

SUDS REPORT

SITE LOCATION

The site is located at the north side of the Owen road, at Hayes, in the west London, as a part of the London Borough of Hillingdon.
Facing south towards the street.



The site also lies within a Critical Drainage Area.

The existing plot complies an area of 848 sqm.

The Original main house complies an area of 110 sqm, with a side annexe of 19.5 sqm.
Along to subsequent planning applications, have been added 95.5 sqm to the main house.

PROPOSED EXTENSION

is proposed the construction of part single, part two storey front and side extension to improve the existing amenities of the main house.

The proposed ground floor extension will be located over the actual footprint of the side annexe, which will be removed.

Due to this removal, only 8.7 sq.m. of non-permeable surface will be added to the ground floor.

SuDS PROPOSALS

The proposed development is not located within a flood zone and not include a basement extension. However, is considered located within a Critical Drainage Area.

As such, it is expected that all development in the borough helps to minimize the risk of flooding from surface water and foul water by including appropriate sustainable drainage systems to reduce the amount of water discharged to the foul water drainage.

It is proposed to incorporate the use of attenuation systems that are linked to the drainage of the proposed building.

There is the potential to utilize the external space at the front of the main house, above the parking area, to incorporate a system such as the one shown in Figure 4. We propose to use this, or a similar system, to provide approximately 2.5m3 of attenuation volume.



1. Proposed Site Plan

FLOOD RISK

The Environment Agency’s Flood Risk Map in Figure 1(CD10-01), shows that the site is in a non-shaded area, Flood Zone 1, which indicates that flooding from rivers and the sea is very unlikely.

EXISTING BUILDINGS

The application property consists of a red brick detached dwelling located on the northern side of Owen Road within the Developed Area as defined by the Hillingdon Local Plan.

The application property sits between two terraces of properties. The entrance to the property is in the front elevation through a porch added to the main house in a subsequent planning application.
The rear garden is generous in size and is enclosed by a 1.8m high fence.
The loft of the property has previously been converted and there are a number of roof lights in the front and rear roof slopes. The property has been previously extended by way of a single storey side extension and two storey rear extension.

0		NP	EA
REV.	DESCRIPTION	REVISED BY AND DATE	APPROVED BY AND DATE
CONTRACTOR			
			
4 Vale Parade SW15 3PS United Kingdom T: +44 (0) 20 8549 4111 E: omegagoldgroup@gmail.com W: www.omegagold.co.uk www.omeganext.co.uk			
Status			
PLANNING APPLICATION			
Contract		0	
12 Owen Road Hayes UB4 9LB			
Title			
DRAINAGE LAYOUT			
JOB No.	SCALE	DRG. INITIATED BY	REVISIONS
	NTS@A3	NP	0
DRAWING No.	DATE	DRG. CHECKED BY	
A-113	SEP-2021	EA	

