www.smartdesignerdoors.co.uk/create/?doorid=DM0031>

Graphite black , "Oxford" type

as below image, and with glazed full height side panels



Tudor Cladding details;

Millboard Envello Shadow Line cladding board (composite) in antique oak

<https://millboard.co.uk/cladding/shadow-line>





Black powder coated aluminium fascias and soffits - generic

Black, square flow matt upvc gutters and down pipes - generic

Face Bricks reclaimed from existing house



There will be a plentiful supply of existing bricks as the entire house is to be demolished, with all bricks in good condition to be salvaged, cleaned and set aside for reuse.

The bricks will be used only in the proposed front and rear ground floor elements, which are a small area of brickwork in relation to the existing house reclaimed bricks

2) Landscape Scheme

1. The soft landscaping scheme is largely as existing

Turfed lawns will be retained and enhanced, side Lawson cypress hedgerow screen retained, rear trees, front and side trees all retained as per the appended Tree surgeon's plan (GHA Trees, December 2021 Revision) and Report GHA/DS/155660:21 Amended on 20th December 2021

1a and 1b

Enhancing existing turfed areas - good quality turf planted in the planting season between April and September, in 2022 (planned at this)

A new planting scheme is proposed to the front side bay adjacent to the bin store, and near the T1 oak tree, so as to screen the bin store and to plant this area with planting that will grow in the shade of this tree

Screening to bin store:

Common or Cherry laurel (*Prunus laurocerasus*) to be planted-
1.25 - 1.5m high, 2 per metre for 2m width -



Existing planting around Oak tree (T1) ;
Please see below





There are existing shrubs/plants off-shoots to this area, which will be maintained and improved.

Additional Planting to T1 Oak Tree Planting bay and Bin Store Planting Bay :

Planting bays covered with plum slate/bark mulch, and planted with following variety of plants;



Luzula nivea - snowy woodrush - 8 number - 500mm height, 500mm spread/ 1m planting distance

Geranium nodosum - knotted cranesbill - 8 number 600mm height, 450mm spread/ 1m planting distance



Japanese Forest Grass
300 - 600mm height, 600mm spread - 5 number, planted 1.25m apart



Western sword fern (*Polystichum munitum*)

300 - 600mm height, 600mm spread - 5 number, planted 1.25m apart



Primrose (*Primula*)

500mm height, 400mm spread, 4 number, 1m apart



1c Species, plant sizes, and proposed numbers/densities - all as above

Times of planting of all shrubs and plants shall be in the first spring-time planting season following the completion of the building.

Prior to the commencing of planting, all hardscaping will be completed, to include all paving to driveways, footpaths, amenity areas, front , all side and rear fencing within the site.

Planting to replace front hedgerow:

There is no planting proposed to replace the front hedgerow, as quite simply there is no room for it as the maximum area is required for the front drive access.

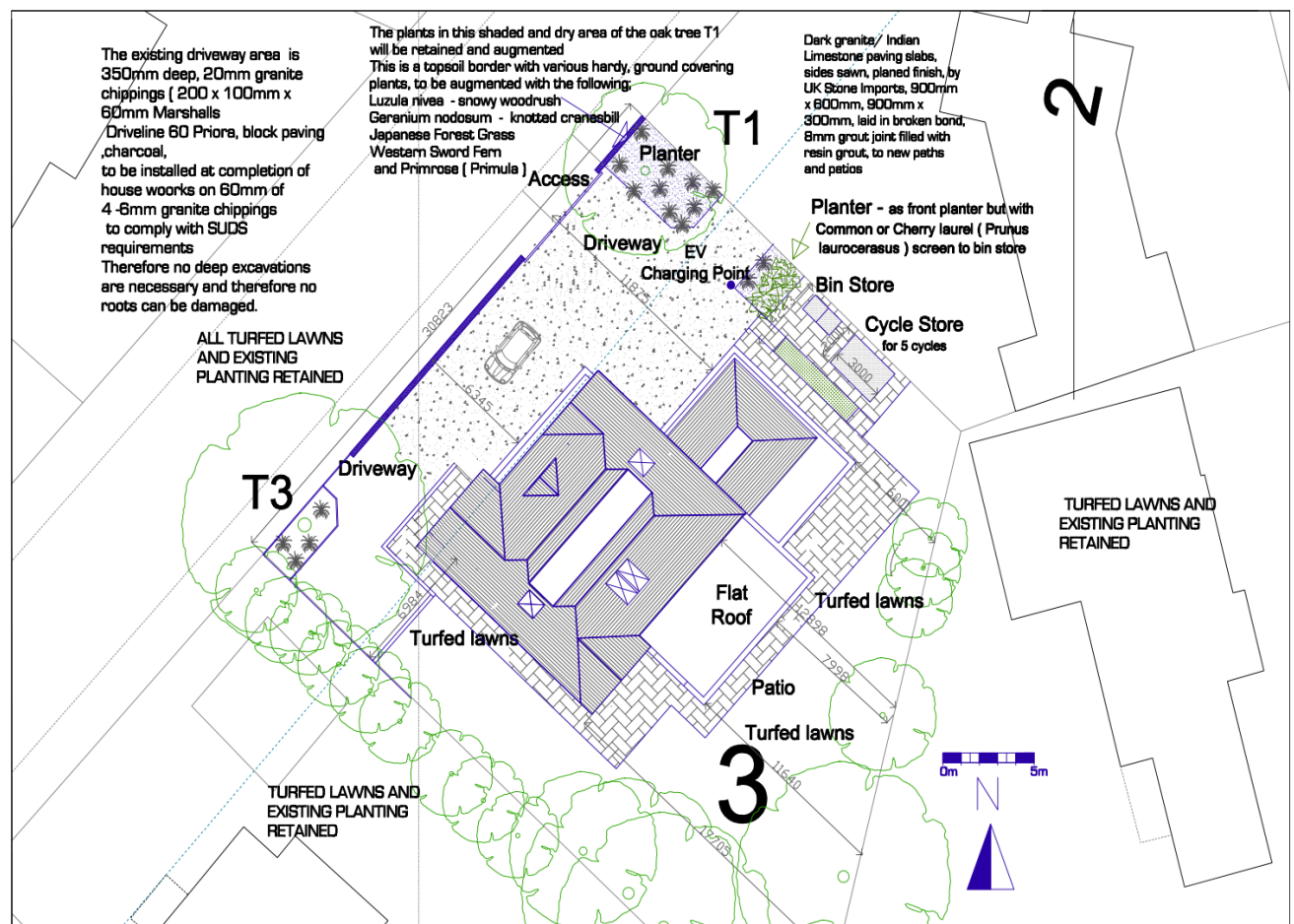
The family have several cars that they wish not to leave on the street, for safety reasons, as there have been a number of car thefts, and thefts from cars left on the street on the Copse Estate in recent months - the applicant can provide details of these thefts.

