

Basement drainage provision

General arrangement

The basement is to be constructed partially beneath the proposed building and the existing patio. In construction, the intention is to remove the existing patio and rebuild it to form the roof of the new basement. The basement under the existing property is to be predominantly constructed under the proposed walls as shown in the diagram below:

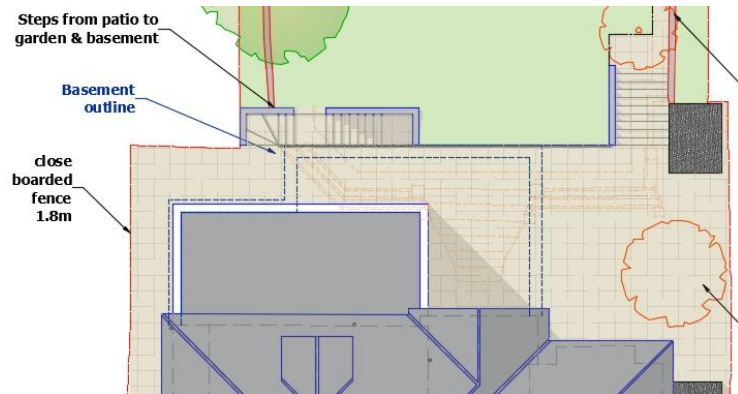
Surface water

The existing patio is constructed from a non-permeable material, preventing any rainwater from being soaked in to the ground. The proposals alter this arrangement by both extending the patio rearwards and constructing the rear extension partially over the existing patio. Surface water from the property will be collected and taken to a soakaway as per the existing arrangement (subject to building control inspection).

The area of extended patio is the same as that covered by the new elements of the main house resulting in no nett increase in non-permeable area.

Surface water from the patio will be taken away to connect to either the existing surface water drainage system or a newly created soakaway (all subject to building control approval).

The new basement will therefore maintain the existing level of permeability in the area and improve the method of disposal



Ground water

Groundwater will be dealt with by constructing the basement from a non-permeable material surrounded by a permeable drain. (see diagram)

This drain will collect any groundwater and channel it to a soakaway / borehole positioned a min 5m from any structures, and subject to building control requirements to include percolation tests, examination of the ground etc.

