TURNER JOMAS & ASSOCIATES

Environmental & Civil Engineers & Transport Planners

19 WOODLANDS AVENUE, RUISLIP HA4 9RL

FOUL & SURFACE WATER DRAINAGE STATEMENT

MRS VANDANA

January 2016

TURNER JOMAS & ASSOCIATES

Environmental & Civil Engineers & Transport Planners

19 WOODLANDS AVENUE, RUISLIP, HA4 9RL

Ref. – P9254J725

Document Status – Final

Produced by:		Date:	
	Richard Fillingham		Jan 2016
Checked by:		Date:	
	Roni Savage		Jan 2016

Amendment Record

Issue / Rev.	Date	Status	Checked by	Initials

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1 INTRODUCTION

1.1.1 This Foul and Surface Water Drainage Statement has been prepared by Turner Jomas & Associates on behalf of Mrs Vandana with respect to the discharge of planning condition no.6 associated with the planning approval for the proposed extension of an existing residential dwelling at 19 Woodlands Avenue. Ruislip, HA4 9RL.

1.1.2 This Assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG), and in consultation with the London Borough of Hillingdon, via their Strategic Flood Risk Assessment (SFRA) and their Surface Water Management Plan (SWMP).

2 EXISTING SITE

2.1 General

2.1.1 The application site consists of 19 Woodlands Avenue, Ruislip. It is a two storey semi-detached house an attached garage, together with front and rear gardens and concrete driveway and rear patio area.

2.1.2 An OS based location plan indentifying the site is included within Appendix A. The existing house layout plans are included within Appendix B.

2.1.3 It is noted that the site lies at the northern extent of Critical Drainage Area (CDA) 017. The CDA has been assigned on account of the flooding of properties in the Aragon Drive area via overland surface water flows from the north. The SWMP states that the hazard rating is, however, considered low.

2.2 Levels

2.2.1 A topographical survey of the site has not been carried out, however, it is noted that the house is slightly elevated when compared to Woodlands Avenue.

2.3 Drainage

2.3.1 An extract of the public sewer records has not been obtained from Thames Water, however, we understand that there are public foul and surface water sewers located within Woodlands Avenue.

2.3.2 Whilst a detailed drainage survey of the site has not been carried out, we are informed that both foul and surface water drainage from the property connect to the public sewer network.

3 PROPOSED DEVELOPMENT

3.1 General

3.1.1 It is proposed to demolish the existing garage and to provide a wrap around single storey extension to accommodate a new study, utility and shower area and a larger kitchen.

3.1.2 The footprint of the proposed extension will occupy the existing garage and rear patio area. The finished ground floor level of the extension will be set to match the existing ground floor finished level.

3.1.3 The proposed development layout plans are included within Appendix C.

3.2 Foul Drainage

3.2.1 Whilst there will be an additional shower area provided, the application site will still consist of a single dwelling so the peak foul discharge rate will remain unchanged.

3.2.2 It is proposed to continue to drain the property via the existing foul drainage connection, adjusted where necessary to accommodate the proposed extension.

3.3 Surface Water Drainage

3.3.1 In accordance with the NPPF, PPG sustainable drainage systems (SUDS) should be incorporated wherever possible to reduce positive surface water run-off and flood risk to other areas. This is even more important when the site lies within, or close to, a CDA. SUDS should be considered in accordance with the hierarchy set out within all relevant national and local guidance, including the London Plan.

3.3.2 In the first instance, it should be noted that the footprint of the proposed extension will sit within the footprint of the existing garage and rear concrete patio area. There will be no increase in impermeable are, and therefore no increase in positive surface water discharge to the public sewer network.

3.3.3 With respect to infiltration SUDS techniques, the SFRA confirms that area is underlain by River Terrace Deposits over London Clay. With River Terrace Deposits being of limited permeability and London Clay being impermeable, soakaways are unlikely to be feasible. The local flooding issues with overland flow routes through gardens would also suggest that permeability is limited.

3.3.4 In this instance, the use of attenuation is not considered reasonable when considering the size of impermeable area in question and the limits of reliable flow restriction.

3.3.5 Whilst it is proposed to provide a flat roof to the extension, the additional costs of incorporating a green roof on such a small domestic extension project is not considered justified.

