

DRAINAGE STRATEGY REPORT

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

PREPARED FOR:



JOB NO: P23 - 1242

DATE: 26th June 2024

ISSUE NO: 1



DOCUMENT HISTORY

Issue No.	Description	Date
1	First issue	26.06.24

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APPENDICES

APPENDIX A: TOPOGRAPHICAL SURVEY

APPENDIX B: FOUL DRAINAGE STRATEGY

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.

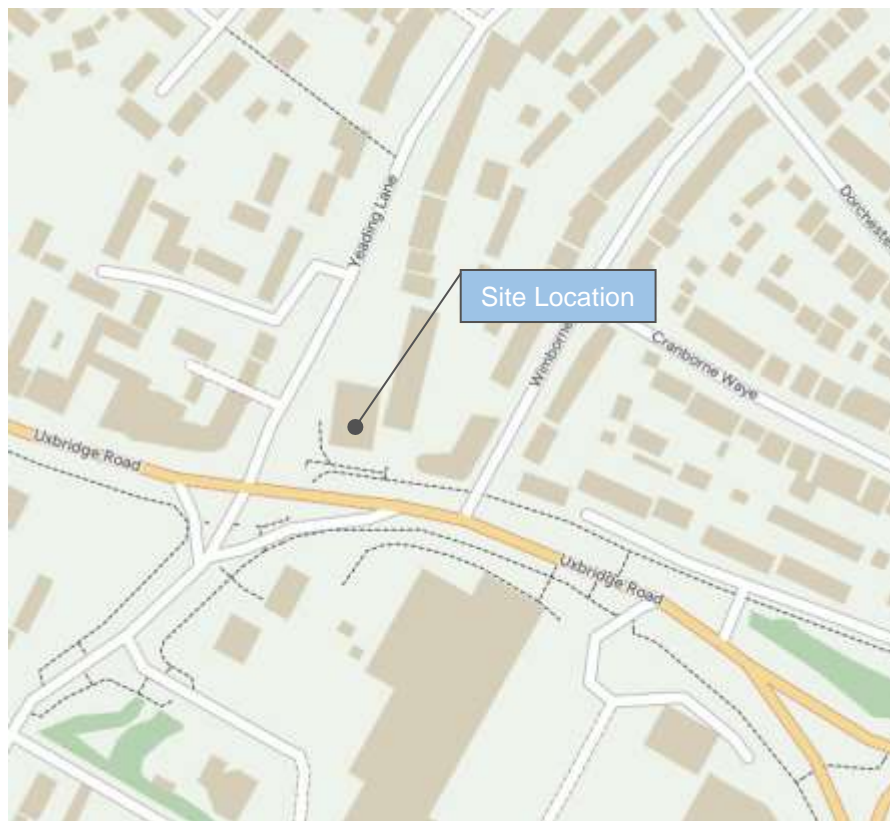


Figure 1: Site Location

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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 additional 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.