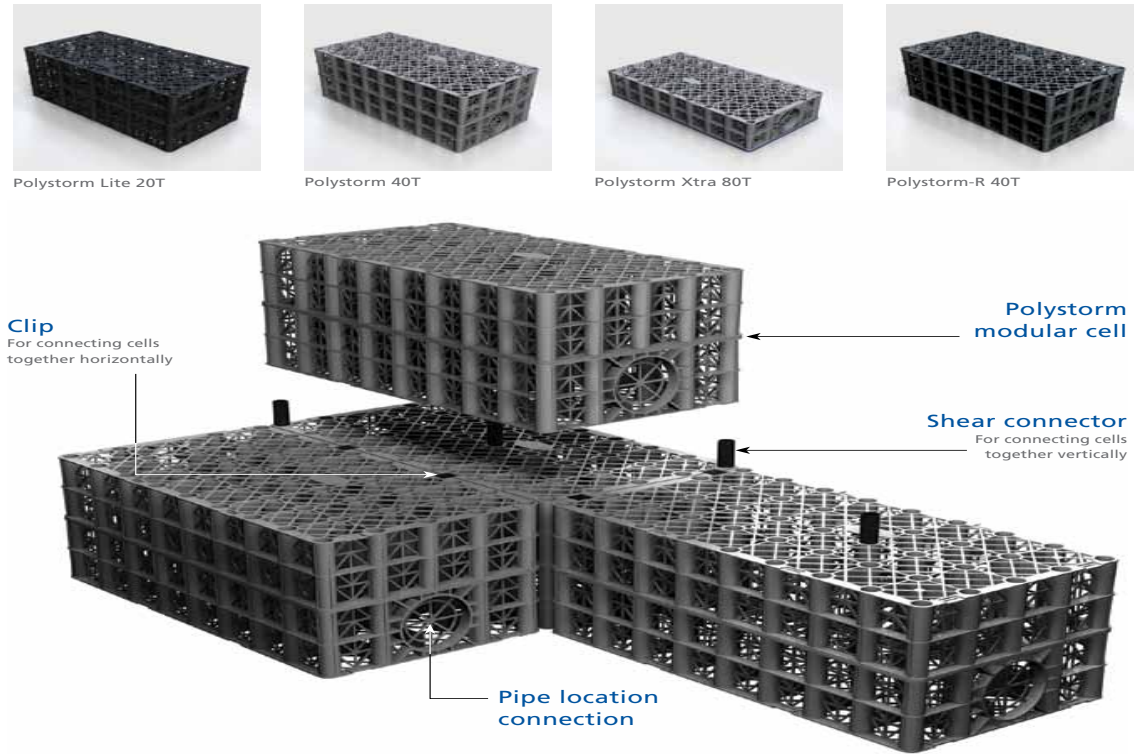
Polystorm modular cell system

four types of Polystorm cells

The Polystorm principles

The Polystorm range of modular cell systems are designed with a 95% void ratio to retain large volumes of water run-off. The Polystorm cells can be designed and built to a specific size to a total void volume requirement dependant upon the water run-off volumes required on a particular project (i.e. car park, road or building). The Polystorm range of water storage cells are structurally strong, individual modular cells which can be built up to form a structure of any shape or size. The structure is wrapped in a non-permeable, geomembrane which can receive rainwater collected from the roof gutter system or surface drains and either releases the water within set discharge limits (attenuation) or, where soil conditions allow, be wrapped in a permeable geotextile and slowly release the water back into the surrounding soil (soakaway).

