

DRAINAGE STRATEGY REPORT

*PREMIER INN CONVERSION
LONDON HAYES HEATHROW
362 UXBRIDGE ROAD
HAYES
UB4 0HF*

PREPARED FOR:



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AUTHOR:	DN	OFFICE:	HENLEY	CHECKED BY:	PB	

1. INTRODUCTION

- 1.1 This report has been prepared by Simpson TWS on behalf of Premier Inn Hotels Ltd. to accompany a planning application for the internal conversion of the existing The Grapes restaurant to new hotel bedrooms and a new restaurant.
- 1.2 The report details a strategy for the disposal & management of surface & foul water runoff that will be generated by the development.

2. SITE LOCATION AND TOPOGRAPHY

- 2.1 The site is located on Uxbridge Road, Hayes as shown on *Figure 1*, below. The site is centred on Ordnance Survey grid reference TQ 10698 81128 and co-ordinates X: 510698; Y: 181128. The site's post code is UB4 0HF.

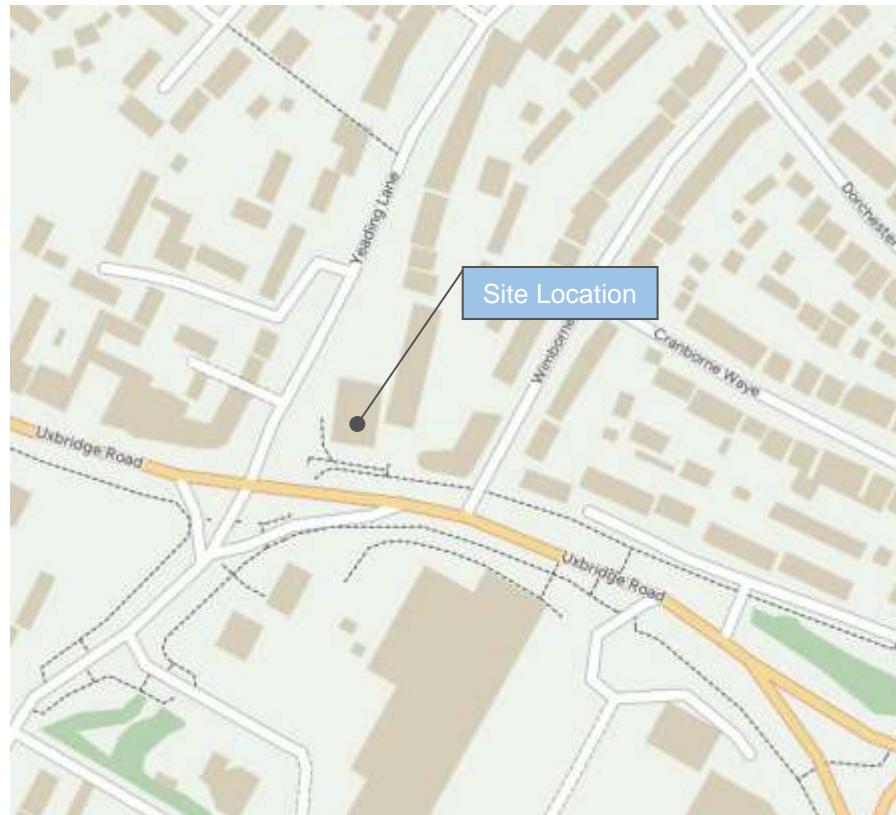


Figure 1: Site Location

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Site Description

2.2 The existing site comprises of a Premier Inn hotel & The Grapes Beefeater restaurant, with associated parking, hard/soft landscaping. Vehicular access is gained from Yeading Lane northwest of the development and Wimborne Avenue east of the development. A copy of the topographical survey is included in *Appendix A*.

Existing Drainage Characteristics

2.3 The topographical survey identifies that surface water is drained via private perimeter drains around the existing restaurant prior to discharging to the Thames Water surface water sewer northwest of the restaurant.

2.4 Foul water is drained via private perimeter drains around the existing restaurant prior to discharging to the Thames Water foul sewer northwest of restaurant.

Development Proposals

2.5 An internal conversion of the existing The Grapes restaurant to new hotel bedrooms and a new restaurant is proposed.

3. SURFACE WATER DRAINAGE STRATEGY

3.1 As the proposed development comprises of an internal conversion of the existing restaurant, there is no change to the impermeable area on site. Given this, the surface water management strategy for the site remains the same as existing with no alterations deemed necessary for the development proposals.

