

From: Clive Emerson <clive@hookmason.co.uk>
Sent: 05 April 2019 11:16
To: Reed, Emily <Emily.Reed@herefordshire.gov.uk>
Cc: David Baume <baume@hookmason.co.uk>
Subject: Re: Fw: RE: 184578: Land at Wendover, Three Ashes HR2 8LU

Dear Emily,

Please find attached email from Peter Loveday at Energy Surveys along with water efficiency calculations indicating an under 110litres compliance.

Regards

Clive Emerson *ACIAT*
Associate
For and on behalf of Hook Mason Ltd.

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From: "David Baume" <baume@hookmason.co.uk>
Sent: Fri, 05 Apr 2019 10:44:35 +0100
To: "Clive Emerson" <clive@hookmason.co.uk>
Subject: Fw: RE: 184578: Land at Wendover, Three Ashes HR2 8LU

Clive
See below. Presumably you specified water use in your separate condition discharge submission. Please would you comment on discrepancy in figures.
Thanks
David

David Baume BA Hons, Dip arch, RIBA, MRTPI
Director
For and on behalf of Hook Mason Ltd.

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David Baume Director

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From: Emily.Reed@herefordshire.gov.uk

Sent: Fri, 5 Apr 2019 09:40:17 +0000

To: David Baume <baume@hookmason.co.uk>

Subject: RE: 184578: Land at Wendover, Three Ashes HR2 8LU

Dear David,

Many thanks for your email - I went through the application yesterday. I am happy with the majority of the details but just wanted to check on the water usage. The submitted details state 125 litres per person per day but the standard condition states 110. Could you confirm if it is to be 110?

Kind regards,

Emily

From: David Baume <baume@hookmason.co.uk>

Sent: 05 April 2019 10:34

To: Reed, Emily <Emily.Reed@herefordshire.gov.uk>

Subject: RE: 184578: Land at Wendover, Three Ashes HR2 8LU

Morning Emily,

Further to your e mail of 19/03 below please would you update on issue of the decision notice, hopefully now imminent? Thanks.

Regards

David

David Baume *BA Hons, Dip arch, RIBA, MRTPI*

Director

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From: "Reed, Emily" <Emily.Reed@herefordshire.gov.uk>

Sent: Tue, 19 Mar 2019 15:34:27 +0000

To: David Baume <baume@hookmason.co.uk>

Subject: RE: 184578: Land at Wendover, Three Ashes HR2 8LU

Dear David,

Many thanks for your email.

I have just received confirmation from our Land Drainage consultant that the details submitted are acceptable. I am also in receipt of the additional details from Clive and therefore hope to issue a decision with compliance conditions avoiding the need to discharge any.

I will be contacting the Local Ward Member shortly with a view to getting a decision out next week.

Kind regards,

Emily

From: David Baume <baume@hookmason.co.uk>
Sent: 19 March 2019 15:16
To: Reed, Emily <Emily.Reed@herefordshire.gov.uk>
Subject: Fw: 184578: Land at Wendover, Three Ashes HR2 8LU

Afternoon Emily

Further to my e mail of 28/02/19 below, please would you update on subsequent progress with your drainage consultant & indicate anticipated determination date

to enable me to update our client accordingly. Time very much of the essence in respect of completing property sales.

Thanks

David

David Baume *BA Hons, Dip arch, RIBA, MRTPI*
Director
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David BaumeDirector

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From: baume@hookmason.co.uk

Sent: Thu, 28 Feb 2019 15:34:53 +0000

To: "Emily Reed" <Emily.Reed@herefordshire.gov.uk>

Subject: 184578: Land at Wendover, Three Ashes HR2 8LU

Afternoon Emily

Further to your e mail of 19/02/19 in connection with the above, please see e mail below plus attached revised drawing detailing two separate soakaways together with supporting calculations as requested. I hope this will now enable you to expedite determination of the current application, however if you do need any else please let me know at the earliest.