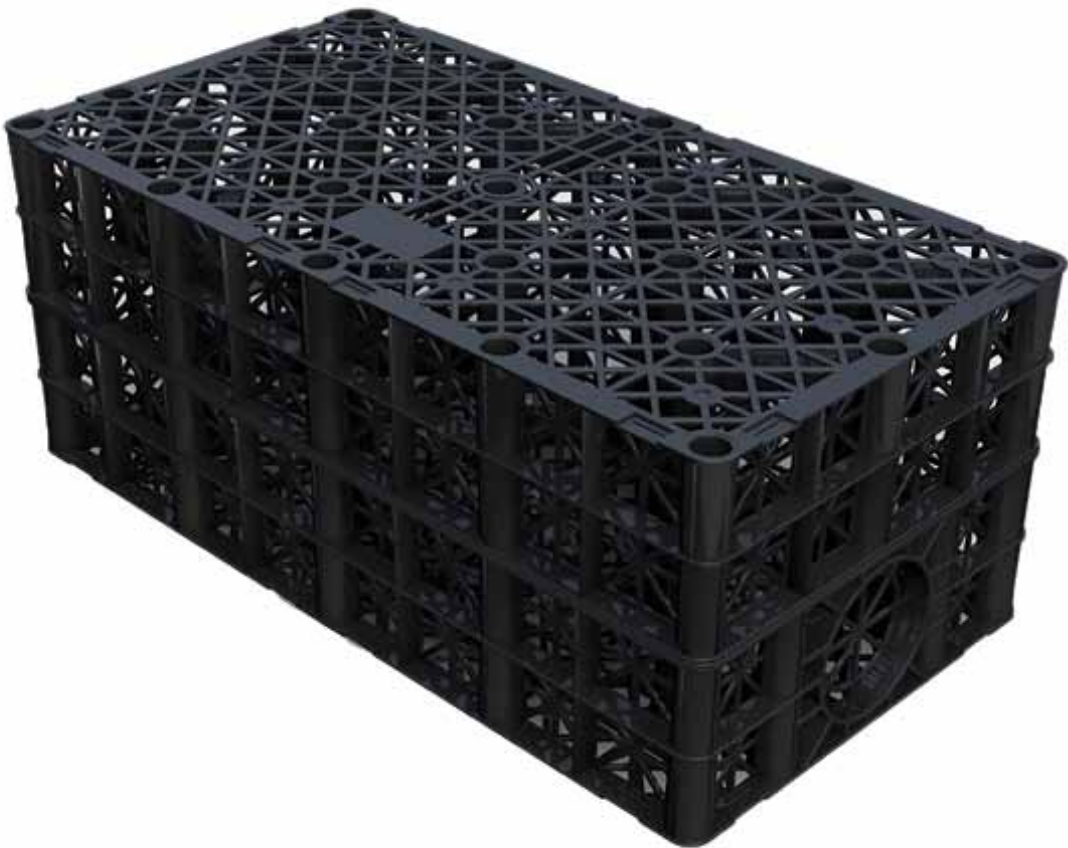
Products and Solutions



Effective Roof Area (Square Metres)	Size of Soakaway Required (Cubic Metres)	Number of Rainsmart Ellipse Double Crates Required
25 m ²	0.5m ³ (500 litres)	2
30 m ²	0.6m ³ (600 litres)	3
40 m ²	0.8m ³ (800 litres)	3
50 m ²	1.0m ³ (1000 litres)	4
60 m ²	1.2m ³ (1200 litres)	5
80 m ²	1.6m ³ (1600 litres)	7
100 m ²	2.0m ³ (2000 litres)	8

Designed for use in landscaped, pedestrian or other non-loaded applications with a load bearing capacity of:

20 tonnes



Technical Specification Overview

Unit type	Polystorm Lite
Product code	PSM2*
Dimensions	1m x 0.5m x 0.4m high
Total volume	0.2m per cube
Unit weight	7kgs**
Cube storage volume	0.19m ³ (190 litres)
Surface area	55% perforated
Compressive strength	Maximum 20 tonnes per sq metre
Maximum burial depth	2.5m***

* Each unit includes 4 clips and 2 shear connectors. Please note that brick bond connector may b required at additional cost.

** Pallet weight dependent upon order quantity and transport type.

*** In weak clay soil conditions the maximum burial depth is 1.5 metres. Polystorm Lite should not be installed below the water table.

