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Document name: 231022-EDGE-XX-XX-CO-C-0001_LLFA RESPONSE [P01]

12 November 2024

Mr Alan Corcoran

Planning, Regeneration and Environment
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Alan,

Re: LLFA RESPONSE – Drainage Comments – 148-154 High Street, Uxbridge – 78696/APP/2024/867.

With regards to the comments received from Hillingdon council specifically concerning drainage (which are quoted below) EDGE consulting Engineers issue this letter providing some clarification and response to the requests.

HILLINGDON COMMENTS

We recommend that the following information is provided before approval of the application with conditions. To address this, the applicant should submit information which:

- 1. Confirms the system to be used on the roof, with typical details supplied and an indication of the location on the drainage drawing. This should confirm the storage available within the blue roof once the design has been confirmed.*
- 2. Confirms the existing surface water sewer connections and which connections will be retained.*
- 3. Demonstrates that the proposed runoff rate has been restricted as much as possible considering the site constraints, by showing in a drawing the extent of the roof which is available for the blue roof and providing calculations demonstrating the storage provided with the runoff rates.*
- 4. Provides the proposed runoff rates for the 1 in 1 year, 1 in 30-year, and 1 in 100-year rainfall events with supporting calculations, and confirmation of the climate change allowance used in calculations.*
- 5. Demonstrates with calculations that flooding is not predicted on site in a 1 in 30-year event or a 1 in 100-year event, to conform to Defra's Non-Statutory Technical Standards for SuDS.*
- 6. Confirms how any exceedance flows are to be managed.*



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EDGE RESPONSE

1. Please find attached enclosed architectural plan UXB-CGL-Z2-09-DR-A-SK50007-Blue Roof Drainage – ROOF PLAN which shows the areas designated for blue roof use along with a calculation package from blue roof specialist Bauder showing the storage volume that's achievable at a total restriction rate of 8.47 l/s. Bauders blue roof attenuation units are specified within the Bauder calculation package and a system summary/ typical detail document of the system is included in the accompanying package of information.

Note the total discharge rate will still be limited to 13 l/s however the roof plan shows some small areas of roof that will not be restricted by the blue roof system and an allowance for those areas to drain freely has been accounted for in the sites total runoff rate.

2. Please see enclosed sewer investigation / survey showing the existing surface water, foul water and combined sewers serving the existing site and discharging to the surrounding public sewers. Drawings "U1998 –Basement, Uxbridge – Sheet 1, U1998 – High Street – Baker Street final – Sheet 1 and U1998 – High Street – Baker Street final – Sheet 2".

Surface water and foul water will be separated, and existing connections will be retained and reused.

3. Please refer to request 1 and the same information provided. EDGE Flood risk assessment report drainage statement document 231022-EDGE-XX-XX-RP-C-0001_FLOOD RISK ASSESSMENT[PO2] also has further information on the runoff rate and betterment on existing.

Furthermore, the above-mentioned sewer investigation/ survey shows existing surface water flows discharge to foul/ combined sewers. This will be removed within the new proposals with all surfacing water discharging via designated surface water networks, reducing the flow to and impact to wider foul/ combined sewer networks.

4. Please refer to the Bauder calculation package which shows the maximum runoff rate for all proposed blue roofs. Climate change allowance is noted within the calcs (40%).
5. Refer to information contained in EDGE FRA and Bauder calculation package that all storms' events up to and including critical 1 in 100 year +40% climate change will be contained within the site and no flooding is proposed.
6. As the red line area of the site is wholly made up of the building footprint/ roof area there is not an exceedance plan at ground level that could be proposed. Therefore, an overflow / exceedance contingency at roof level should be considered by the specialist blue roof designer.

I trust this provides sufficient information on the proposals to allow approval of the application but please let us know should you have any questions or require anything further.

Yours sincerely,



Ryan Atherton
Team Leader – Civil