Canham Consulting
Structural Engineers | Civil Engineers | Building Surveyors

The Old School
School Lane
Thorpe St Andrew
NORWICH NR7 0EP

01603 430650
mail@canhamconsulting.co.uk
www.canhamconsulting.co.uk

Civil Engineers Summary of Drainage Design Principles

Prepared by: Ian George MIHE EngTech

15/06/2018

Project: 211200 Onslow Mills, Trout Road, West Drayton

Planning Application: 1724/APP/2016/3513

Proposed Development

The proposed development consists of a 4 storey building housing 24 apartments, amenity space and car parking. The proposed development includes the following impermeable areas:

Building (including balconies) = 708 m^2
External paved = 220 m^2
Private access = 29 m^2

Therefore, the total impermeable area for the development is 957 m^2.

Drainage Strategy

From the EAS SuDS Drainage Statement report submitted at planning (dated August 2016) there is a requirement to discharge the surface water at an attenuated rate of 5l/s to the Thames Water foul sewer located in Trout Road.

The surface water system will consist of rain water pipes and gullies to collect the surface water, a restricted outflow by vortex flow control and an attenuation tank to accommodate the flows from extreme weather events.

The system will be designed to ensure there is no flooding in any storm up to the 1 in 30 year event up to 1440 minutes. We will further model the 1 in 100 year events with 40% climate change to ensure no flooding of property occurs and no flood water leaves the site boundary. It will be our intention to store all water underground in all storms up to and including 1440 minute 1 in 100 year +40%CC.

Rainwater harvesting methods will also be included downstream of the flow control device for reuse within the development.