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 1 - COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION.
 2 - WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS AT ALL TIMES.
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 4 - DRAWINGS ARE BASED ON THE ASSUMPTION THAT ADEQUATE LOAD BEARING CAPACITY STRUTUM WILL BE ENCOUNTERED AT THE DEPTHS INDICATED. IF THIS IS FOUND NOT TO BE THE CASE, THE DEPTHS MUST BE INCREASED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR AND BUILDING REGULATION REQUIREMENTS.
 5 - ALL STRUCTURAL TIMBER IS TO BE TANAISED OR SIMILARLY TREATED.
 6 - D.P.C. TO BE PLACED AT ALL CAVITY CLOSURES AND TO BE APPROVED BY THIS OFFICE PRIOR TO INSTALLATION.
 7 - ALL DIMENSIONS INDICATED ON THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DO NOT ALLOW FOR THICKNESS OF FINISHES.

GOV.UK Flood map for planning

Get a boundary report
 Add

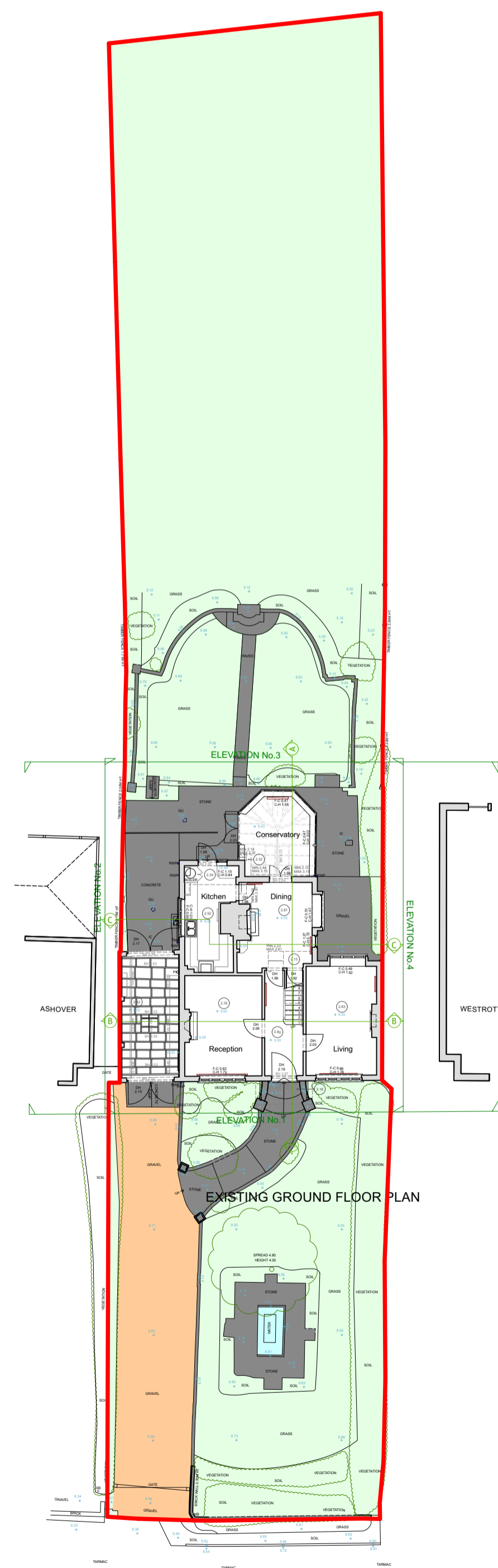
Datasets
 Flood zones 2 and 3
 Surface water
 None

Climate change
 Present day
 2070 to 2125

Map features
 Water storage
 Flood defence
 Main Rivers

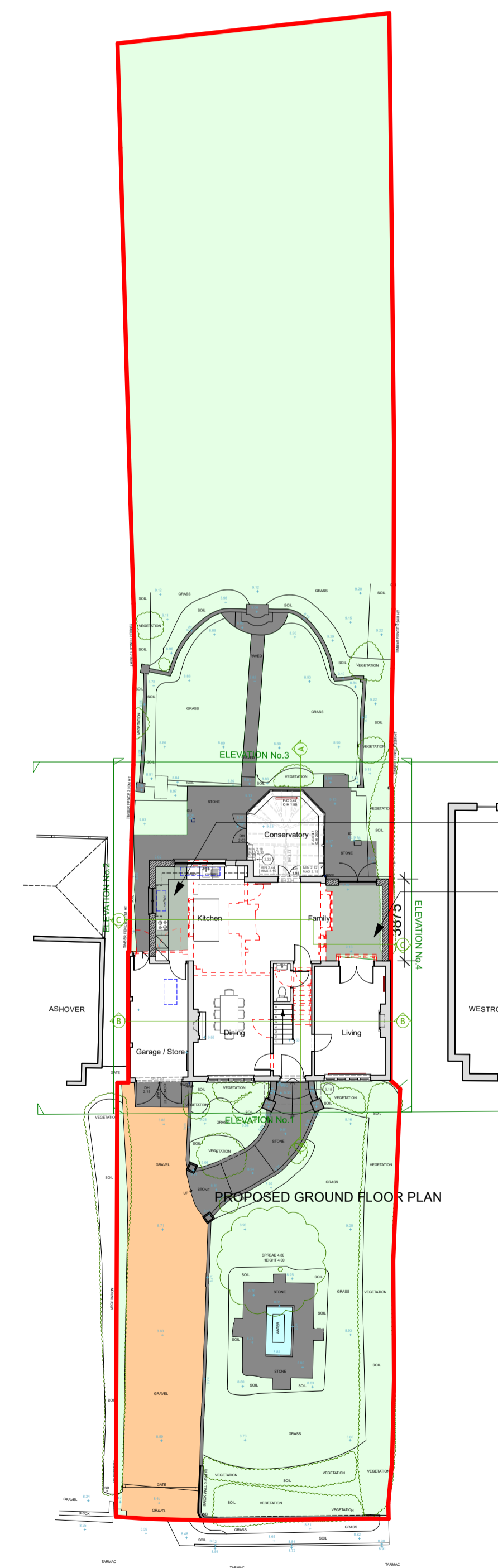
HA5 2EZ

Application Site - Outside of Flood Zones 2 and 3



- Soft landscaping 612m²
- Permeable surface 69m²
- Water 7m²
- Hard surface 97m²

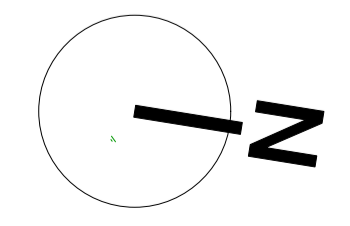
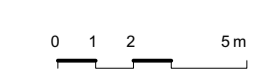
Existing Site Plan



- Soft landscaping 618m² (6m² increase)
- Permeable surface 69m² (no change)
- Water 7m² (no change)
- Hard surface 91m² including area covered by extension (6m² decrease)

Proposed 5.9m² extension (1)
 Proposed 8.3m² extension (2)

The proposals will result in the total area of soft landscaping areas increasing by 6m², therefore no additional SUDS mitigation is required



REV	DESCRIPTION	DATE

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CONTRACT
Braeside
Catlins Lane
Pinner
HA5 2EZ

PROJECT STATUS
Feasibility

DRAWING TITLE
SUDS / Biodiversity net gain

DRAWN BY DB	DATE 05/12/2025	CHECKED DB
SCALE 1:200	SHEET SIZE ISO A1	
DRAWING No 0631 - 100.03	REV	

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