The removal of the hedgerow was also justified under **Secure by Design** recommendations as the manual recommends no tall hedges that criminals can hide behind/obscure their attempts to break in from, from neighbours or the public vantage point.

Once the hedge was removed, a measure of security was required to help deter/ prevent unauthorised access to the property - the 1m tall front wall now being constructed provides this deterrent, whilst allowing visibility from neighbours and the street, to further provide deterrent to crime.

This is all from the Safe by Design manual.

We attach amended drawing 013G to illustrate the above planting changes, and pasted below for ease of reference.



Schedule of trees is as per the appended Tree Report

2 Hardscaping

The existing driveway area is 350mm deep, 20mm granite/quartz/pebble chippings - 200 x 100mm x 60mm Marshalls Driveline 60 Priora, block paving, charcoal, to be installed at completion of house works on 60mm of 4 -6mm granite chippings to comply with SUDS requirements

Therefore no excavations are necessary and therefore no roots can be damaged - the driveway is already reduced for this purpose and no roots were encountered.



Marshalls Driveline Priora Permeable paving - charcoal

Paths and Patio areas ;

Dark grey Indian Limestone paving slabs, (but called Black Limestone)sides sawn, planed finish, by UK Stone Imports, 900mm x 600mm, 900mm x 300mm, laid in broken bond, 8mm grout joint filled with resin grout, to new paths and driveway

as shown on Drawing 013G



<http://www.ukstoneimports.com/index.php?act=viewProd&productId=78>

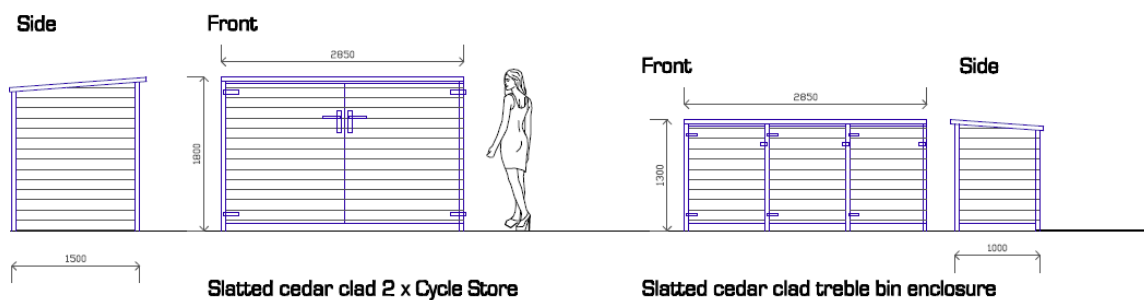
2a Refuse Storage

1 x 240 litre grey/black household waste bin
1 x 240 litre blue household plastics/glass waste bin
1 x 240 litre red household paper/card waste bin
All bins Dimensions (L×W×H) 0.8 x 0.6 x 1.1 m

See drawing 015G attached and below



Elevations 1:50



Snapshot from drawing 015G above

2b **Cycle Store** - see drawing 015G

2c **Means of Enclosure**

Fences;

All rear and side (south west) fencing to be post and rail - which is the existing fencing within the hedgerows. This to be renewed where necessary

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At front boundaries the new 1m high solid 225mm block, rendered and painted white dwarf wall forms the boundary treatment - which is Permitted Development. This together with a metal railing fence (no higher than 1m), painted black/dark grey - and automatic sliding steel gate (painted same colour as metal railing fence).

