

**FLOOD RISK ASSESSMENT  
& DRAINAGE STRATEGY REPORT**  
*PREMIER INN LONDON UXBRIDGE HOTEL  
PHASE, RIVERSIDE WAY  
UXBRIDGE  
UB8 2YF*

**PREPARED FOR:**



**JOB NO:** P24-0616  
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## 1. INTRODUCTION

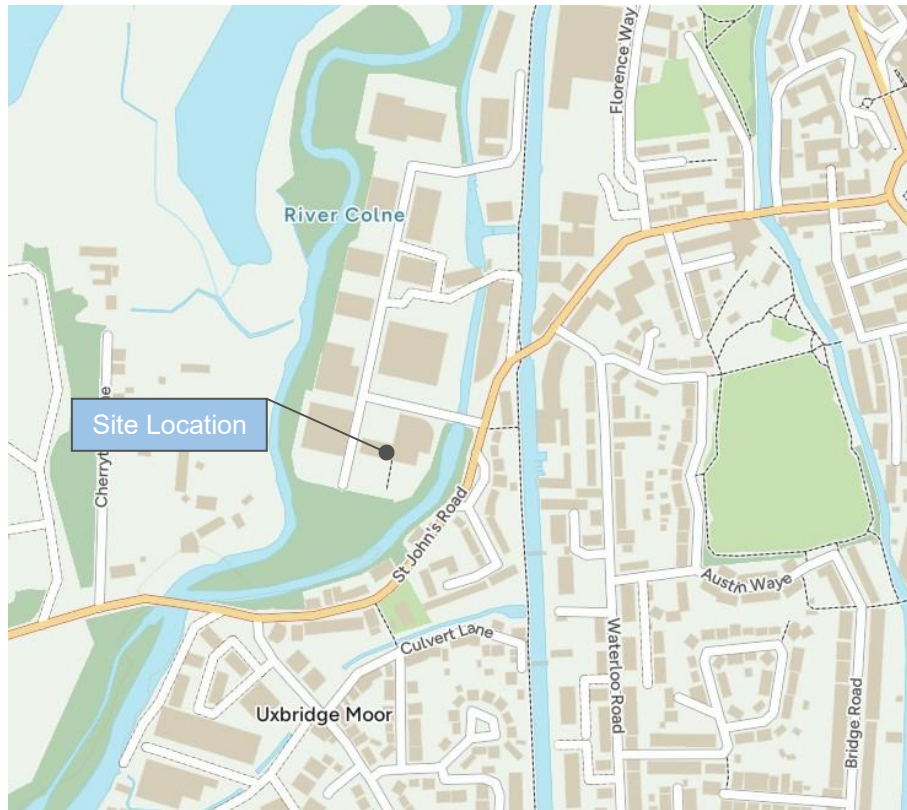
- 1.1 This report has been prepared by Simpson TWS on behalf of Premier Inn Hotels Ltd. to accompany a planning application for a proposed hotel extension comprising additional bedrooms, minor alterations to the interior of the existing hotel, alterations to the car parking arrangement and associated hard and soft landscaping works.
- 1.2 This report assesses flood risk associated with the development proposals and outlines a strategy for the disposal of foul and surface water runoff from the development, following guidance set out in the following local and national planning policy documents:
- The National Planning Policy Framework (NPPF) & associated Planning Practice Guidance
  - London Borough of Hillingdon Local Plan: Part 1 (Adopted November 2012) – Policy EM6: Flood Risk Management
  - West London Strategic Flood Risk Assessment - 2018
  - Hillingdon London Local Flood Risk Management Strategy - 2015

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## 2. SITE AND DEVELOPMENT CHARACTERISTICS

### Site Location

- 2.1 The existing Premier Inn Hotel is located on Riverside Way as shown on *Figure 1* below. The site is centred on Ordnance Survey grid reference TQ 04795 83687 and co-ordinates X: 504795; Y: 183687. The post code for the existing hotel is UB8 2YF.