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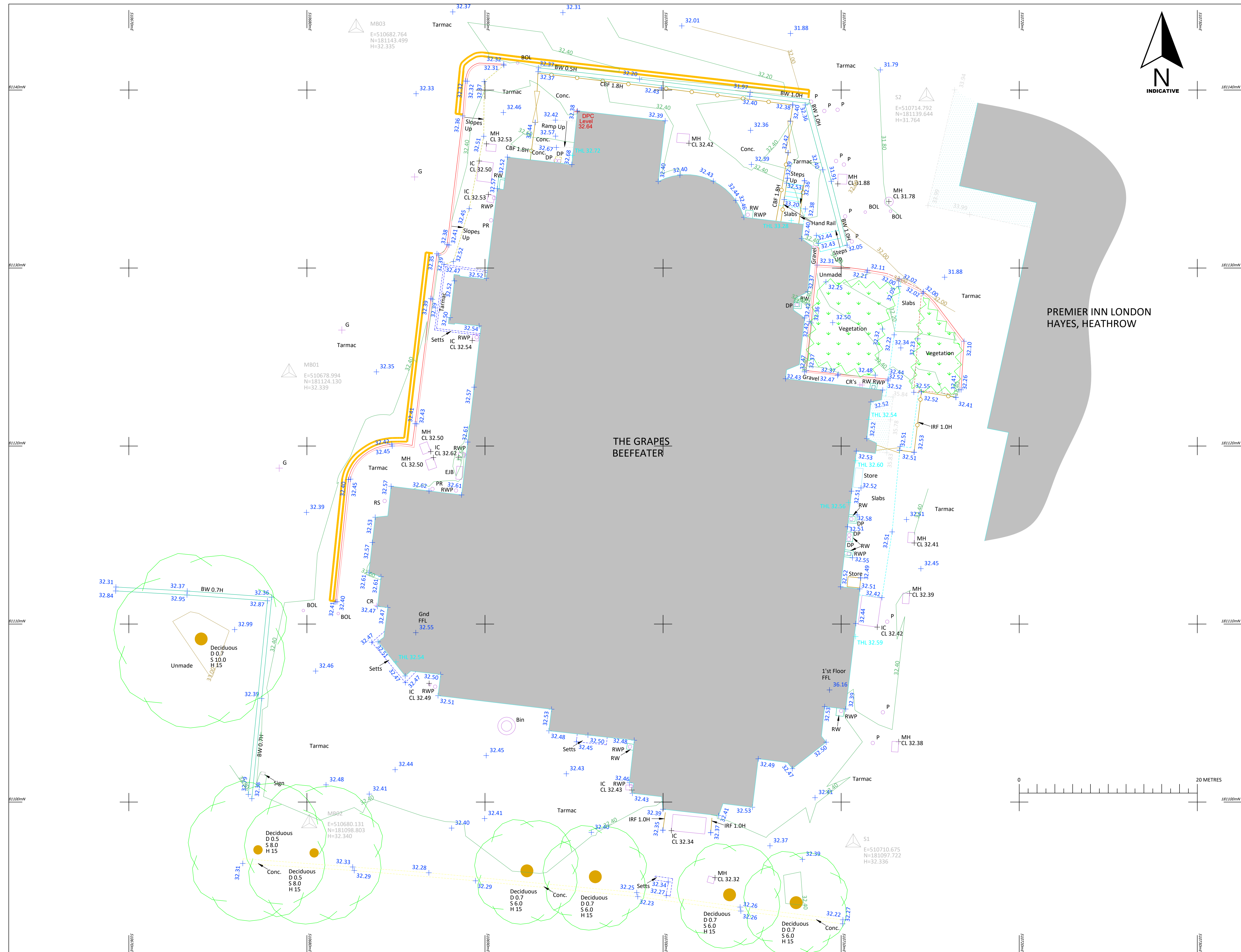
- 4.4 A response is currently awaited at this time and will be appended to this report once it becomes available. However, based on the limited additional foul flows it is not currently expected that Thames Water will raise any concerns with capacity of the existing foul sewer network.

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



9-11 LOWATER ST CARLTON NOTTINGHAM NG5 1DX Tel: 0115 962 2876	UNIT 3 IVORY WHARF ELEPHANT LANE LONDON SE16 4JD Tel: 0207 231 3404 www.premiersurveys.co.uk mail@premiersurveys.co.uk
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PSL REF 9431

CLIENT WHITBREAD GROUP PLC
HOUGHTON HALL BUSINESS PARK
PORZ AVENUE
DUNSTABLE
LU5 5XE

JOB TITLE	LONDON HAYES HEATHROW PREMIER INN 362 UXBRIDGE ROAD HAYES, UB4 0HF
DRAWING TITLE	SITE SURVEY

SURVEYOR: MB		DRAWN: MB		CHECKED: YI		APPROVED: Y	
SCALE 1/100				SHEET No: SHEET 1 OF 1			
DATE JUNE 24		SHEET SIZE A1		DRAWING No: 9431_SITE_2D_R0			

DATUM & COORDINATES SYSTEM
This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36 via Global Navigational Satellite System and the O.S. Active Network using OSTN15 transformation.

Vertical datum - levels are related to GPS Orthometric height, converted to MSL (Newlyn) by OSGM15 transformation parameters.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates.

A true OSGB36 coordinates can be calculated by scaling the survey by the centre point as follows:

SCALE FACTOR: 0.99975173
CENTRE POINT: 510690.811, 181121.784


Every effort is made to identify and survey all relevant, visible features. However, it should be borne in mind, some features may have been obscured by vegetation, debris, parked vehicles etc. As such, some items may have been omitted.

