PRINGLE.DESIGN

DRAINAGE STATEMENT

130 PINNER ROAD | NORTHWOOD | HA6 1BP

Proposal	First-floor extension to the existing rear commercial building, with cycle and refuse storage retained within the commercial site.
Planning use	Ancillary to the office use authorised by permission 70634/APP/2025/2599.
Applicant	Windcrest Liftbits Ltd
Prepared by	Pringle.Design	20 October 2026

1. Purpose of the statement

This statement accompanies the planning application for a new covered area at 140 Pinner Road. It explains how surface water from the proposed roof will be collected, attenuated and discharged, and identifies the detailed information to be secured through a planning condition.

The proposal does not alter the footprint of the main building or add other hardstanding. It does introduce approximately 43 m^2 of additional roof area, which will create runoff requiring a managed drainage connection.

2. Proposed drainage approach

Rainwater from the polycarbonate roof will be collected by gutters and downpipes and conveyed to an attenuation tank. The tank will temporarily store runoff and discharge it at a restricted rate to the existing public sewer network. The proposed outfall is therefore a controlled sewer connection; its precise location, the type of sewer and the permitted discharge rate will be confirmed as part of the detailed drainage design.

The new roof drainage will be separate from the foul drainage system. No alteration to the existing foul drainage arrangements is proposed.

As an indication of the catchment scale, each 1 mm of rainfall on the proposed 43 m^2 roof represents approximately 43 litres of water before any losses. The attenuation tank will be sized using site-specific hydraulic calculations; no storage volume or discharge rate is assumed in this statement.

3. Sustainable drainage considerations

The drainage design will follow the sustainable drainage hierarchy in London Plan Policy SI 13 and Hillingdon's SuDS guidance. The detailed scheme will consider rainwater reuse, infiltration, above-ground attenuation and the available discharge routes before confirming the final connection to the public sewer.

The attenuation tank is proposed to manage runoff from the limited roof catchment within the available site area. The detailed scheme will confirm whether rainwater reuse or infiltration is practicable, taking account of site layout, ground conditions, groundwater levels, contamination constraints and the proximity of buildings and other structures. If infiltration or another higher-priority option is not proposed, the detailed submission will explain why it is unsuitable or impracticable.

The final sewer connection will be subject to confirmation of the receiving sewer, its capacity and the sewer operator's requirements. Any necessary consent or approval for the connection will be obtained before the drainage system is installed.

4. Design performance

The attenuation tank and flow-control device will be designed by a suitably competent drainage designer. The calculations will use the roof catchment area and the applicable design rainfall data and climate-change allowance.

The detailed scheme will demonstrate that the proposed discharge rate and runoff volume are controlled to an acceptable level and will not increase flood risk elsewhere. It will include the relevant design storm events, including the 1-in-1-year, 1-in-30-year and 1-in-100-year events with the applicable climate-change allowance. The design will seek to limit discharge to the relevant greenfield rate, or to the existing rate where that is lower, unless a different rate is justified and agreed by the relevant authority.

The final details will identify the tank capacity, flow-control rate, pipework, inspection points, sewer connection and all associated drainage components.

5. Exceedance and flood-risk management

The detailed drainage plan will identify how surface water will be managed if rainfall exceeds the design capacity of the system or if the tank, flow-control device or sewer connection becomes temporarily restricted. It will show a safe exceedance route that does not direct water into buildings or onto neighbouring land and does not create an unacceptable risk to people or property.

The drainage design will be coordinated with the retained drainage serving the main building. The proposed works will not obstruct existing drainage infrastructure or prevent its access for inspection and maintenance.

6. Operation and maintenance

The attenuation tank, flow-control device, gutters and downpipes will be accessible for inspection and maintenance. The detailed scheme will include a maintenance plan identifying the responsible party, inspection and maintenance tasks, recommended frequencies, access arrangements and procedures for responding to blockages or system failure.

The approved drainage system will be installed before the covered area is brought into use and will thereafter be retained and maintained in accordance with the approved details.

7. Conclusion

The main building footprint and existing hardstanding will remain unchanged. Runoff from the additional 43 m^2 polycarbonate roof will be collected and attenuated before controlled discharge to the existing public sewer network. The detailed scheme will confirm the drainage hierarchy assessment, outfall, sewer capacity, discharge rate, tank storage, exceedance route and maintenance arrangements.

Subject to approval and implementation of those details, the proposed drainage strategy will manage runoff from the new roof without increasing flood risk elsewhere.

Suggested planning condition

No works to install the covered area shall take place until a detailed surface-water drainage scheme for the proposed 43 m^2 roof has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared in accordance with the principles of sustainable drainage and shall include:

a. A drainage plan showing the roof catchment, gutters, downpipes, attenuation tank, flow-control device, proposed outfall and exceedance route;

b. Details of the drainage hierarchy assessment, including consideration of rainwater reuse and infiltration, with supporting evidence or justification where these options are not proposed;

c. Hydraulic calculations showing the proposed discharge rates and required attenuation storage for the relevant design storms, including the applicable climate-change allowance;

d. Confirmation of the receiving sewer, the proposed point of connection, available capacity and any required sewer-operator approval;

e. Details of the tank, flow-control device and associated pipework, including their location, dimensions, access and maintenance requirements;

f. An exceedance plan demonstrating how runoff above the design capacity will be managed safely without increasing flood risk to the site or neighbouring land; and

g. A lifetime management and maintenance plan identifying responsibilities and arrangements for inspection, operation and maintenance.

The approved drainage scheme shall be installed before the covered area is brought into use and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that surface water is managed sustainably, that the development does not increase flood risk elsewhere, and that the drainage system remains effective for the lifetime of the development, in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 and Policies SI 12 and SI 13 of the London Plan.