These are all Permitted Development and are being implemented presently. See drawing 017G and 05G A3

At side (north east) side boundary, fencing is existing 2m high close boarded timber -
see below;

Post and Rail



Close boarded



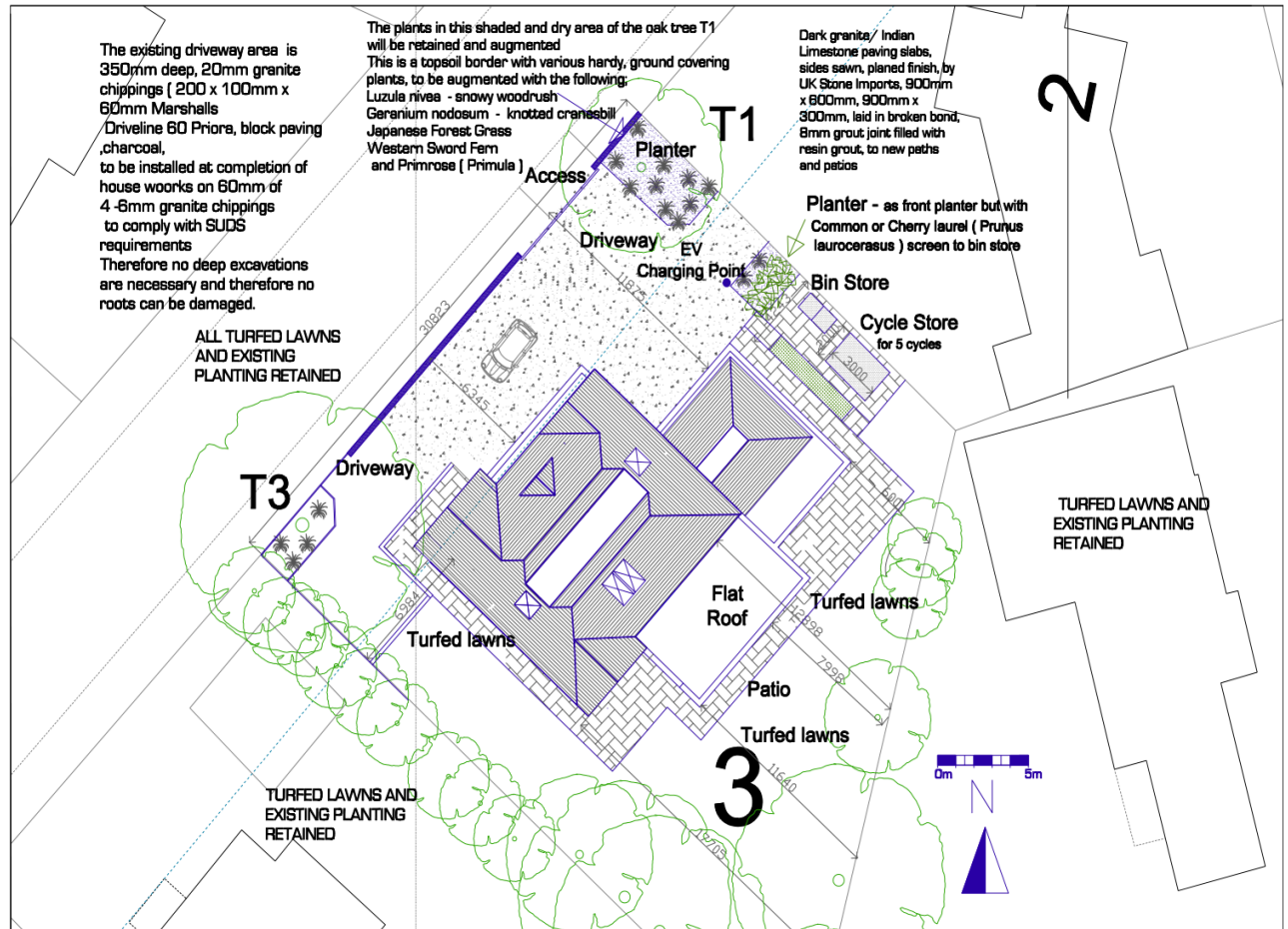
2d Electric vehicle charging points

1 passive and 1 active point to be provided, wall mounted, to corner of garage
See drawing 013G - snapshot copied overleaf

<https://evonestop.co.uk/collections/home-charging-range>

2e Hard surfacing materials stated above under hard-scaping

See drawing 013G - snapshot copied below;



2f External Lighting

16 number external wall mounted down lights

Collingwood MC040

Straight to mains LED wall light, 5 Watt, to point downwards

Mounted on house walls 2.5m high, at intervals around the perimeter

See over



3 Landscape maintenance

Contract to be placed with local gardening maintenance firm to regularly tend and maintain the gardens of the house

Maintenance visits every 2 weeks, and generally as the following;

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Spring Lawn Care

- Use a spring fertilizer for lawns once snow has melted.
- Repair dead patches.
- If crabgrass is problematic, treat with a preemergent herbicide around the time forsythia blooms in your area.
- Revive weak lawns by dethatching and aerating.