REVISIONS

No.	REVISION NOTE	DATE	SURVEYED	DRAWN	CHECKED	APPROVED

LEGEND

- | | | | |
|--|--------------------------|--|---------------------------------------------------------------------|
| | Building Line | | Survey Station |
| | Overhead Building | | Level Position |
| | Drainage Channel | | Threshold Level |
| | Kerb (Bottom) | | Eaves Level |
| | Kerb (Top) | | Ridge Level |
| | Embankment | | Roof Level |
| | Vegetation Line | | Service Cover |
| | Concrete Line | | Building |
| | Slabs Line | | Building Canopy |
| | Tarmac Line | | Sapping |
| | Tactile Paving | | Bush |
| | Setts Line | | Tree
With Trunk Diameter(s) (mm)
and Height(s) Measurement(s) |
| | Wall Line | | Vegetated Area |
| | Fenceline with type: | | Bank Fall |
| | RFI-BARBED WIRE FENCE | | Gate |
| | CH-CHAIN LINK FENCE | | |
| | CBF-CLOSED BOARDED FENCE | | |
| | OPF-CONCRETE PANEL FENCE | | |
| | BE-IRON BOLLING FENCE | | |
| | CBF-OPEN BOARDED FENCE | | |
| | PRF-POST & RAIL FENCE | | |
| | PRFP-POST & WIRE FENCE | | |

Note: Linetypes are visible on 2D drawings only  Registration Mark

ABBREVIATIONS

A/C	AIR CONDITIONING UNIT	BF	BURN RAILING FENCE
AL	ALUMINUM BRACKET	BM	BRAND MARK
BL	BOLLARD	MR	MOWER
BL	BOLLARD LIGHTS	NR	NOTICE BOARD
BL	BOLLARD	NP	NOTICE NAME PLATE
BR	BRE KAIL	OP	OPEN BOARD FENCE
BR	BRE KAIL	O/H	OVERHEAD
BS	BS STOP POST	P	POST
BW	BRICK WALL	PA	PARKING METER
CBW	BARBED WIRE FENCE	PIR	PIRE FENCE
CA	CANISTER	PIR	POST & RAIL FENCE
CBF	CLOSING BOARD FENCE	PIR	POST & WIRE FENCE
CB	CABLE BARRIER	RFL	RAIL FENCE
C	CLEARING EYE	RGL	RAIL LEVEL
CL	COVER LIFT	RGL	RAIL LEVEL
CLH	CHAIN LATCH	RSD	ROAD SIGN
CLF	CHAIN LINK FENCE	RSD	ROAD SIGN ILLUMINATED
CONE	CONIC	RF	REFLECTING WALL
CPF	CONCRETE PANEL FENCE	RWP	RAIN WATER PIPE
CP	CONCRETE PAVING SLABS	SAW	SANDING
CR	CABLE RISER	SWP	SWAMP
CTV	CABLE TELEVISION	TC	TRUCK CLOCK
CCW	CONCRETE WALL	SL	SUMP LEVEL
DD	DOWN PIPE	SU	SURFACE WATER
E	ELECTRICITY C	SVP	SOFT PIPE
EB	ELECTRICITY FUNCTION BOX	ST	STONE WALL
EL	ELECTRICITY POLE	TCH	TELEPHONE CABLE BOX
ER	EARTHING ROD	TEL	TELEPHONE TOWER
EV	EVALE LEVEL	TEL	TELECOMMUNICATIONS C
FE	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FL	FLOODLIGHT	TSU	TS CONTING UNIT
G	GATELY	TSU	TRAFFIC SIGNAL C
GRB	GRAB BAR	UTL	UNABLE TO LIFT
GR	GRID ROAD	U	UNABLE TO SURVEY
G	GRASS	VP	VENT PIPE
H	HEIGHT	W	WATER LEVEL
HL	ILLUMINATED BOLLARD	WM	WATER METER
IN	INJECTION COVER	WH	WINDHOUT
IN	INVERT LEVEL	WT	WALL TOP WATER



PSL REF: 9431			
CLIENT:		WHITBREAD GROUP PLC HOUGHTON HALL BUSINESS PARK PORCE AVENUE DUNSTABLE LU5 5XE	
JOB TITLE:		LONDON HAYES HEATHROW PREMIER INN 362 UXBRIDGE ROAD HAYES, UB4 0HF	
DRAWING TITLE: UNDERGROUND UTILITY SURVEY			
SURVEYOR: VD	DRAWN: VD	CHECKED: MC	APPROVED: A
SCALE: 1/200		SHEET NO: 1 OF 1	
DATE: JUN 24	SHEET SIZE: A1	DRAWING NO: 9431_UNDERGROUND_R0	

A range of detection methods are used to obtain the underground information produced in this drawing. Variations in the ground conditions can affect the quality of the data and therefore an absolute affirmation cannot be guaranteed. The identification of any located service should not be treated as infallible. The originating source may not have been traced.

The location and/or identification of a service will not necessarily indicate whether it is live or dead or identify whether it is a single or multiple service where one or more services may be situated above, below or in close proximity of the indicated line. Where possible, this will be annotated as 'multiple'.

