



CONSULTING ENGINEERS

ENGINEERING BUSINESS SOLUTIONS

10 KENNINGTON PARK PLACE
LONDON SE11 4AS ENGLAND

TELEPHONE +44 (0) 20 7582 1276
FACSIMILE +44 (0) 20 7582 5728
WEB SITE www.trainandkemp.co.uk
E-MAIL mail@trainandkemp.co.uk

DRAINAGE STATEMENT

Job Title

271, HIGH STREET, UXBRIDGE

Job No

13848

Sheet No

1

Date

JAN 2019

Revision

P1



FS 29858

This drainage statement has been prepared to satisfy the relevant condition of the current planning permission for the above project. The questions raised within the condition have been set out in order and we have kept the same regime for the statement.

SuDs features:

- (a) (i) The existing site is situated just off the main High Street thoroughfare. The building was constructed in the late 1980's and comprises 4No stories of offices accommodation and lower ground undercroft parking. The front for the building faces the High Street to the North East and the site has a steep fall from the High Street towards the South West. The site has no soft landscaping and is covered either by the building envelope or hard landscaping.
- (ii) The proposal for the site is a refurbishment of the existing building with a conversion from offices to residential and no increase in the overall building envelope. Therefore, there will be no increase in site run-off and no storage requirement, and it is proposed to re-use all current surface water outlets
- (iii) All surface water currently discharges into the Thames Water network by means of a private surface water drainage system flowing away from the site downhill to the South West.
- (iv) No overland flooding is envisaged due to the raised nature of the site in relationship surrounding areas and the steep fall of the site away to the South West away from all areas of residence
- (b) (i) The proposal is a refurbishment of the existing building with conversion from offices to residential with no increase in the overall building envelope and therefore no increase in site run-off and therefore it is proposed to re-use all current surface water outlets.
- (ii) From records kept within the Local Authority archives, the underlying ground is stiff clay with a bearing pressure of 250KN/m² therefore when the building was originally conceived soakaways were not considered a viable means of disposing of Surface Water.
- (iii) During excavations within existing lower ground area no Groundwater was encountered.
- (c) (i) Any water saving measures (if used) will be part of the main building design strategy.
- (ii) There will be no Rainwater or greywater recycling on this project.
- (d) (i) Any Management and maintenance plans will be implemented by a managing agent who has yet to be appointed. Details will be submitted when available.
- (ii) Maintenance Regime
- Drainage pipes and Inspection Chambers:
- Inspect Inspection Chambers for build-up of silt and general debris (once a year, preferably in the spring after leaf fall in the autumn). If silt/debris is building up then clean with jetting lorry / gully sucker & inspect pipe –same may be required. If the pipes to be jetted are plastic then a high flow, low pressure setting should be used so that the pipes are not damaged. (NOTE: Manhole covers can be heavy and suitable lifting equipment / procedures should be used. Personnel should not enter manholes to carry out maintenance).*
- Unusual / unresolved problems:
- If the drainage system is still holding water following cleaning, or the jetting of the system removes excessive amounts of debris this may indicate greater issues within the system. A CCTV survey is likely to be required and further advice should be sought from a drainage contractor or engineer.*
- (iii) No overland flooding is envisaged due to the raised nature of the site in relationship surrounding areas and the steep fall of the site away to the South West away from all areas of residence.