#### **PM Designs**

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Job No. P/App GRP/09/19

Planning Department The Moray Council High Street ELGIN, IV30 1BX

29<sup>th</sup> November 2020

Dear Sir/Madam

#### RE. Erect 1.25 Storey Dwelling House at Sourbank, Rafford, Forres, Moray, IV36 2SL

This is a resubmission of Planning Application 19/01599/APP. The original application was withdrawn on 24/03/20 to allow time to address the Local Plan requirements it did not meet and the visibility issues with the vehicle access from the U102E Public Road and the U102E junction with the B9010.

In accordance with The Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004, as this application (which is of "the same character or description of development on the same site"), is being submitted within 12 months of its original submission date of 10 December 2019, there is no fee requirement.

Following the withdrawal, a Planning Consultant was engaged to address the issues identified and any subsequent issues that may arise. The consultations with the Moray Council and other statuary bodies are now complete and we are in a position to resubmit the Planning Application.

The following drawings and supporting documents have been submitted as part of the e-Planning application on behalf of the applicants, G & AG Proctor

GRP/09/19/001A - Location Plan (A4 size) GRP/09/19/002C - Site Plan (A1) GRP/09/19/003A – Floor Plans (A1) GRP/09/19/004A – Elevations (A1) GRP/09/19/005A – Garage Plans (A1) GRP/09/19/006A – House Section (A2) GRP/09/19/007 – B9010/U102E Junction (A3) Visual Impact Photos (A4) Client's Design Statement dated 8<sup>th</sup> December 2019. Agricultural Needs Assessment by Bowlts (TO BE KEPT PRIVATE) Planning Supporting Statement Jane Shepherd (TheTownPlanner) Site investigation and drainage survey by GMC Surveys Culvert Proposal by GMC Surveys

We trust that this is all in order but if you have any queries please do not hesitate to contact this office.

Yours faithfully



Mr. PM Mitchell

For PM Designs

PM Designs Todholes, Dallas FORRES, IV362RW T: 01343 890273 M: 0788 146 2217 www.pmdesigns.eu

29th November 2019

Job No. P/App GRP/09/19

#### Re: Proposed Erection of 1.25 Storey Dwelling House at Sourbank, Rafford, Forres, Moray, IV36 2SL

#### Design Statement on Behalf of The Planning Application Applicants

We wish to build an environmentally friendly energy efficient home, whilst keeping it in character with local properties as far as possible, yet still reflecting the era in which it is being built. The house will enable the next generation of the Proctor family to live adjacent to the farmland the family works. The development is sited in the corner of a field owned by our family and is adjacent a cluster of both old and new houses at Sourbank, Rafford.

To achieve a sympathetic appearance and energy efficiency we have incorporated the following design features into the proposed building.

- 1. Timber frame construction with mainly rendered external walls, with some locally sourced larch cladding to compliment the nearby woodland setting and the proposed tree planting. The colours are indicative only but the final shades are unlikely to differ markedly from those shown.
- 2. The house is 1¼ storey high with a roof pitch of 40.5 degrees and will be covered with reclaimed welsh slate.
- 3. A high standard of insulation, along with high specification glazing and an air sourced heating system will make this an energy efficient home for the 21<sup>st</sup> century. A wood burning stove will supplement the heating system in the winter months and provide a focal point within the property.
- 4. A woodland area will be created in the northern corner to provide 25% tree cover and will help to screen the proposed house from neighbouring properties, as well as providing wildlife habitat.



Peter M Mitchell, **PM Designs** (Agent) On behalf of the applicants G & AG Proctor Balnageith Farm, Balnagieth, Forres, Moray, IV36 2SX





Drawing Title	te &	Land	dscape P	lan	G & AG Proctor	
GRP 09/19			Drawing No.	19/002	Location Sourbank Farm Site, Rafford, Forres, Moray, IV36 2SL	
All Dimensions Size All Netres		Revision: C		Job Architect/Designer Peter M Mitchell		
Scale 1:200	Date 28/1	1/20	Drawn Pete M	Checked	Job Title Erect 1.25 Storey Dwelling House	



PM Designs Planning & Warrant Drawing For Domestic Buildings pete.mitchell@pmdesigns.eu T: 01343 890273 Sonas, Todholes, Dallas, Forres, Moray, IV36 2RW.