All depths of metallic features are to centre of the service, depths on drainage runs are to the pipe invert at the manhole and should be treated as an approximate indication.

Underground drainage has been proven for position using traceable sond methods, unless otherwise stated. No allowance has been made for sub surface entry into manholes or other chambers or voids below ground level, therefore any details relating to depths, sizes etc, are taken from above ground and as such will be approximate only.

Features not traceable by electromagnetic or sonde techniques, such as polyethylene water/gas pipes have been located using Ground Probing Radar (GPR). Successful GPR detection is based on a number of factors, clear access ground/geophysical conditions and size/type of physical target. All GPR work, unless verified (QL-A) is interpretive. Trial holes should be carried out to confirm service identification, position and particularly depths, where these are critical, in accordance with HSG47 - "Avoiding Danger from Underground Services".

Premier Surveys use skilled professional surveyors and modern, calibrated location equipment. However, the completeness of any underground utility survey should not be 100% guaranteed. We cannot be held liable for inaccuracies beyond those that could be reasonably expected of a professional skilled company. Any information taken from these drawings, pipe sizes/positions etc cannot be 100% guaranteed.

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This drawing must be read in conjunction with all available statutory undertakers record information. Record information is often incomplete and should be used for reference only and combined with detailed survey works/verification.

—	Water Well Drilling Residue	FoG ₂	End of Trench Scan
—	Water Main	FoT	End of Trace
—	Gas Main	EOT	End of Survey
—	Sewer Foul Water	FS	Depth To Service (Applicable To All Types)
—	Sewer Combined	TFR	Taken From Records
—	Sewer Rising Main		Inaccessible Areas Due To Vegetation
—	Sewer Surface Water	120d	
—	Sewer Surface Water 300d and above		
—	Sewer Foul Water 300d and above		
—	Sewer Grey Water		
—	Telecom		
—	Telecom (Fibre Optic Cable)		
—	Communications		
—	Cable Television		
—	Closed Circuit Television		
—	Duct (Empty)	US Text	USG Text Format, not box type indicators (relevant service)
—	Unidentified EML		
—	Unidentified GPR		
—	Heating Pipe	MH FWV CL+M	Manhole Text Presence of Shallow Services (<0.25m)
—	Road Traffic Sensor		
—	Traffic Signals		
—	Pipe (use unknown)		
—	Extents of Chamber		

[illegible]

APPENDIX B
FOUL DRAINAGE STRATEGY



PSL REF: 9431			
CLIENT:		WHITTBREAD GROUP PLC HOUGHTON HALL BUSINESS PARK POB7 AVENUE DONCASTER LU5 5XE	
JOB TITLE:		LONDON HAYES HEATHROW PREMIER INN 362 UXBRIDGE ROAD HAYES, UB4 0HF	
DRAWING TITLE: UNDERGROUND UTILITY SURVEY			
SURVEYOR: VD		DRAWN: VD	
SCALE: 1/200		CHECKED: MC APPROVED: AF	
DATE: JUN 24		SHEET No: 1 OF 1	
SHEET SIZE: A1		DRAWING No: 9431_UNDERGROUND_R0	

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Features not traceable by electromagnetic or sonde techniques, such as polyethylene water/gas pipes have been located using Ground Probing Radar (GPR). Successful GPR detection is based on a number of factors, clear access, ground/geophysical conditions and size/type of physical target. All GPR work, unless verified (QL-A) is interpretive. Trial holes should be carried out to confirm service identification, position and particularly depths, where these are critical, in accordance with HSG47 - "Avoiding Danger from Underground Services".

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	Power Carrying Feature		EoSc	End of Trench Scar
	Water Main		EoT	End of Trace
	Gas Main		EoS	End of Survey
	Sewer Foul Water		T	Depth To Service (Applicable To All Types)
	Sewer Combined		TER	Taken From Records
	Sewer Rising Man			Inaccessible Areas, Obstructions
	Sewer Surface Water			Inaccessible Areas Due To Vegetation
	Sewer Surface Water 3000' and above			
	Sewer Foul Water 3000' and above			
	Sewer Grey Water			
	Telecom			
	Telecom (Fibre Optic Cable)			
	Communications			
	Cable Television			
	Closed Circuit Television			
	Duct (Empty)			
	Unidentified EML			
	Unidentified GPR			
	Heating Pipe			
	Road Traffic Sensor			
	Traffic Signals			
	Pipe (use unknown)			
	Extents of Chamber			

[illegible]

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