3.3.6 There is, however, scope for rainwater harvesting and it is therefore recommended that the rainwater downpipe is fitted with a water butt. Whilst a water butt will require an overflow to the drainage network, it will provide some storage for irrigation purposes and will reduce the time of entry to the drainage systems.

3.3.7 Water butts are indeed recommended under point no.4 of the SWMP Appendix B – 'Actions to be taken by local residents to combat flood risk' and have the advantage of being cost effective and maintenance free.

3.3.8 Roof run-off is classified as uncontaminated and, in accordance with EA Pollution Prevention Guidance, will not require any treatment.

4 CONCLUSIONS & RECOMMENDATIONS

4.1.1 With no discernable change in foul discharge rate from the existing scenario, it is proposed to continue to use the existing foul drainage arrangements in the post development scenario.

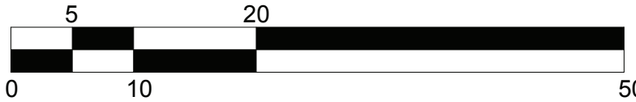
4.1.2 The proposed extension will not result in any increase in impermeable area and will therefore not result in any increase in surface water run-off.

4.1.3 In consideration of the fact that the site lies at the edge of a CDA and in accordance with recommendations contained within the SWMP, it is proposed to fit a water butt to the new rainwater pipe to provide some storage for irrigation and to help reduce the time of entry to the public sewer network.

APPENDICES

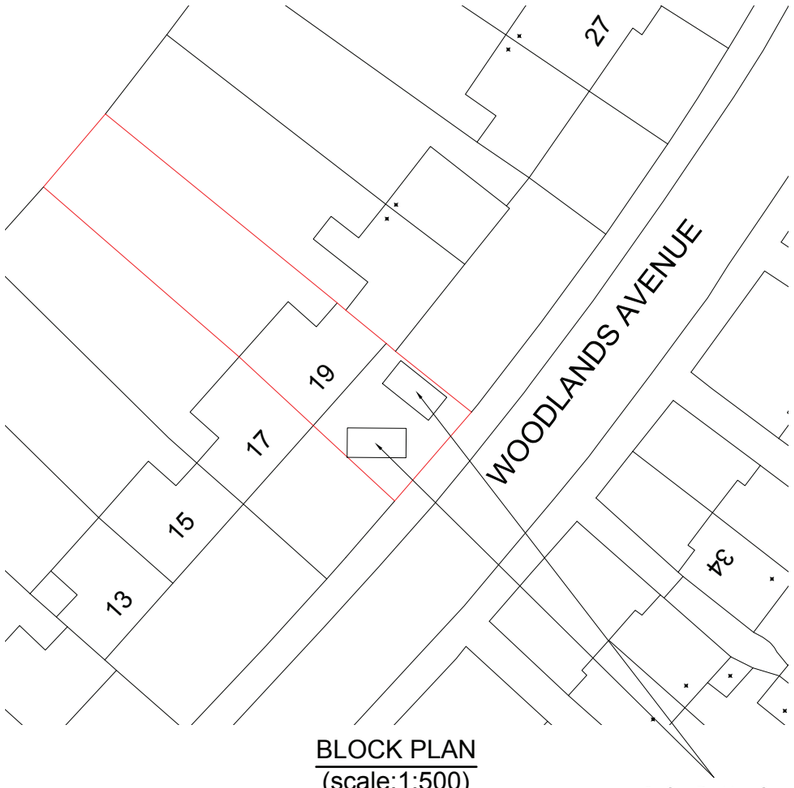
APPENDIX A

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1:1250





BLOCK PLAN
(scale:1:500)

2- Car Parking Spaces
2.4m X 4.8m



LOCATION PLAN
(scale:1:1250)

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Site Address:

19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Client Detail:

19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Title:

Block & Location Plan

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Date:	06/2015
Drawing No.	PL2/PP/2343 - 06