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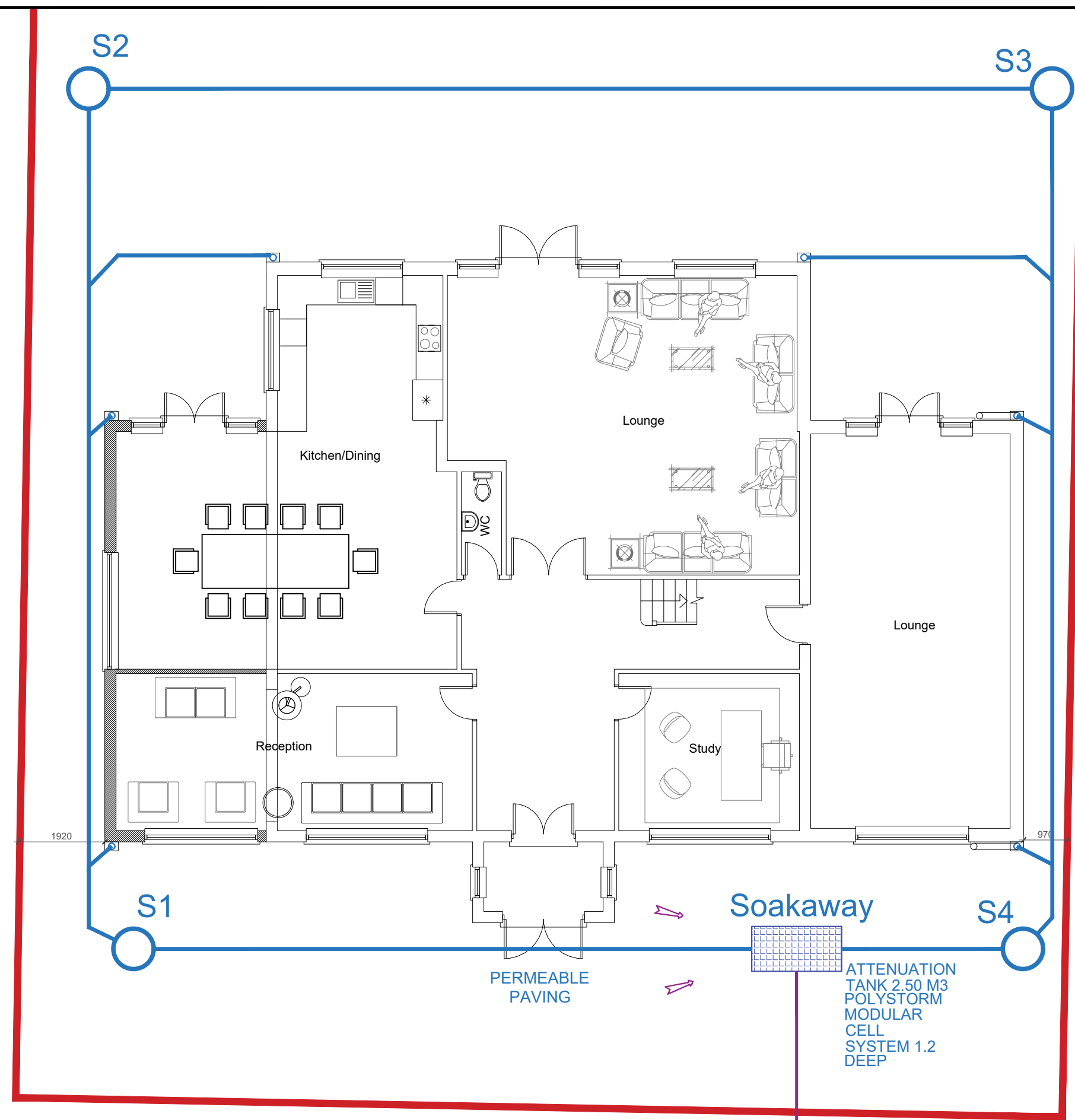
SUDS REPORT

MAINTENANCE PROGRAMME

TYPE OF SUDS	SCHEDULE TO BE APPLIED	REQUIRED ACTION	FREQUENCY
PERMEABLE PAVING	REGULAR MAINTENANCE	Brushing and vacuuming (sweep over whole surface)	Once a year after autumn leaf fall, based on site specific observations or manufacturers recommendation. Check areas of overrun from adjacent impermeable surfaces (this is the area most likely to silt up)
	OCCASIONAL MAINTENANCE	Prune and maintain adjacent planted areas	As required
		Removal of weeds or management using glyphosate applied directly to weeds rather than spray.	As required (at least once a year)
RAINWATER HARVESTING	REGULAR MAINTENANCE	Inspection of the tank/water butt for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas	Quarter yearly
		Cleaning of tank/water butt, gutters, withdrawal devices and roof drain filters of silts and other debris	Annually (or following poor performance)
	REMEDIAL ACTION	Repair of overflow erosion damage or damage to tank	As required
		Repair of withdrawal devices	As required

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PROPOSED
GROUND FLOOR PLAN 1:100

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KEY—DRAINAGE:

- FOUL WATER DRAINAGE.
- RAIN WATER DRAINAGE.
- H/L HIGH LEVEL.
- L/L LOW LEVEL.
- F/A FROM ABOVE.
- F/B FROM BELOW.
- T/A TO ABOVE.
- T/B TO BELOW.
- SOIL & VENT STACK.
- STUB STACK.
- RAIN WATER OUTLET.
- RAIN WATER PIPE.
- SOIL & VENT STACK, TERMINATING WITH AIR ADMITTANCE VALVE.
- BRANCH CONNECTION.
- GULLY.
- GULLY.
- MANHOLE.
- INSPECTION CHAMBER.
- HYDRO — BRAKE & NON—RETURN FLAP VALVE
- EXCEEDANCE FLOW DIRECTION
- NATURAL FLOW DIRECTION
- SURFACE WATER DRAINAGE NETWORK

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