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HOUSE FLOOR & GLAZING AREAS								
Room	A	rea	Glazing Areas (Sg.m)					
noom	Sq.m	Sq.ft	Min 6.7%	Max 25%	Proposed			
Vestibule	2.0	19	N/A	0.50	0.72			
Hallway	12.1	112	N/A	3.02	0.00			
Kitchen	13.7	127	0.92	3.42	1.09			
Dining Room	13.7	128	0.92	3.43	2.71			
Utility Room	6.3	59	N/A	1.58	0.73			
Utility Toilet	1.8	16	N/A	0.44	0.35			
GF Shower Room	6.1	57	N/A	1.52	0.50			
Plant Room	2.4	22	N/A	N/A	0.00			
Lounge	19.1	178	1.28	4.78	6.36			
Stairwell	5.0	46	N/A	1.24	0.18			
FF Bathroom	4.1	38	N/A	1.03	0.22			
FF En-suite	3.6	33	N/A	0.89	0.22			
Bedroom 1	10.7	100	0.72	2.68	0.91			
Bedroom 2	20.5	190	1.37	5.12	1.37			
Bedroom 3	17.4	161	1.16	4.34	1.17			
FF Landing	6.6	61	N/A	1.64	0.18			
FF Study	10.1	93	0.67	2.52	0.75			
Bed 1 Wardrobe	2.1	19	N/A	N/A	0.00			
Bed 2 Wardrobe	3.9	36	N/A	N/A	0.00			
Bed 3 Wardrobe	4.7	43	N/A	N/A	0.00			
TOTALS	157.1	1460	7.0	38.2	17.5			

reaf sitch to 40 5% (25 (08 (20)	Drawing Title	FI	oor	Plans		G & AG Proctor	
001 pitch to 40.5 (25/06/20).	GRP/	GRP/09/19			/19/003	Location Sourbank Farm Site, Rafford, Forres, Moray, IV36 2SL	
	All Dimensions In Millimetres		Paper Size A1	Revision: A		Job Architect/Designer Peter M Mitchell	
	Scale 1:50	Date 25/C	8/20	Drawn Pete M	Checked	Job Title Erect 1.25 Storey Dwelling House	





DM D	7
Planning & Wa	rrant Drawings
pete.mitchell@	pmdesigns.eu
T: 01343 890273 M: 07881462217	Sonas, Todholes, Dallas, Forres,

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the house.



(25/08/20)	Drawing Title	Eleva	G & AG Proctor			
(23/06/20).	Job No. GRP/C	)9/19	Drawing No. GRP/09/19/004		Location Sourbank Farm Site, Rafford, Forres, Moray, IV36 2SL	
	All Dimens In Millimet	All Dimensions Size All Millimetres			Job Architect/Designer Peter M Mitchell	
	Scale 1:50	Date 29/11/20	Drawn Pete M	Checked	Job Title Erect 1.25 Storey Dwelling House	



West Elevation



East Elevation



Cross Section C-C

PM Designs Planning & Warrant Drawings For Domestic Buildings pete.mitchell@pmdesigns.eu	<ul> <li>NOTES.</li> <li>1. Do not scale from these drawings. Request additional detailing from PM Designs if necessary.</li> <li>2. All drawing errors should be reported to PM Designs as soon as possible</li> <li>3. This drawing has been produced to support a Planning Application, additional detailing can be requested from PM Designs as required.</li> <li>4. This drawing and related documents are the convright propretty of PM</li> </ul>
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Moray, IV36 2RW.	permission.

COL	οι
WALLS	S:
T & G	larc
ROOF	:
Slate t	olue



South Elevation





North Elevation



Town & Country Planning (Scotland) Act, 1997 as amended **REFUSED** 30 April 2021 Development Management Environmental Services The Moray Council

LOUR SCHEME	
LS: G larch timber cladding as shown.	
DF: e blue planwell profile sheets.	

RAINWATER COLLECTION: Pipes and guttering to be grey as shown. WINDOWS & DOORS: Grey uPVC doors and windows as shown

FASCIA & BARGE BOARDS: Natural timber as shown.