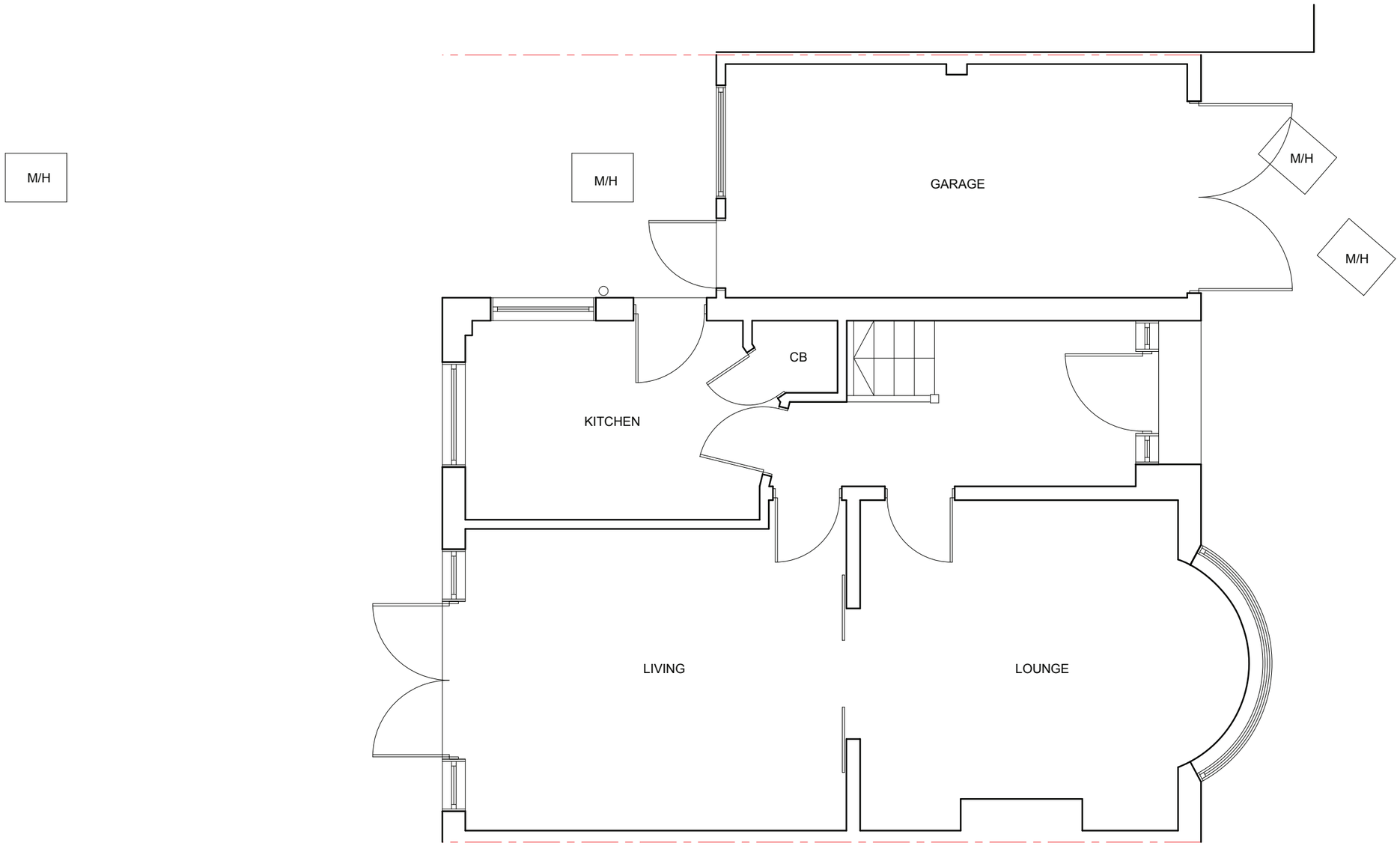
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APPENDIX B

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Site Address:

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Existing Ground Floor Plan

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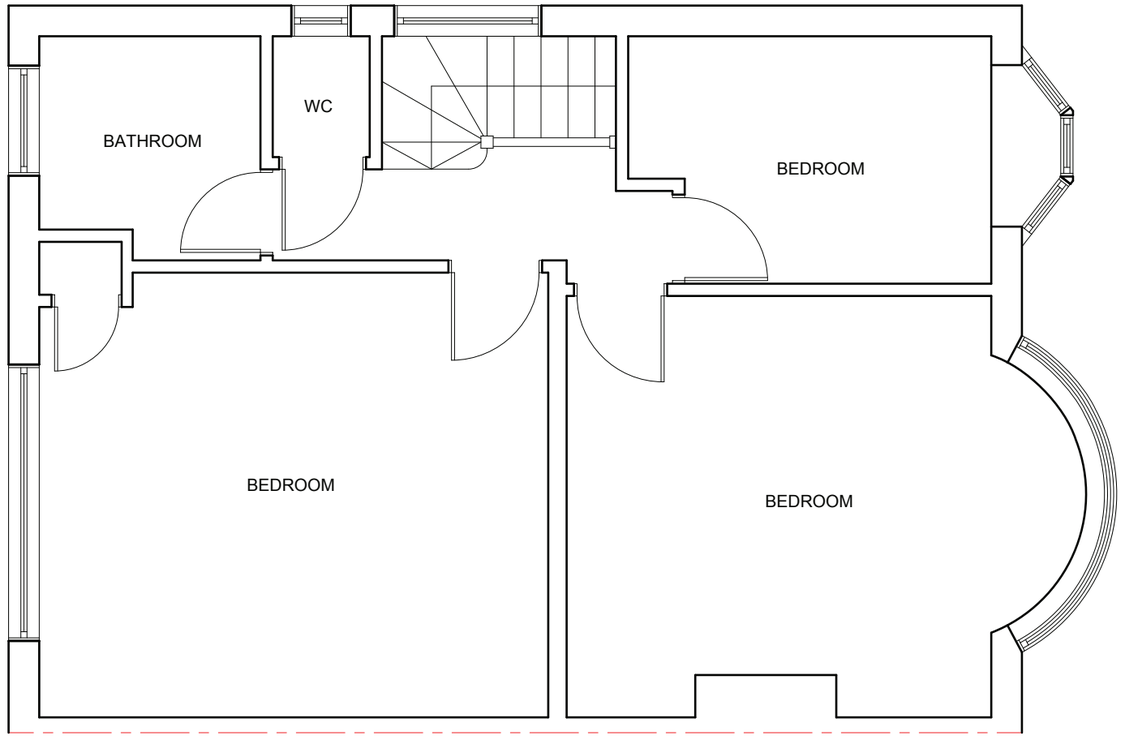
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Title:

Existing First Floor Plan

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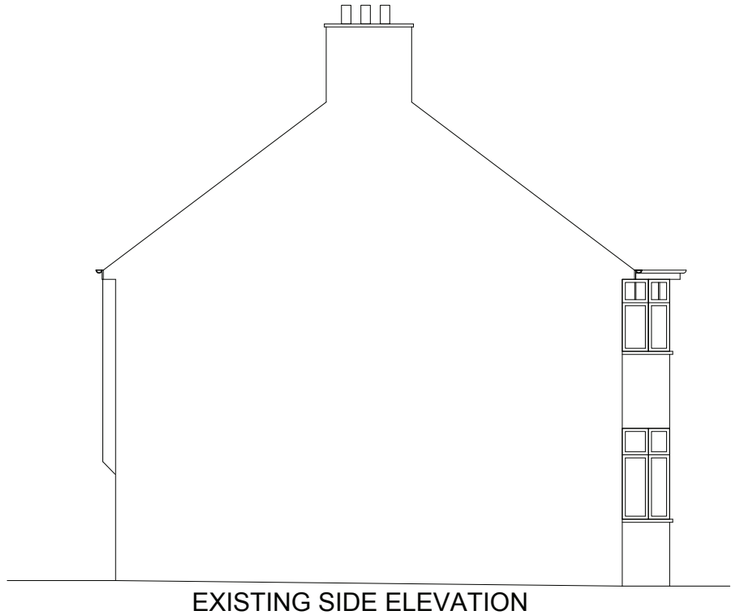
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

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Title:

Existing Elevations

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Checked By: PP
Date: 06/2015
Drawing No. PL2/PP/2343 - 04