4. FOUL WATER DRAINAGE STRATEGY

4.1 As reported in *Section 2* of this report, foul water generated by the existing restaurant is drained by a traditional network of below ground pipework which discharges to a Thames Water foul sewer northwest of the development.

4.2 As the development comprises of the internal conversion of the existing restaurant to new hotel bedrooms in addition to a new restaurant, alterations to internal SVP's will be required. All new SVP's will be connected to the existing perimeter foul drainage network prior to connection to the Thames Water foul sewer to the northwest of the development. Please see *Appendix B* for the foul drainage strategy which is based on the topographical survey.

4.3 Due to the conversion of the restaurant to new hotel bedrooms in addition to a restaurant, it is anticipated that there will be increased foul flows when compared to the existing situation. Therefore, a pre-development sewer capacity enquiry has been submitted to Thames Water to confirm that the public sewer system has capacity to accommodate additional foul flows from the development.

4.4 A response is currently awaited at this time and will be appended to this report once it becomes available. However, based on the limited additional foul flows it is not currently expected that Thames Water will raise any concerns with capacity of the existing foul sewer network.

5. CONCLUSIONS

5.1 The existing surface water drainage strategy for the site remains the same as the development proposal comprises of an internal conversion and there is no change to the impermeable areas.

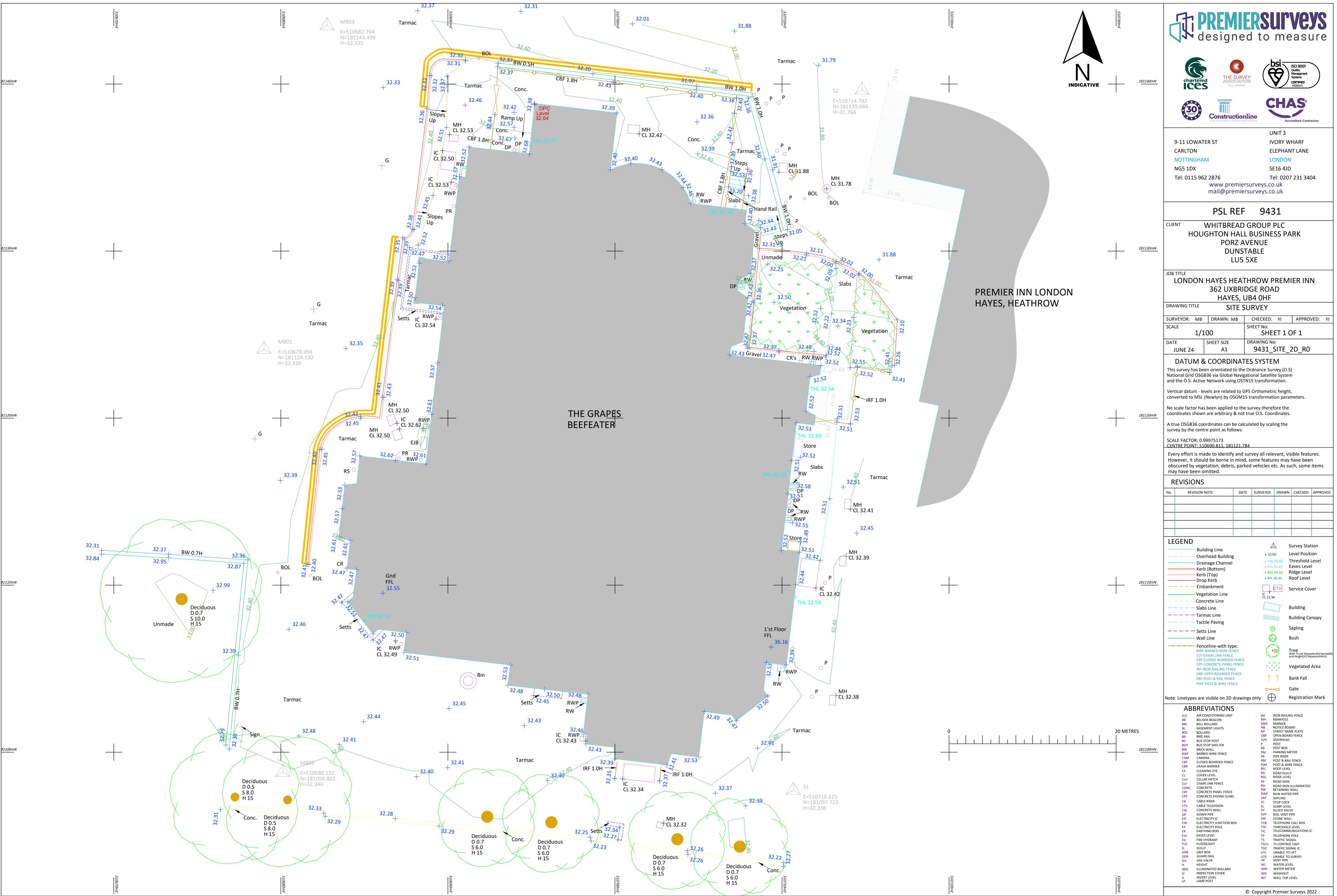
5.2 Internal SVP configuration will be altered to accommodate for the new internal layout. All new SVP's will connect to the existing perimeter foul drainage network prior to discharging to the existing Thames Water foul sewer.