Re	visions	
Α.	Planning Application revisions 22/11/20	

	Drawing Title Tin	nber	Ga	rage Pla	ans	G & AG Proctor	
	Job No. GRP/09/19 All Dimensions In Millimetres		9 Paper	Drawing No. GRP/09/19/005 Revision: A		Sourbank Farm Site, Rafford, Forres, Moray, IV36 2SL	
			Size A1			Job Architect/Designer Peter M Mitchell	
	<sub>Scale</sub> 1:50	Date 28/1	1/20	Drawn Pete M	Checked	Job Title Erect 1.25 Storey Dwo	elling House





	PM Designs
	Planning & Warrant Drawings For Domestic Buildings
	T: 01343 890273 M: 07881462217 Sonas, Todholes, Dallas, Forres, Moray, IV36 2RW.
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Road widening a (32 Sq.m)	rea
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50 m	
	Notes
	G & AG Proctor
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	Job Architect/Designer Peter M Mitchell
	Line Erect 1.25 Storey Dwelling House
	B9010/U102E Junction
	Job No. GRP/09/19 GRP/09/19/007
	All Dimensions Paper In Metres A3 Revision:
	Scale Date Drawn Checked As Shown 22/11/20 Pete M



Gary Mackintosh Email: <u>gmcsurveys@gmail.com</u> Tel: 07557 431 702



## Site Investigation & Drainage Assessment

SOURBANK, RAFFORD

Gary Mackintosh BSc gmcsurveys@gmail.com gmcsurveys

Sourbank

#### Client:

Mr R Proctor

## *Site Address:* Sourbank

Rafford

### Planning Reference:

N/A

#### Date:

18<sup>th</sup> December 2019

#### Job Number:

0956C

### **Company Information:**

Assessment completed by:

#### Gary Mackintosh GMCSurveys

34 Castle Street Forres Moray IV36 1PW Email: gmcsurveys@gmail.com Telephone: 07557 431 702

#### Introduction:

The proposed site is located on farmland at Sourbank, Rafford. The site is currently bounded by agricultural land to the north and west boundaries and the access road to the remaining boundaries. The proposals are to erect a 3 bed domestic dwelling and supporting infrastructure.

The SEPA Flood Maps have been consulted which indicate that the site lies outwith any areas of fluvial or pluvaial flooding up to a 1:200year event.

GMC Surveys have been asked to carry out a site investigation in order to assess the suitability of the site and provide a drainage solution.

#### Soil Conditions:

Excavations were carried out using a mechanical digger on 14th December 2019 to assess the existing ground conditions and carry out infiltration and percolation testing for the dispersal of foul and surface waters.

The trial pits were excavated to depths of 1.5m and no ground water was encountered at this depth.

The excavations provided existing ground conditions 250 – 350mm TOPSOIL overlying light red/brown medium to dense sand to a depth of the excavations.

#### Percolation/Soakaway Testing:

Percolation testing was carried out in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic). The results can be found in the table below.

	$1^{\mathrm{st}}$	$2^{nd}$	$3^{rd}$	Mean
Date of Test	14/12/2019	14/12/2019	14/12/2019	
TPoi	24005	25208	2580s	2500s
TP02	25208	2580s	2760s	26208
Average Soil				
Vp				17.07s/mm

#### Infiltration testing:

Infiltration testing was carried out in full accordance with BRE digest 365. The results can be found in the table below.

Infiltration			Infiltration Rate
Test	Pit Dimensions (w/l)	Test Zone (mbgl)	(m/s)
INF01	0.8mx 1.0m	0.5 – 1.5	1.9 x 10 <sup>-5</sup>

#### Conclusion and Recommendations:

The natural ground is suitable for Traditional strip foundations designed in accordance with BS8110 – Structural use of Concrete.

Based on the onsite investigations it can be confirmed that the underlying soils are suitable for the use of standard stonefilled soakaways as a drainage solution for foul waters.

gmcsurveys

#### Foul Water Discharge via Soakaway:

Soil Percolation Value – 17.07s/mm No of Persons (3bed) – 5PE Min Base Area (A=Vp x PE x 0.25) = **21.34m2** This area can be provided with soakaway plan dimensions 6.0m x 4.0m at a depth of 0.45m below invert level, alternative dimensions may be used ensuring that the minimum base area of **21.34m**<sup>2</sup> is maintained.