Regards

David

David Baume BA Hons, Dip arch, RIBA, MRTPI
Director

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From: Tom House <tom.house@jdpipes.co.uk>

Date: 27 February 2019 at 11:24:14 GMT

To: "'Mark@markfreemanconstruction.co.uk'" <Mark@markfreemanconstruction.co.uk>

Subject: RE: 6997-25-LocationPlan.pdf

Hi Mark,

I have had another look at this project in line with the comments from the local authority and also the site perimeter plan you sent over.

I think we will need to keep the soakaways in the strip of ground to the side of plot 2. I have designed it as 2 separate soakaways as per the previous e-mails and kept them as stone filled trenches. Both systems are designed to not flood for the 1 in 100 year + 40% climate change storm event. The attached calculations show that the following sizes will be suitable:

Plot 1 - 14m x 2m x 1m stone filled trench (30% voids)

Plot 2 - 15m x 2m x 1m stone filled trench (30% voids)

For construction, the SW drainage from plot 1 will most likely need to run through the garden of plot 2 to reach the strip of land where the trench will be installed. I have only gone to 2m wide on the trenches to allow for 2 separate systems to be laid side by side running to the soakaways. The soakaway trenches should be a minimum of 5m apart from each other.

Hope this helps

Kind Regards

Tom

Tom House

Technical Support Supervisor, Technical

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From: Emily.Reed@herefordshire.gov.uk

Sent: Tue, 19 Feb 2019 15:26:21 +0000

To: David Baume <baume@hookmason.co.uk>

Subject: 184578 - Land at Wendover, Three Ashed, Hereford, HR2 8LU.

Dear David,

184578 - Land at Wendover, Three Ashed, Hereford, HR2 8LU.

I write with regard to the above planning application.

While I note that the determination date of the application has passed, I have just received the following comments from the Land Drainage Consultant:

I see that the proposed soakaway is proposed to be long, essentially a trench soakaway. These are often unsustainable as the ground level may be different at the two ends of the trench, and so water would spill out of the trench before it could fill properly. The soakaway should be redesigned to be more rectangular (shorter in length and wider). This should be demonstrated on the drainage layout plan.

This configuration also results in one soakaway serving both properties. Ideally each property would be served by individual soakaways to avoid issues with future maintenance. We normally request that a private management company is assigned to drainage features which serve multiple properties. Is this something the Applicant would consider?

The land on which the soakaway is located should be jointly owned by the respective homeowners.

Also, no calculations have been provided to demonstrate that the soakaway has been adequately sized. It must demonstrate that it can accommodate runoff from the 1 in 100 year + 40 climate change event.

In light of the above, additional details are required to approve the amended drainage strategy. I look forward to receiving these by 5th March.

Kind regards,

Emily Reed, Senior Planning Officer

Planning Department | Herefordshire Council | Council Offices, Plough Lane | Hereford | HR4 0LE

Tel: 01432 383894 | Email: emily.reed@herefordshire.gov.uk

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From: sales@energysurveysgb.co.uk [mailto:sales@energysurveysgb.co.uk]
Sent: 05 April 2019 11:11
To: clive@hookmason.co.uk
Subject: Water Calculation.

Hello Clive,

Attached for you as discussed is the amended Part G letter for Mark Freeman's houses, showing 110 litres.

Have a good weekend,

Kind regards,
Peter.

Energy Surveys (PL) Ltd

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Email. sales@energysurveys.gb.com

**Mr. M. Freeman
Mark Freeman Ltd
Mainstone Court Barn
Trumpet
Ledbury
HR8 2RA**

22nd January 2019

Dear Martin,

Re: Approved Document G, Part G2, Water Efficiency in New Dwellings – 17K.

Three Ashes, St. Weonards, HR2 8LU

Following our recent conversation please find enclosed a summary of wholesome water consumption for your new properties. The calculation has been made in accordance with the methodology set out in the document 'The Water Efficiency Calculator for New Dwellings'.

