

Permission 75069/APP/2021/1679

Site adjacent To 1 Evelyns Close, UB8 3LR

Condition 9: Sustainable Drainage

In order to satisfy the requirement of Sustainable Drainage on the site, the following is proposed.

It is important to note that the current garage site has a concrete road and so is 100% impermeable. All excess water runs into the sewerage system now and so this proposal will represent a significant improvement on that. Thus, the significant amount of additional of grass, permeable material as well as the soakaways will ensure that water can be adequately attenuated for a 1 in 100 year storm event with climate change affects added.

In accordance with the Policy SI13 of the London Plan 2021, the following hierarchy is used to create sustainable drainage:

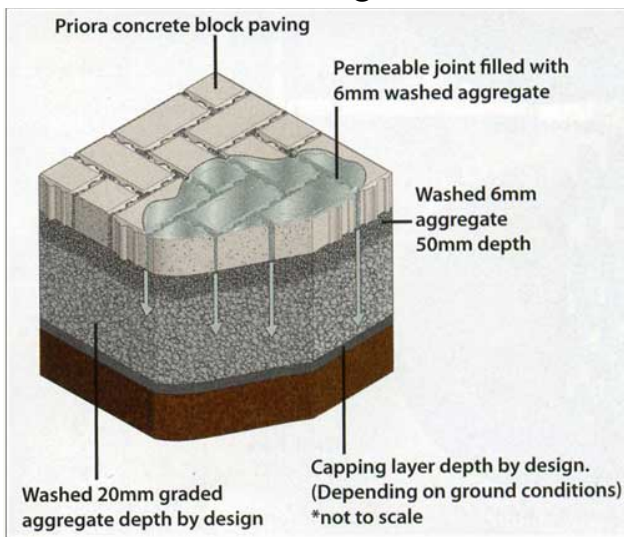
1. Rainwater harvesting

Rainwater from the roof will be channelled from the guttering to water butts located at the rear of the building. They will be attached to the downpipes to intercept and trap considerable rainwater.

2. Rainwater infiltration to ground

Much of the external ground around the building will be turfed. The buff paving stones forming passages to and around the property as well as the patio will not be permeable as is the standard for a small development such as this. However the car parking areas will use permeable Driveline Piora blocks with a suitable crushed rock base layer, as per manufacturer's instructions to provide a porous surface.

Priora Installation Diagram

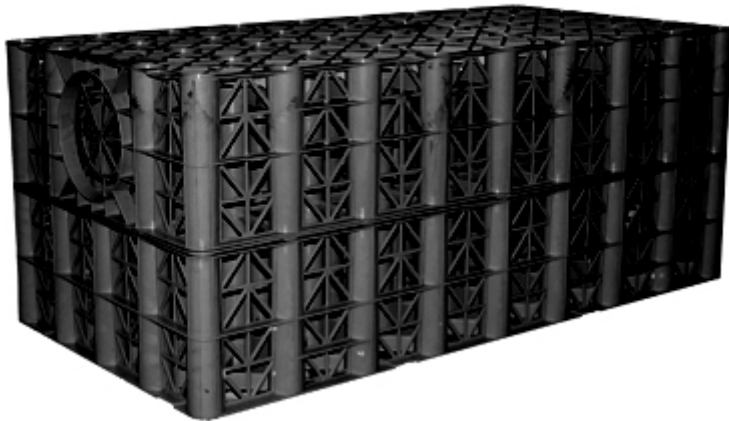


Example of Priora blocks



3. Attenuation of rainwater in tanks

As well as the water butts previously mentioned, **Soakaways** will be placed in each garden to attenuate rainwater and allow for gradual release. These will be placed under the rear garden area at least 5m from the building and will be in the form of standard soakaway crates to form appropriately **2m³ of excess water storage space** for the building.



Plastic soakaway crates like this will be placed under the gardens and combined to provide the necessary water attenuation.

Timetable for Implementation

The scheme shall be implemented as part of the development and landscaping. and is expected to be fully in place by Autumn 2021.

Management and Maintenance

The only maintenance required will be regular checks (every few months or on visual inspection) in the water butts for debris or algae. Any such contamination should be removed or treated immediately.

The soakaways shall be inspected annually to check for the build up of debris or any breakage. Such debris should be removed, and breakage repaired or replaced. This will be for the lifetime of the development.

Usage of collected rain water

Collected rain water can be used to water external plants within the garden and pot plants internally. This grey water can also be used to wash cars or the front paving areas.