Spring Trees, Shrubs, and Groundcover Maintenance

- Remove winter trunk protection and old mulch, and remulch at the base of trees and shrubs.
- Prune and clean up dead, broken, or diseased branches.
- Prune summer-flowering shrubs.
- Rake, fertilize, and groom groundcovers.
- After dry winters, thoroughly water new plants.
- Remove any dead shrubs or groundcovers.

Spring Garden Maintenance

- Amend soil with organic matter.
- Plant cool-season flowers and vegetables.
- Remove old mulch and refresh.
- Prune and plant roses.
- Divide overcrowded perennials.
- Plant fruit trees and berry bushes; fertilize several weeks before bloom with a fruit-tree plant food.
- Prune vines growing over arbors and trellises.
- Cut back spring bulb foliage as it yellows.

Spring Hardscape Maintenance

- Clean wooden decks; protect with sealant or stain as needed.
- Move furniture out of storage; clean and repaint as needed.
- Repair cracks in paved areas.
- Lubricate latches and hinges.
- Refresh gravel or mulch as needed.
- Replace wiring or bulbs on outdoor fixtures.

Summer Lawn Care

- Mow regularly and as needed. Leave the clippings on the lawn, and remove only one-third of the grass height at one time.
- As summer progresses, raise the mowing height; taller grass holds up to heat and drought better.
- Alternate your mowing pattern to avoid creating strips or ruts.
- Water in the morning as needed; soak until the lawn receives about 1 inch a week.

Summer Trees, Shrubs, and Groundcover Maintenance

- Weed as needed around trees; add mulch, keeping material 1-2 inches away from tree trunks.
- Regularly check for insect or disease damage.
- Water new shrubs and trees once a week, moistening soil to a depth of 1 foot.
- Trim hedges after the first new growth flush.
- Deadhead faded flowers.
- Prune spring-blooming shrubs, such as lilacs, after flowers fade.

Summer Garden Maintenance

- Mulch beds as needed.
- Cut flowers and herbs in the morning; harvest vegetables as needed and fruits when ripe.
- Prune fruit-bearing shrubs and replant strawberries after fruiting.
- Maintain vigilance for insects and diseases.
- Water containers when dry.
- Fertilize flowers and vegetables monthly.
- Deadhead flowers for fall.
- Train vines by tying or light pruning.

Summer Hardscape Maintenance

- Clean tools after each use.
- Clean and repair cold frames.
- Weed between pavers in pathways; repair cracks as needed.
- Paint or stain building exteriors as needed.

Fall Lawn Care

- Autumn lawn care is simple: Overseed new lawn or spots that need refreshing. Begin mid-October in mild-winter climates; in cold-winter climates, overseed in mid-September.
- Use a fall grass fertilizer on the lawn.
- Rake leaves as needed.

Fall Trees, Shrubs, and Groundcover Maintenance

- Mulch and regularly water newly planted conifers.
- Plant new additions such as oak, holly, and beautyberry.
- Clean up rotten, fallen crops and leaves from fruit trees.
- Rake and compost leaves.
- Cut back rose canes to within a foot of the ground, and cover them with soil (cold climates). Wrap the canes of tender roses in burlap, lay the wrapped canes on the ground, and cover them with soil or mulch.

Fall Garden Maintenance

- Cut back perennials to 6 inches above the soil.
- Dig and store nonhardy bulbs.
- Divide and replant overcrowded perennials.
- Plant cool-season annuals.
- Harvest vegetables before the first frost.
- Compost a vegetable garden.
- Plant spring-flowering bulbs.

Fall Hardscape Maintenance

- Clean tools after use.
- Run gas engine mowers until empty, or add fuel stabilizer.
- Drain permanent water systems, pools, and ponds (in cool climates).
- Store hoses, outdoor furniture, and tools.

Winter Lawn Care

- If your lawn is green in winter, lightly dose with nitrogen fertilizer in late winter.
- For optimal winter lawn care, avoid walking on it if it is dormant or frozen, and use alternatives to salt (sand or kitty litter) as appropriate.

Winter Trees, Shrubs, and Groundcover Maintenance

- If rain and snow are lacking, water newly planted evergreens.
- Plant bare-root roses as soon as you can.
- Prune fruit trees in late winter; spray with dormant oil.
- Wrap trees with tree guards to protect from rodent damage.
- Wrap tender foundation shrubs in burlap.

Winter Garden Maintenance

- Review wintering bulbs, discarding those that are soft or rotten.
- Order seeds for spring.
- Fertilize flowers in mild-winter regions with a fast-acting fertilizer.

Winter Hardscape Maintenance

- Repair broken elements such as arbors.
- Organize tools in your garden shed or garage.
- Check irrigation systems for cracks.
- Clear decks, patios, and walkways of snow.

Repair stone and concrete walls as weather permits.

