

ACO Water Management



ACO CivicDrain and StormBrixx specified for Oxfordshire barn conversion

Airbnb barn installs sustainable ACO solution



ACO CIVICDRAIN AND ACO STORMBRIXX

Barn conversions are one of the most coveted homes in Britain, and have become a popular feature on the property rental site, Airbnb. Looking to attract tourists to their working farmhouse in picturesque Steeple Aston, Oxfordshire, the owners contacted ACO to implement an effective water management solution for the site.

The owners of Brasenose Farmhouse, Kate and Carl Tomlinson, were looking to convert their barn into two ground floor apartments. These would be used for family when they came to visit, but also as a holiday rental property available on Airbnb.

Kate and Carl currently run a smallholding and the new barn conversion would make a perfect side-project. One of the key components they had to consider was the appropriate management of surface water run-off in the courtyard and driveway areas. So they called on the expertise of ACO Water

Management to find a solution to meet the specific project requirements.

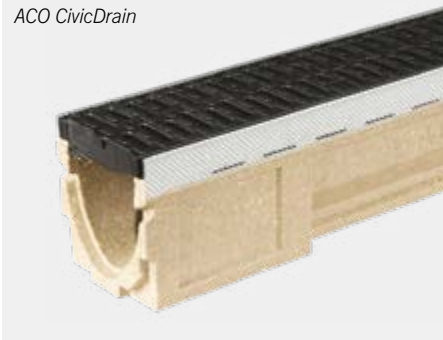
ACO assessed the area and recommended a solution that incorporated a channel drainage and attenuation and infiltration system. ACO CivicDrain was installed at the base of a 105m² driveway, which leads down a steep incline to the parking area of the house. The drainage channel was particularly suitable for this project due to its exceptional hydraulic capacity, effectively dealing

with surface water run-off from the gradient at the base of a driveway.

What's more, ACO CivicDrain is a C 250 system, suitable for light to medium duty traffic applications, another important factor for the barn as 4x4 vehicles are regularly used in and around the farm. As well as being installed at the bottom of the driveway, it was also fitted along the left of the driveway where the apartments can be accessed via a pathway to the courtyard area.



ACO CivicDrain



ACO StormBrixx



ACO CivicDrain is manufactured from Vienite®, ACO's high strength polymer concrete material, and comes complete with a corrosion resistant black composite Heelguard grating. CivicDrain's high strength credentials are also further supported by its built-in protective galvanised steel edge rails.

To avoid the issue of water pooling in the courtyard area, ACO StormBrixx – which can be used as a domestic soakaway system – was installed and connected to the downpipes off the 112m² roof. StormBrixx is a sustainable drainage solution (SuDS) and would be used to collect the roof water, hold it and slowly release it into the natural water cycle, rather than being sent into an underground sewage system.

StormBrixx is a geocellular attenuation and infiltration system. One of its many benefits is its

high void ratio as it reduces the cost associated with traditional soakaways. It is also manufactured from recycled plastic, so not only does this mean it is easy to handle but it also helps to improve speed of installation – ensuring that all works were completed by the specified time.

Much of the work has been carried out by local contractors and where possible, reclaimed materials have been used, which helps to set the Brasenose Farmhouse apart on Airbnb. The project completed in early 2018 and the newly converted Black Barn Cottage, offers guests an ideal base for visiting the Cotswolds, Oxford, Stratford-upon-Avon and beyond.

For more information about ACO and to download the CivicDrain or StormBrixx brochure, please visit: www.aco.co.uk

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