

Civil Engineers Summary of Drainage Design Principles

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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 m²

External paved = 220 m²

Private access = 29 m²

Therefore, the total impermeable area for the development is 957 m².

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.

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