The minimum required volume for the treatment plant can be estimated as:

PE x 180 +2000

= 5 x 180 + 2000 = 2900Litres (from Flows and Loads Volume 4)

#### Surface Water Dispersal:

Please see attached surface water calculations detailing the requirement and suitability for soakaway dimensions of  $5.5m \times 3.0m$  at a depth of 1.5m below the invert level based on the proposed contributing area of 160m<sup>2</sup> (roof area of house and garage) up to a 1 in 30 year event with 35% allowance for climate change.

Soakaway Details can be found in Appendix.

SEPA consent will be required prior to the installation of the proposed drainage.

SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:

- 50m from any spring, well or borehole used as drinking water supply
- Iom horizontally from any water course and any inland and coastal waters, permeable drain (including culvert), road or railway
- 𝑀 5m from a building or boundary

	gmcsurveys	Shireen Villa, 34 Castle Street Forres IV36 1FN
	Surveys, Setting Out Civil Engineering Design	email: gmcsurveys@gmail.com
non monotono.		Mobile: 07557 431 702

Maste	erDrain
SW	16.12

Project Sourbank

Title BRE365 Trench calculations for Forres

Rectangular pit de	sign data:-			
Pit length	= 5.5 m	Pit width	=	3 m
Depth below invert	= 1.5 m	Percentage voids	=	30.0%
Imperm. area	= 160 m <sup>2</sup>	Infilt. factor	=	0.000019 m/s
Return period	= 30 yrs	Climate change	=	35%

Calculations :-

Outflow factor :

Surface area of soakaway to 50% storage depth (not inc. base):- $a_{s50} = 2 \ x \ (\text{length} + \text{width}) \ x \ \text{depth}/2 = 12.8 \ \text{m}^2$ 

 $O = a_{s50} \times Infiltration rate = 0.0002422 m/s$ 

Soakaway storage volume :  $S_{actual} = length x width x depth x %voids/100 = 7.4 m<sup>3</sup>$ 

Duration	Rainfall	Inflow	Depth	Outflow	Storage
	mm/hr	m <sup>3</sup>	(hmax) m	m <sup>3</sup>	m <sup>3</sup>
5 mins	93.4	1.2	0.24	0.07	1.17
10 mins	72.3	1.9	0.36	0.14	1.78
15 mins	60.3	2.4	0.44	0.22	2.19
20 mins	42.6	3.4	0 60	0.44	2.97
30 mins	42.0	5.4	0.80	0.44	2.97
1 hrs	28.8	4.6	0.75	0.87	3.73
2 hrs	18.8	6.0	0.86	1.74	4.27
4 hrs	12.1	7.7	0.86	3.49	4.25
6 hrs	9.3	8.9	0.75	5.23	3.70
10 hrs	6.7	10.7	0.40	8 72	1 96
24 hrs	3.8	14.4	0.00	20.93	0.00

Actual volume :	S <sub>actual</sub>	$= 7.425 \text{ m}^3$
Required volume :	S <sub>reqd.</sub>	$= 4.270 \text{ m}^3$

Soakaway volume storage OK.

Minimum required a <sub>s50</sub> :	7.33 m²
Actual a <sub>s50</sub> :	12.75 m²
Minimum depth required:	0.86 m
Time to maximum	2 hrs

Emptying time to 50% volume =  $t_{s50} = S_{reqd} \times 0.5 / (a_{s50} \times Infiltration rate) = 02:26 (hr:min))$ Soakaway emptying time is OK.