The calculations show that the wholesome water consumption will be less than 110 litres per person per day for the properties, a requirement of Part G. Evidence of the compliance of these measures may well be required by the Building Inspection body as part of their process, eg manufacturers' data sheets etc.

The figures (flushes, flow rates, capacities, usage etc) which have been used to form the basis of the calculation are taken from standard products widely available in the market. Consideration has been given to ensure good flow rates are available for showers, if fitted, as well as the kitchen taps. Depending on your specific requirements, these figures can be amended to give a more accurate result, ie a lower litreage capacity of the bath would allow better flow rates or usage for another installation type.

In making the calculation I have assumed that multiple fittings of the same type that have various flow rates or capacities (eg hot and cold taps with different flow rates) have

been averaged out. No allowance has been made for a water softener or for the savings made by grey or rainwater collection systems. External taps have an assumed usage factor of five litres per person per day as per Part G.

If required, a more in depth analysis can be made to ensure continued compliance if needed.

The methodology applies a normalisation factor that has been derived from looking at what consumption the calculator is indicating with typical UK fittings and comparing that with the typical UK water consumption of 150 litres per person per day (source Ofwat). The factor then adjusts the calculated use to bring the calculated consumption of fittings in line with typical UK consumption, thereby delivering a closer alignment between predicted average and actual average usage. The calculator cannot be used to calculate actual use due to the impact of user behaviour.

I trust that the assumptions that I have made at this stage of the calculation process are broadly in line with the likely potable water usage for the properties. If there are aspects that need to be reconsidered, please revert to me accordingly prior to the installation of fixtures and fittings which fall outside of the consumption figures, as there may be a risk that the installation may fail.

I look forward to hearing from you,

Yours sincerely

PETER LOVEDAY.

Installation Type	Unit of Measure	Capacity/Flow rate (1)	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day = [(1)x(2)] + (3) (4)
WC (single flush)	Flush Volume (litres)		4.42	0.00	0
WC (dual flush)	Full flush Volume (litres)	4	1.46	0.00	5.84
	Part flush Volume (litres)	2.6	2.96	0.00	7.70
WC (multiple fittings)	Average effective flushing Volume (litres)		4.42	0.00	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	5.00	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow (litres)	170.00	0.11	0.00	18.70
Shower (where bath also present)	Flow Rate (litres / minute)	8.00	4.37	0.00	34.96
Bath Only	Capacity to overflow (litres)		0.50	0.00	0
Shower Only	Flow Rate (litres/minute)		5.60	0.00	0
Kitchen/Utility room sink taps	Flow rate (litres/minute)	6.00	0.44	10.36	13.00
Washing Machine	(Litres/kg dry load)	8.17	2.1	0.00	17.16
Dishwasher	(Litres/place setting)	1.25	3.6	0.00	4.50
Waste disposal unit	(Litres/use)	<input type="checkbox"/> Present	3.08	0.00	0
Water Softener	(Litres/person/day)		1.00	0.00	0
	(5)	Total Calculated use (litres/person/day) = SUM(column 4)			111.34
	(6)	Contribution from greywater (litres/person/day)			0
	(7)	Contribution from rainwater (litres/person/day)			0
	(8)	Normalisation factor			0.91
	(9)	Total water consumption (Code for Sustainable Homes) = [(5)-(6)-(7)]x(8) (litres/person/day)			101.32
	(10)	External water use			5.0
	(11)	Total water consumption (Building Regulation 17.K) = (9)+(10) (litres/person/day)			106.3

Installation Type	Type	Litres/Person/Day
WC (dual flush)		13.54
Taps		9.48
Baths (shower(s) present)		18.70
Showers (bath(s) present)		34.96
Kitchen Taps		13.00
Washing Machines		17.16
Dishwasher		4.50



WRc-NSF



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