

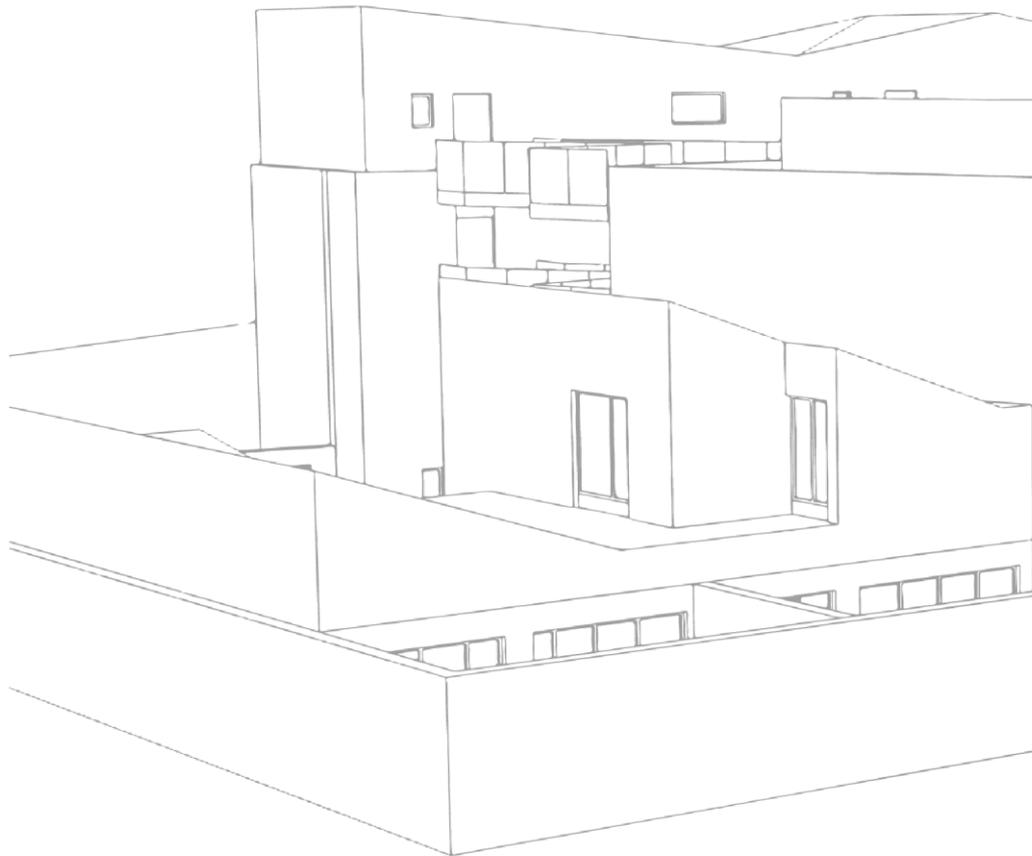
# Water Cycle Strategy

Development management procedures

Conversion of existing office building to 34 residential flats (Use class C3)

Salamander Quay  
Uxbridge  
London

Date: July 2025



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## 1. INTRODUCTION

This Water Cycle Strategy supports the proposed conversion of the existing office building at Salamander Quay, Uxbridge, into 34 residential apartments with the retention of 3 small commercial office suites.

The strategy addresses water demand, sustainable drainage, foul and surface water infrastructure, and flood risk, in line with:

- London Borough of Hillingdon Local Plan (Parts 1 and 2)
- Hillingdon Strategic Flood Risk Assessment (SFRA, 2014 update)
- London Plan (2021) Policies SI 5 (Water Infrastructure) and SI 13 (Sustainable Drainage)
- Mayor's Sustainable Design and Construction SPG (2014)
- Building Regulations Approved Document G and H



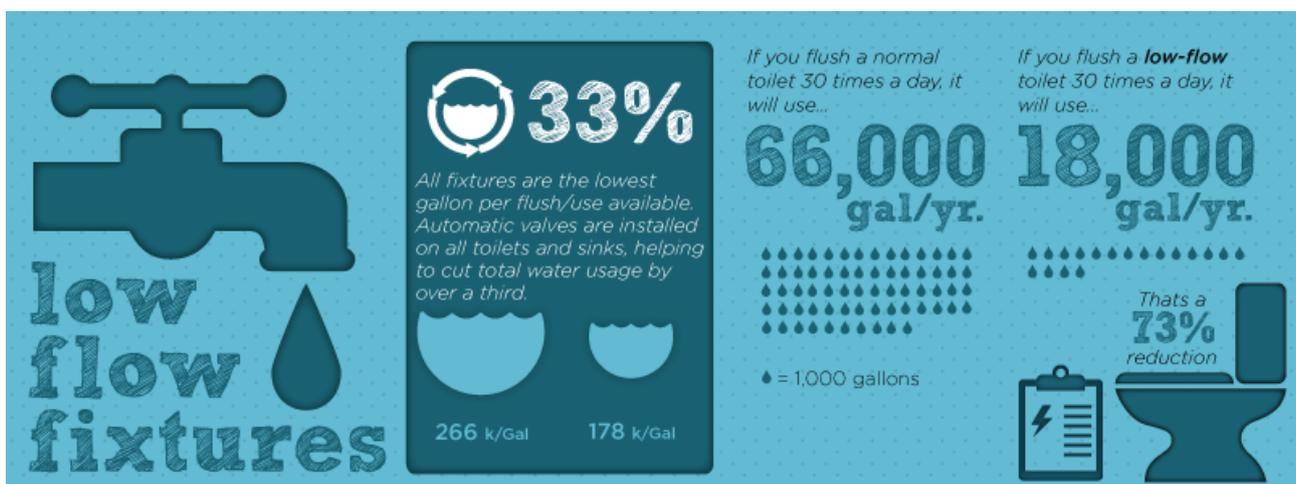
## 2. WATER DEMAND AND EFFICIENCY

The development will reduce overall water consumption by:

- Installing low-flow taps, dual-flush toilets, aerated showerheads, and efficient kitchen appliances in all apartments.
- Targeting a per capita water consumption rate of  $\leq 105$  litres per person per day, in line with GLA water efficiency targets.

The retained commercial spaces will be refurbished to modern water-efficient standards, with low-flush WCs and automatic shut-off taps in shared facilities.

Rainwater harvesting for landscape irrigation may be considered for communal areas, subject to further design review.



### 3. FOUL WATER DRAINAGE

The site is currently served by an existing foul drainage network connected to the public sewer.

For the proposed conversion the existing foul water connections will be reused where possible and upgraded as required to ensure compliance with Building Regulations Part H.

All new residential units will be connected to the on-site foul drainage system, discharging by gravity to Thames Water's existing sewer infrastructure and any modifications will be agreed via a Section 106 sewer connection application with Thames Water.

Capacity assessments will be undertaken during detailed design to confirm the adequacy of the existing infrastructure to accommodate additional loading.



#### 4. SURFACE WATER MANAGEMENT & SUDS

The development adopts a Sustainable Drainage Systems (SuDS) hierarchy as required by Policy DMHD 6 of the Hillingdon Local Plan Part 2, and the London Plan Policy SI 13, prioritising:

- Green Roofs – Introduced to reduce runoff and increase attenuation.
- Permeable Surfacing – Resin-bound pathways and other hard landscape areas will be constructed using SUDS-compliant materials.
- Soft Landscaping – Front and rear amenity areas include grassed and planted areas which aid infiltration.
- Rainwater Storage and Controlled Discharge – Consideration will be given to the inclusion of below-ground attenuation tanks and flow control devices to limit discharge rates to greenfield equivalent.

Surface water will be directed away from building foundations and collected within the landscaped drainage network to prevent localised flooding.

#### 5. FLOOD RISK

According to the Environment Agency Flood Map for Planning, the site lies within Flood Zone 1, and therefore has a low probability of flooding from rivers and seas.

Mitigation measures include:

- Maintaining existing ground levels to avoid water ingress
- Integrating landscape grading and drainage features to prevent ponding
- Ensuring all new drainage elements are designed for a 1 in 100 year storm event + 40% climate change allowance

A full Drainage Strategy and Flood Risk Assessment will accompany any subsequent planning condition discharge applications.



what's the flood risk

## 6. WATER QUALITY & ENVIRONMENTAL COMPLIANCE

To support water quality and environmental objectives:

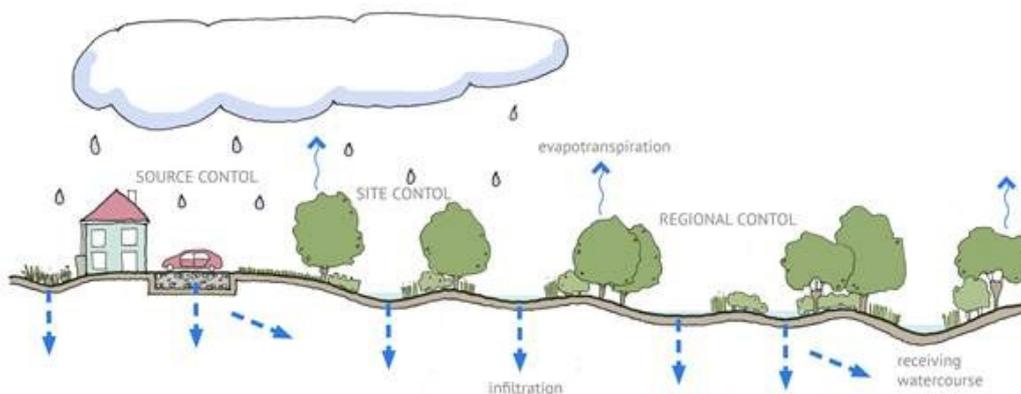
- Petrol/oil interceptors will be fitted to any retained surface water drainage from parking areas.
- Gutter and drain guards will be used to reduce debris and sediment ingress into the network.
- Surface water will not connect to foul drainage systems, maintaining separation in line with best practice.

All proposed works will comply with the Water Framework Directive and DEFRA non-statutory SuDS technical standards.

## 7. MANAGEMENT & MAINTENANCE

A management company will be appointed to oversee:

- Routine inspection and cleaning of drainage gullies and permeable surfaces
- Maintenance of green roofs and rainwater attenuation features
- Ensuring SuDS and foul water infrastructure remains fully operational and compliant



## 8. CONCLUSION

This Water Cycle Strategy demonstrates that the conversion of Salamander Quay can be delivered sustainably, with efficient water use, adequate foul and surface water drainage, and compliance with flood risk and environmental quality objectives.

The proposals align with local and regional policy guidance and will contribute positively to the sustainability and resilience of the development