MD	gmcsurveys, Surveys, Setting Out Civil Engineering Design	Shireen Villa, 34 Forres IV email: gmcsurve Mobile: 0755	l Castle Street 36 1FN ys@gmail.com 57 431 702	Job No. 956C Sheet no. Date	2 30/11/20	
MasterDrain SW 16.12	Project			Ву	Checked	Approved
	Title BRE365 Trench calculations for Forres			GM		
Location hyd	irological data (FSR):-					
Location	= Forres (	Frid reference	=			
M5-60 (mm)	= 14	:	= 0.24			

Location	= Forres	Grid reference	=
M5-60 (mm)	= 14	r	= 0.24
Soil index	= 0.15	SAAR (mm/yr)	= 720

Soil classification for WRAP type 1 i) Well drained permeable sandy or loam soils and shallower analogues over highly permeable limestone, chalk, sandstone or related drifts; ii) Earthy peat soils drained by dykes and pumps; iii) Less permeable loamy over clayey soils on plateaux adjacent to very permeable soils in valleys.

> N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.





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Gary Mackintosh Email: <u>gmcsurveys@gmail.com</u> Tel: 07557431702



# Culvert Proposals

SOURBANK, RAFFORD

Gary Mackintosh Bsc gmcsurveys@gmail.com gmcsurveys

Culvert Proposals

Rafford

#### Client:

Mr G Proctor

#### Site Address:

Proposed New Access Sourbank Rafford

#### **Planning Reference:**

N/A

#### Date:

3<sup>rd</sup> November 2020

#### Job Number:

RB01

#### **Company Information:**

Assessment completed by:

#### Gary Mackintosh Bsc

#### GMCSurveys

34 Castle Street Forres Moray IV36 1PW Email: gmcsurveys@gmail.com Telephone: 07557431702

#### Introduction:

It is proposed to construct a new access to a new private dwelling house located at Sourbank to the south east of Rafford, By Forres.

The proposed crossing is to be located opposite existing property 'Parkview and the final surfacing of the access is to be confirmed. The proposed access width as shown within Appendix B is to be 3.75m in width.

There is an existing culverted access to 'Brookwood' located approximately 50m to the north east with a diameter of 700mm.

GMC Surveys have been asked to provide suitable calculations demonstrating the required culvert sizing for the proposed new access.

#### Description of Works:

The crossing as measured from top of bank to top of bank is approximately 6.8m in width at the widest point with a depth of 1.9m to the invert level of the channel.

The preferred option is to install a short span bridge to provide a crossing. Due to the width of the span taking in to account the additional length required to provide structural integrity, the installation of a short span bridge has been deemed not practical in the delivery of the single house development.

The Calculation sheet within Appendix A indicates the suitability of a 1200mm x 1200mm box culvert to be installed at a length of 4.5m which would be adequate to manage peak flows up to a 1:200year event.

The culvert is to be set in to the channel of the burn at a level of 200mm below the existing invert, the internal base of the culvert is to be made up to existing burn levels using bed material to act similar to an open channel culvert. The use of a box culvert has been proposed to provide the structural integrity required for the potential access of larger vehicles.

The Proposed Culvert details have been provided in Appendix B and the suitability of the details are to be confirmed by SEPA.

Rafford

#### APPENDIX A

Culvert Sizing Calculations

#### **Culvert Capacity Estimation - Rafford Burn**

Mean Velocity and maximum flow through a 1.2 metre x 0.6 metre concrete box culvert with a total length of 17.4 metres. Inlet level of culvert 10.51 metres and outlet level of culvert 10.341 metres.

Method used based on standard Manning's equations

Water Density, Dynamic and Kinematic Viscosity Estimates (Based on mean water temperature)

Temperature of water: T :=7.82 °C or T= 980.97K

Density of Water Estimates

The density of water calculated for the given temperature above using the Thiesen Equation

Constants used for water in Thiesen Equation

a<sup>1</sup> : = -3.983035 a<sup>2</sup> := 301.797 a<sup>3</sup> := 522528.9 a<sup>4</sup> := 69.34881 a<sup>5</sup> := 999.974950 kg m<sup>3</sup>

Density of water at given temperature 
$$p := a^5 \cdot \begin{pmatrix} 1 - (T+a^1)^2 \cdot (T+a^2) \\ a^3 \cdot (T+a^4) \end{pmatrix}$$
 9.862 kg  $\bar{m}^3$ 

Dynamic Viscosity Estimates

The dynamic viscosity calculated using the Vogel equation parameters

a := -3.7188 b := 578.919 c := -137.546 Temperature in Kelvin T<sup>k</sup> = 280.97