5.3 A pre-development sewer capacity enquiry response is yet to be received from Thames Water to confirm that the public sewer system has capacity to accommodate additional foul flows from the development. It is anticipated that Thames Water will not raise any concerns regarding the capacity of the existing foul sewer network.

5.4 It is concluded that it will be possible to dispose of surface & foul water runoff from the development without increasing the level of flood risk to the site or neighbouring properties. Therefore, the scheme can be considered acceptable in terms of drainage strategy and flood risk.

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**APPENDIX A
TOPOGRAPHICAL SURVEY**



APPENDIX B
FOUL DRAINAGE STRATEGY



INDICATIV

— Extents of Chamber
— Earthing Strap

UNDERGROUND ABBREVIATIONS	
ESTOS CEMENT	LP LAMP POST
URMED ROUTE	LPG LIQUID PETROLEUM GAS
VALVE	LV LOW VOLTAGE
CK DROP	MDPE MEDIUM DENSITY POLYETHYLENE
ESE HOLE	MH MANHOLE
ESE LEVEL	MKR MARKER
CK	NFI NO FURTHER INFORMATION
ISH TELECOM INSPECTION CHAMBER	NRV NON RETURN VALVE
ISH TELECOM MANHOLE	NS NO SIGNAL
LEL TV	NVO NO VISIBLE OUTLET
POSED CIRCUIT TELEVISION	O/H OVERHEAD
ST IRON	PE POLYETHYLENE
ER LEVEL	PR PIPE RISER
LEL MARKER	PRV PRESSURE REDUCING VALVE
CONCRETE	PTE POT ENDED
CH PIT	PVC POLYVINYL CHLORIDE
PPER	RE RODDING EYE
LEL RISER	RG ROAD GULLY
MBINED WATER (SEWER)	RS ROAD SIGN
TH	RWP RAIN WATER PIPE
EET BURIED	S/A SOAKAWAY
CTILE IRON	SC STOP COCK
TRIC CABLE PIT	SE SIDE ENTRY
RA HIGH VOLTAGE	SI SPUN IRON
TRIC JOINT BOX	SL SOFFIT LEVEL
ENT OF SURVEY (SERVICE CONTINUES)	SP SOIL PIPE
O OF TRENCH SCAR	ST STEEL
O OF TRACE	SV STOP VALVE
TRICITY POLE	SVP SOIL VENT PIPE
THING ROD	SW STORM WATER (SEWER)
THING STRAP	TCB TELEPHONE CALL BOX
E HYDRANT	T/I TRAPPED INLET
OD LIGHT	TFR TAKEN FROM RECORDS
RE OPTIC	T/O TRAPPED OUTLET
DER PILLAR	TP TELEPHONE POLE
IL WATER (SEWER)	UG UNDERGROUND
ANIZED IRON	UST UNDERGROUND STORAGE TANK
LLY	UTF UNABLE TO FIND
S METER	UTGA UNABLE TO GAIN ACCESS
OUND PENETRATING RADAR	UTL UNABLE TO LIFT
VALVE	UTR UNABLE TO ROD
H VOLTAGE	UTS UNABLE TO SURVEY
PECTION CHAMBER	UTT UNABLE TO TRACE
ERT LEVEL	VC VITRIFIED CLAY
O VOLTS	VP VENT PIPE
D DRAIN	WL WATER LEVEL
IP HOLE	WM WATER METER
IP POST	WO WASH OUT