

4D PLANNING

Architecture | Town Planning

SUSTAINABLE DRAINAGE ASSESSMENT

Demolition of the existing side garage and erection of a two storey side and rear extension to create 1 x 2 bedroom self contained dwelling (8C Cleveland Road) with associated works.

**Property Address: 8, 8A, 8B and 8C Cleveland Road,
Uxbridge, UB8 2DW.**

September 2026

1.0 SITE AND EXISTING DRAINAGE

1.1 The site is a corner plot of approximately 0.05 hectares at the junction of Cleveland Road and Villier Street, Uxbridge, occupied by a detached house in use as 3 flats with a single storey attached garage, a hard surfaced parking forecourt and a paved rear garden. Rainwater from the existing roofs and hardstanding drains to the existing private drainage system and the public sewer in the highway. Foul drainage connects to the Thames Water sewer. The site is not known to have flooded.

1.2 The site is in Flood Zone 1 (low probability of flooding from rivers or the sea) and is not in a Critical Drainage Area. The Environment Agency surface water map shows the site itself at very low risk, with a low (1 in 1000 year) risk of surface water ponding confined to parts of the surrounding highway. Ground conditions in this part of Uxbridge are typically river terrace gravels over London Clay.

2.0 PROPOSED DEVELOPMENT AND DRAINAGE STRATEGY

2.1 The new dwelling occupies the footprint of the existing garage, with a two storey element to the rear on land that is currently paved. The net increase in roofed area is small and the new private garden of 60.95m² to the rear is laid mainly to soft landscaping, so the overall impermeable area of the site does not increase and is expected to fall slightly. The development does not therefore increase surface water run off from the site.

2.2 In line with the drainage hierarchy in London Plan Policy SI 13 and Hillingdon Policy DMEI 10, rainwater from the new roofs will be managed as close to source as possible in the following order: collection in water butts from the rear downpipe for garden use; discharge to a soakaway in the rear garden sized in accordance with BRE Digest 365, subject to an infiltration test at detailed design confirming the gravels are suitable; and only where infiltration is shown to be impracticable, an attenuated connection to the existing surface water drain at a rate no greater than the existing. Any re-laid forecourt areas will use permeable paving.

2.3 Foul drainage from the new dwelling will connect to the existing foul drain serving the house, and water efficient fittings will meet the 105 litres per person per day standard in London Plan Policy SI 5.

3.0 CONCLUSION

3.1 The site is at low risk of flooding from all sources, the development does not increase the impermeable area of the site and run off from the new roof will be managed at source using the drainage hierarchy. A minor development of this scale does not require a formal Flood Risk Assessment or a detailed drainage strategy under the Council's validation checklist, and the arrangements described above are sufficient to demonstrate compliance with London Plan Policy SI 13 and Local Plan Policy DMEI 10.