 $\left( \frac{a}{c+T} \right) = 0.001374 \text{ N s} \, \bar{m}^2$ Dynamic viscosity at specified temperature  $\mu :=$  $v := \frac{\mu}{\rho} = (1.374 \cdot 10^{-6}) m^2 s^{-1}$ **Kinematic Viscosity Estimates** Kinematic viscosity of water at specified temperature Metric constant u:= 1 B := 1.2m Width of box culvert Depth of box culvert D := 1.2m Manning's Coefficient based on concrete constructed channel -(<del>1</del>) Coefficient range between 0.011 and 0.025 mean value: n := 0.0180 s m

Total wetted perimeter of culvert	P <sup>w</sup> := 2 • ( B + D ) = 4.8m

 $A := B \cdot D = 1.44 \text{ m}^2$ 

Total cross-sectional area of culvert

$$\mathsf{R}^{\mathsf{h}} := \frac{\mathsf{A}}{\mathsf{P}^{\mathsf{w}}} = 0.30$$

Vertical drop along culvert

Length of culvert

Hydraulic radius

Longitudinal slope of culvert

Mean velocity through the culvert at full capacity:

The maximum flow that the culvert can pass:

Since the peak flow rate generated during a rainfall event with a specified annual probability is known the depth of water of water in the channel during the event can be estimated as follows:

Time taken to flow through the culvert: v

00m

d = 46.60m - 46.43m = 0.170m

l := 4.5m

$$S^{\circ} := \frac{d}{l} = 0.037$$

$$V := \frac{u}{n} \cdot R_{b}^{\frac{2}{3}} \cdot S_{d}^{\frac{1}{2}} = 4.789 \text{ m s}^{-1}$$

time := 
$$\frac{1}{V}$$
 = 0.809s

 $Q := V \cdot A = 6.896 \text{ m}^3 \text{ s}^{-1}$ 

Cross-sectional area of partially full culvert:

$$A_{por} := \frac{Q_{200} \cdot time}{l} := 0.285 \text{m}^3$$

Total depth of water in culvert:

$$D_{par} = \frac{A_{par}}{B} = 0.237 \text{m}$$

The following estimates are to determine if this increase in flow would exceed the maximum capacity of the box culvert.

Total wetted perimeter of a partially full culvert:

 $P_{pur} = B + 2 (D_{pur}) = 1.674 \text{m}$ 

Hydraulic radius of a partially full culvert:

$$R_{par} \coloneqq \frac{A_{par}}{P_{par}} = 0.170 \text{m}$$

$$F := \frac{V}{\sqrt{g \cdot D_{par}}} = 3.140$$

Hydraulic diameter of a partially full culvert:  

$$D_{h} := \frac{4 \cdot A_{par}}{P_{par}} = 0.681 \text{m}$$
Renolds number:  

$$Re := \frac{\rho \cdot V \cdot D_{h}}{\mu} = 2373259.781$$

d'Arcy friction coefficient for turbulent flow: 
$$f = \frac{0.316}{Re^{0.25}} = 0.00851$$

Mean velocity of water in partially full culvert:

$$V_{par} = \left(\frac{2 \cdot g \cdot S_0 \cdot 4 \cdot R_{par}}{f}\right)^{\frac{1}{2}} = 7.616 \text{ m s}^{-1}$$

80 200

The peak flow that the partially full culvert will pass:

 $Q_{par} := V_{par} \cdot A_{par} = 2.170 \text{ m}^3 \overline{s}^1$ 

The maximum flow of water that the box culvert can pass in 4.789 cubic metres per second and the peak flow during a 1 in 200 year return period is only 1.59 cubic metres per second and even when partially full the peak flow will increase to 2.170 cubic metres per second temporarily due to a higher velocity caused by a decrease in the wetted perimeter. The proposed 1.2m x 1.2m box culvert would therefore be adequate.

During partually full culvert conditions the Renolds is greater than 4000 and the Froude number is greater than 1 therefore the flow will be supercritical and turbulent.

Rafford

#### APPENDIX B

**Culvert Details** 



Culvert Location/Plan View 1:50



Culvert Inlet Outlet Detail NTS

![](_page_30_Figure_4.jpeg)

![](_page_30_Figure_5.jpeg)

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