3b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased - to be replaced by house owner's maintenance contractor as and when the planting season allows

Refuse Management Plan

Occupiers to move their waste bins to the kerbside on collection days

Bins stored in the bin store all other times

3) Scheme for the provision of sustainable water management and water efficiency

SURFACE WATER DRAINAGE AND WATER EFFICIENCY

Proposed Discharge of Surface Water/Rainwater and Harvesting

The proposed surface water management plan for the discharge and efficient use of the surface water generated by the development is via Underground Rainwater Harvesting with overflow to on site filtration (soakaways)

See attached "Kingfisher Direct Ltd "Rain King" rainwater harvesting system for garden irrigation"

The **operating principle** is that rainwater from the hardscaped areas (paving) and from roofs via gutters and downpipes, is collected in an underground tank of 1800 litres capacity, and this tank supplies water for washing cars, watering gardens, jet washing, cleaning etc.

Any overflow of this storage tank is directed to an engineered soakaway within the garden area

Various filters within the harvesting system ensure that coarse particles such as moss leaves and weeds are cleaned and collected, leaving clean water to run to the tank

A maintenance contract will be agreed with the authorised supplier to ensure the system always functions within its best parameters

A Soakage test has been carried to BRE365 and from the results provided the filtration rate of $4.78 \times 10^{-5} \text{m/s}$ (0.174m/hr) has been calculated

Trial pits of 1500mm x 450mm x 1500mm deep were used for the tests.

The total impermeable catchment area to be served by the soakaway is calculated so that under all circumstances if the maximum amount and flow rate of rainwater discharge is to flow to the soakaway, it is engineered to accommodate this discharge, notwithstanding the "buffer" of the harvesting system's storage tank

MicroDrainage Design calculations for the soakaway structure have been produced and details of the soakaway structure are shown below

The drainage calculations provided comply with the new Thames Water SUDS guidance;

- FSR increased to 26.25mm
- System sensitivity tested for 40% Climate Change

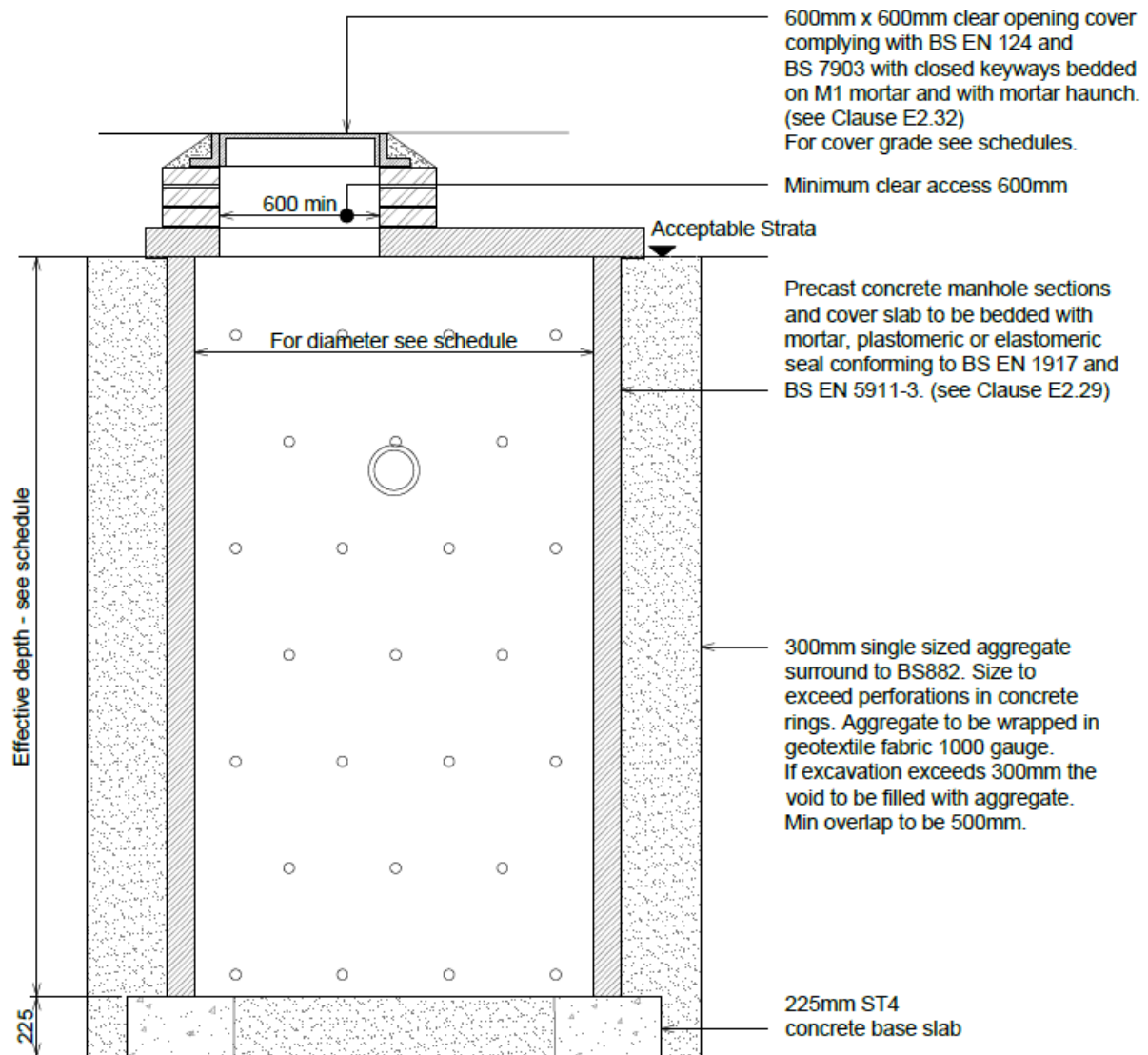
Consents

No formal consents are required for the surface water management system.