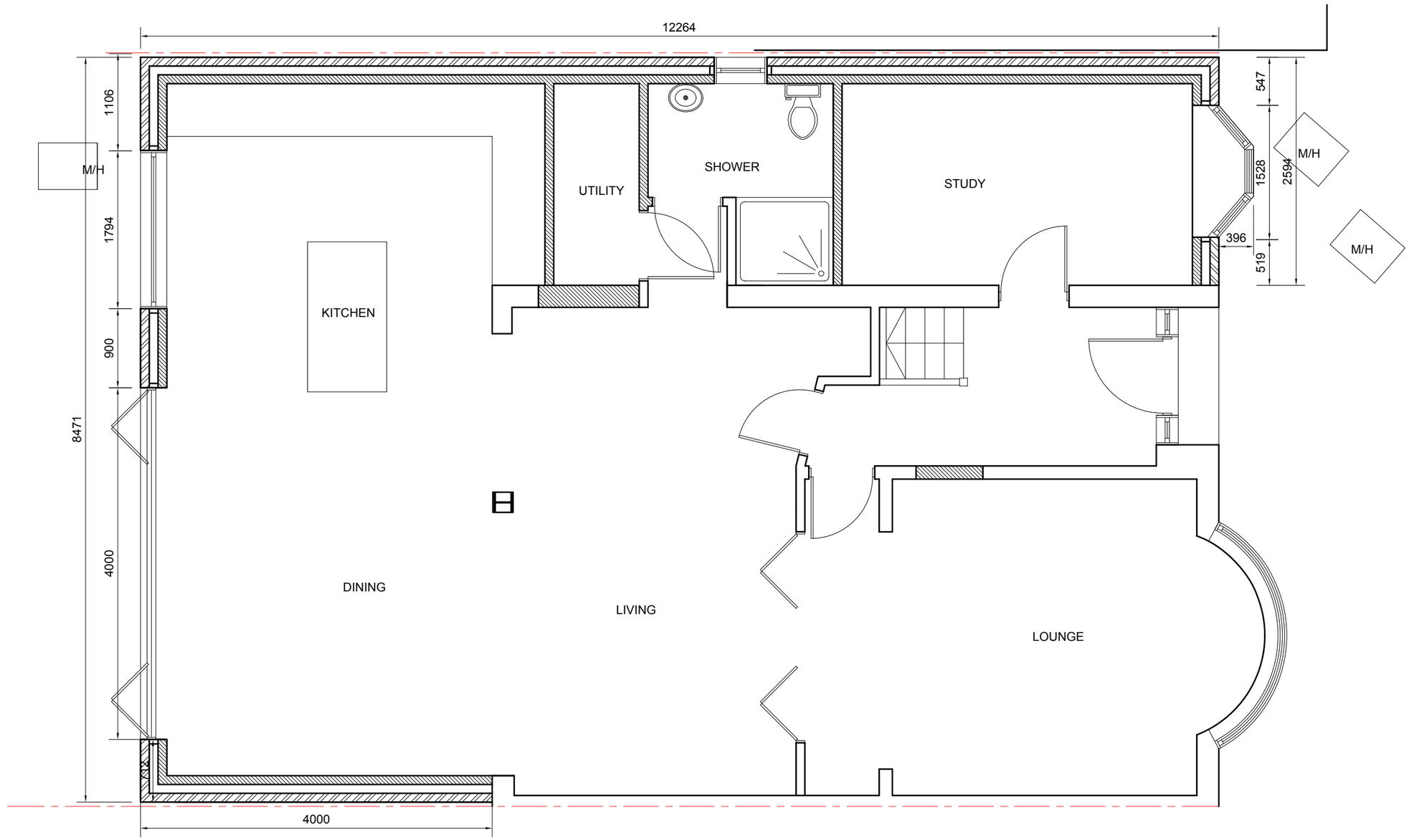
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APPENDIX C

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Client Detail:

19, Woodlands Avenue,
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Title:

Proposed Ground Floor Plan

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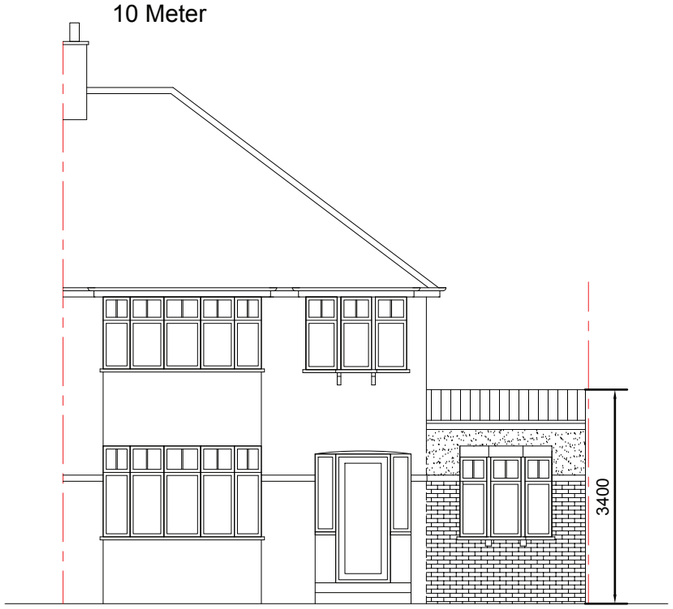
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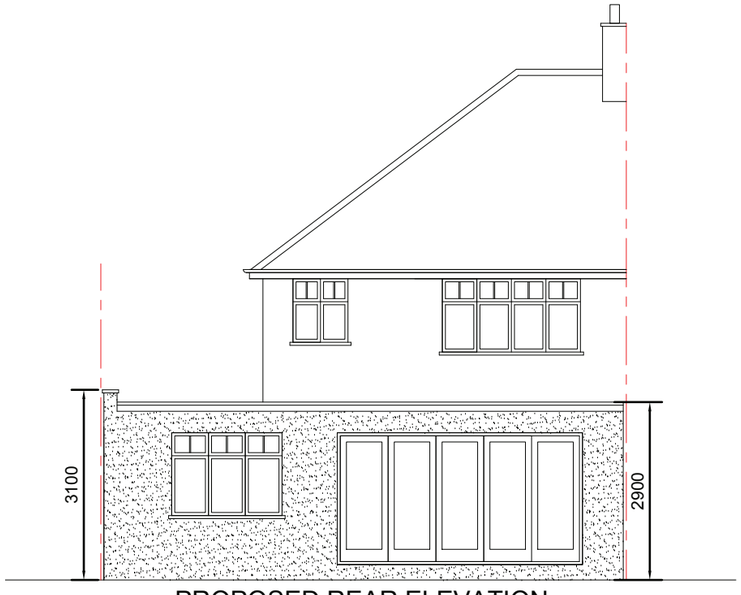
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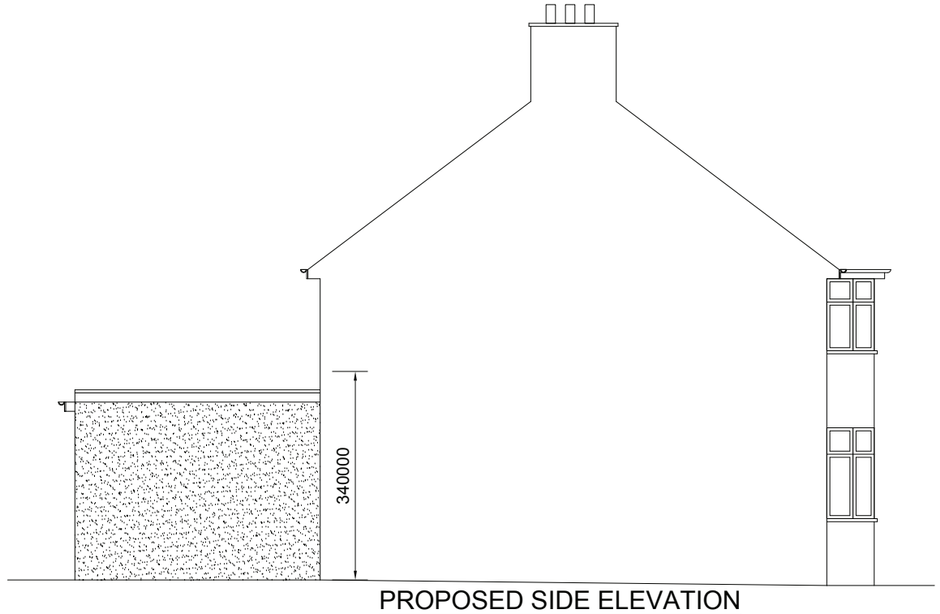
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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Client Detail:

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Title:

Proposed Elevations

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