The responsibility of the management and maintenance will remain with the property owners and will need to be maintained as per the outline operation and management included on the strategy drawing.

Typical PCC Soakaway Detail

scale 1:25



Soakaway Schedule;

Catchment area 200 sq m Diam 1.5m Effective Depth 3m

Soakage Test

1.0 Calculation of Soil Infiltration Rate

Design to BRE 365: Sept 2003

Pit 1 Test 1			Trial Pit Length x Width x Depth		
Time	Dip		1.50	0.45	1.50
0	0.000	1.500			
5	0.375	1.125			
45	1.125	0.375			
90	1.500	0.000			

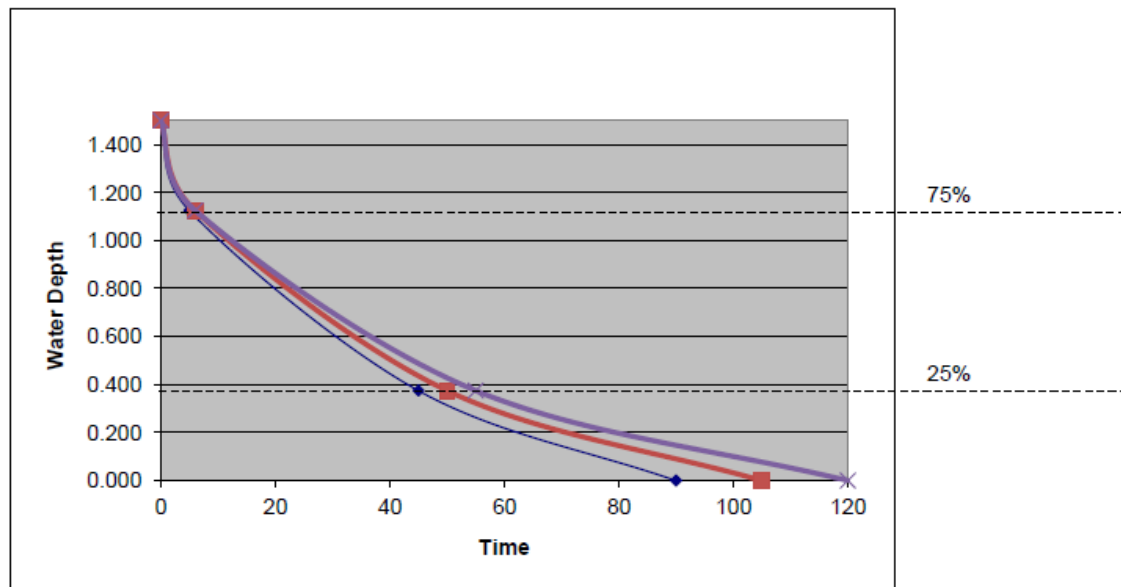
$$f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

$$\text{therefore lowest } f = \frac{4.78E-05}{0.17} \text{ m/hr}$$

Pit 1 Test 2		
Time	Dip	
0	0.000	1.500
6	0.375	1.125
50	1.125	0.375
105	1.500	0.000

Pit 1 Test 3		
Time	Dip	
0	0.000	1.500
6	0.375	1.125
55	1.125	0.375
120	1.500	0.000

	Test 1	Test 2	Test 3	
V_{p100} (Start test)=	1.013	1.013	1.013	m ³
V_{p0} (End test)=	0.000	0.000	0.000	m ³
Total Volume=	1.013	1.013	1.013	m ³
V_{p75} =	0.759	0.760	0.760	m ³
V_{p25} =	0.253	0.253	0.253	m ³
a_{p100} (Start Test) =	6.525	6.525	6.525	m ²
a_{p0} (End Test) =	0.675	0.675	0.675	m ²
t_{p75} =	5	6	6	min
t_{p25} =	45	50	55	min
V_{p75-25} =	0.506	0.506	0.506	m ³
a_{p50} =	3.600	3.600	3.600	m ²
t_{p75-25} =	40	44	49	min
therefore f=	5.86E-05	5.32E-05	4.78E-05	m/s



Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 136 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	8.153	1.653	0.6	6.6	O K
30 min Summer	8.566	2.066	0.7	8.2	O K
60 min Summer	8.847	2.347	0.8	9.3	O K
120 min Summer	8.911	2.411	0.8	9.6	O K
180 min Summer	8.896	2.396	0.8	9.5	O K
240 min Summer	8.856	2.356	0.8	9.3	O K
360 min Summer	8.740	2.240	0.7	8.9	O K
480 min Summer	8.613	2.113	0.7	8.4	O K
600 min Summer	8.491	1.991	0.7	7.9	O K
720 min Summer	8.381	1.881	0.7	7.5	O K
960 min Summer	8.191	1.691	0.6	6.7	O K
1440 min Summer	7.896	1.396	0.5	5.5	O K
15 min Winter	8.358	1.858	0.6	7.4	O K
30 min Winter	8.830	2.330	0.8	9.2	O K
60 min Winter	9.161	2.661	0.9	10.6	O K
120 min Winter	9.237	2.737	0.9	10.9	O K
180 min Winter	9.211	2.711	0.9	10.8	O K
240 min Winter	9.148	2.648	0.8	10.5	O K
360 min Winter	8.979	2.479	0.8	9.8	O K
480 min Winter	8.801	2.301	0.8	9.1	O K
600 min Winter	8.632	2.132	0.7	8.5	O K
720 min Winter	8.478	1.978	0.7	7.8	O K
960 min Winter	8.216	1.716	0.6	6.8	O K
1440 min Winter	7.832	1.332	0.5	5.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	185.630	0.0	18
30 min Summer	120.567	0.0	32
60 min Summer	73.889	0.0	60
120 min Summer	43.472	0.0	100
180 min Summer	31.706	0.0	132
240 min Summer	25.287	0.0	166
360 min Summer	18.336	0.0	236
480 min Summer	14.573	0.0	304
600 min Summer	12.186	0.0	372
720 min Summer	10.523	0.0	440
960 min Summer	8.342	0.0	570
1440 min Summer	6.003	0.0	824
15 min Winter	185.630	0.0	18
30 min Winter	120.567	0.0	32
60 min Winter	73.889	0.0	60
120 min Winter	43.472	0.0	112
180 min Winter	31.706	0.0	140
240 min Winter	25.287	0.0	178
360 min Winter	18.336	0.0	252
480 min Winter	14.573	0.0	326
600 min Winter	12.186	0.0	398
720 min Winter	10.523	0.0	468
960 min Winter	8.342	0.0	604
1440 min Winter	6.003	0.0	866

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	26.250	Shortest Storm (mins)	15
Ratio R	0.400	Longest Storm (mins)	1440
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.020

Time (mins)	Area (ha)
From:	To:
0	4 0.020

Model Details

Storage is Online Cover Level (m) 10.000

Lined Soakaway Structure

Infiltration Coefficient Base (m/hr)	0.17000	Ring Diameter (m)	1.80
Infiltration Coefficient Side (m/hr)	0.17000	Pit Multiplier	1.5
Safety Factor	2.0	Number Required	1
Porosity	0.30	Cap Volume Depth (m)	3.000
Invert Level (m)	6.500	Cap Infiltration Depth (m)	3.000

Maintenance Statement

The design of the system allows for the storage of extreme storm events that has been designed to cater for a 1 in 100 year return period with a 30% allowance for climate change

A regular planned inspection and maintenance regime is essential to ensure the effectiveness of the system

A regular visual inspection of all paving, rainwater goods, the visible controls and artefacts of the tank and system, once a month by the property owner is recommended

Observe the performance of the system during heavy storm periods

Annual Inspection to include:

vacuum sweep or pressure wash of the paving to remove debris and any weed growth
- by the property owner
inspection of the rainwater harvesting system by the installer/maintenance contractor

Part G and Water Consumption

Plumbing Contractor will ensure that house will have a predicted water consumption of less than 110 litres/person/day using the methodology outlined in the 'Water Efficiency Calculator for New Dwellings'

Washing machine to have min capacity of 8.17litres dry load

Dishwasher to have min capacity of 1.17 litres/place setting

Flow limiter aerators used on all taps

All appliances and taps to have flow rates and capacities as per

All appliances AAA+ rated

4) Demolition and construction management plan

a) Hours of working 8am - 6pm Monday to Friday

Deliveries are to take place after the hours of 8.00am weekdays and weekends (Saturday working only, half days)

Saturday 8am - 1pm

b) Measures to prevent mud and dirt tracking onto footways and adjoining roads

No vehicles will be allowed to access the site
Should a small lift/crane need to access the site etc,
Wheel washing facilities will be provided in any case via a portable jet wash at the site entrance
Boot washing brushes will be provided at the site entrance for personnel

c) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process

Signage will be in place to direct delivery vehicles, visitors, to parking area immediately outside the development along the front curtilage of the site

Delivery and drop off areas will be posted as such to be immediately outside the site entrance

A traffic marshal will direct all delivery vehicles after being telephoned of arrival of such vehicles - this is the arrangement with all deliveries - they are to be booked with the traffic marshal and report at the site entrance/site office for instruction

Deliveries will be staggered and arranged to avoid congestion of the site and area

d) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process

Dust control measures - all accesses, paving footpath and driveway to be swept daily and cleared of all debris

Debris/dust netting to be used on any windy days around any site areas that will cause dust through their specific work activities

Scaffolding to be debris netted throughout where near any adjacent properties

Demolition of the existing house to be carried out by method statements to be supplied by the demolition contractor to minimise the production of dust

Most of the house walls to be demolished by hand in order to reclaim the bricks for re-use

(e) The storage of demolition/construction materials on site

Any not flammable or non- dangerous materials to be stored on the existing driveway

Any flammable materials to be stored in locked lockers within the site office and under lock and key of the site office and its alarm system

All demolition materials to be removed as soon as they are demolished, with the exception of the bricks to be reclaimed - to be stacked carefully and covered

Informative I15

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, the following will be complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

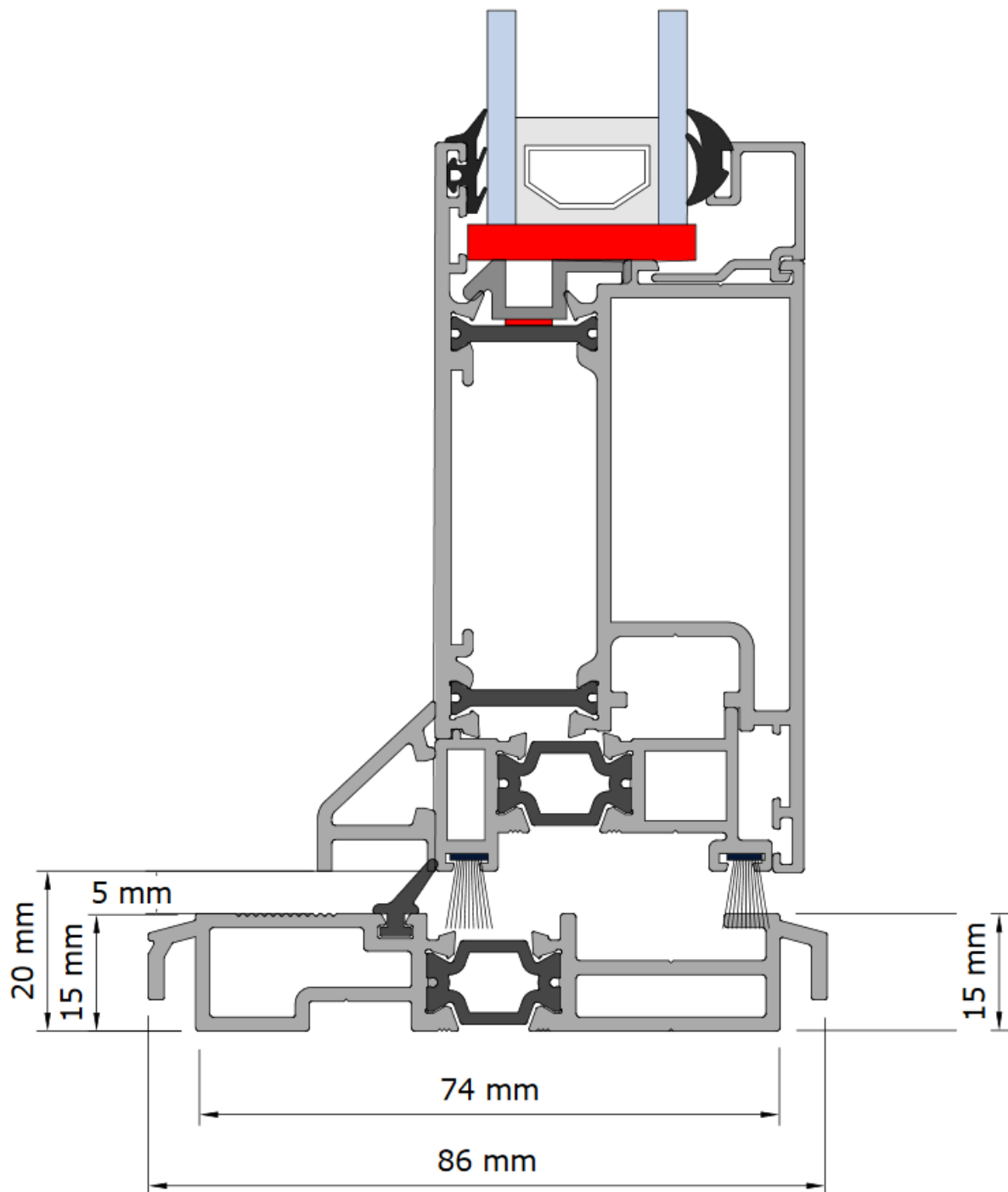
D. No bonfires that create dark smoke or nuisance to local residents will be permitted

5) Details of step free access via the principal private entrance.

This will be a low 15mm threshold door-set to the main front entrance doors.

The external paving in addition will be gently sloped up towards the front doors so as to comply with the gradients required under Approved Document M for approach to a dwelling

Low threshold door set section detail copied and pasted overleaf, which are fully compliant to Part M of the Building Regulations



6) The Dwelling will be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

7) An energy efficiency standard of a minimum of 19% CO₂ improvement over Building Regulations requirements Part L 2013 (TER Baseline) will be achieved.