*Figure 1: Site Location*

### Site Description

- 2.2 The site is currently occupied by an existing Beefeater restaurant and Premier Inn hotel with associated car parking facilities.
- 2.3 To the north and west the site is bounded by commercial units. To the south, the site is bounded by undeveloped forests with the River Colne beyond. To the east, the site is bounded by the River Colne with St John's Road beyond.
- 2.4 Vehicular access to the site is gained from Riverside Way north and west of the development.

### Topography

- 2.5 The topographical survey is included in *Appendix A*. The survey indicates that levels generally fall in a northerly direction from a level of approximately 31.35m AOD in the southern part of the car park to a level of 30.70m AOD in the northern part of the car park. There linear drainage channels and trapped gullies located at the topographical low points of the car park to drain runoff.

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Existing Ground Conditions

- 2.6 A site investigation was carried out by REC in 2018 for a proposed extension to the hotel (not constructed), which reported the following ground conditions on site. An extract of the SI is included in *Appendix B*.
- Made Ground was encountered within all exploratory holes to depths of between 1.70m and 2.00mbgl and typically comprised clay, sand and gravel.
  - Alluvium deposits were encountered in some of the window samples beneath the Made Ground to depths of 2.00mbgl and comprise clay.
  - The Taplow Gravel Member was encountered within all window sample boreholes to a maximum depth of 4.10mbgl and generally comprised clayed sandy gravel.
  - Groundwater was encountered at depths between 2.00m and 3.00mbgl.
- 2.7 Permeability testing was not completed due to the presence of Made Ground between 1.70 and 2.00m deep, and shallow groundwater between 2.00 to 3.00mbgl. Due to the presence of Made Ground and the need for infiltration features to be set 1m above the highest groundwater level recorded it is not anticipated that soakage testing would warrant successful results which would permit the use of infiltration drainage techniques.

Existing Drainage Arrangements

- 2.8 The topographical survey in *Appendix A* shows the site to be drained by separate networks of foul and surface water pipework.
- 2.9 Surface water runoff from the existing buildings is collected by a rainwater gutters which discharge below ground via rainwater down pipes. Runoff from the parking areas is collected by a network of trapped gullies and linear drainage channels. The existing surface water network is split into two separate networks which both discharge to the River Colne to the east of the site. These networks can be clearly seen on the as-built drawing included in *Appendix C* from the 2014 original build.
- 2.10 One network drains the northern parking area and restaurant which discharges to the River Colne via an outfall to the northeast of the development. This portion of the network is unattenuated and is served by a bypass separator upstream of the outfall.
- 2.11 The other network drains the southern parking area, service yard and hotel which discharges to the River Colne via an outfall to the southeast of the development. This portion of the network is restricted via a flow control chamber upstream of the outfall which limits flows to a maximum discharge rate of 40.0 l/s. Excess runoff is stored and attenuated in an existing attenuation tank beneath the parking area to the south of the hotel, this network is also served by a bypass separator.
- 2.12 Foul water generated by the existing development is drained by a traditional network of 150mm dia. below ground pipework which discharges off site to the north, to a Thames Water foul water sewer located north of the development along Riverside Way. An extract of the Thames Water sewer records is shown in *Figure 2* below.

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### 3. FLOOD RISK PLANNING POLICY & GUIDANCE

#### National Planning Policy Framework (NPPF)

3.1 The NPPF establishes the Flood Zones as the starting point for assessment with the overarching aim to steer new development to areas with the lowest probability of flooding. Flood Zone maps are available on the GOV.UK website and the definitions of the Flood Zones extracted from the National Planning Policy Framework (NPPF) are described below:

- Flood Zone 1 – Low probability. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- Flood Zone 2 – Medium probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.
- Flood Zone 3a – High probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- Flood Zone 3b – The functional floodplain. This zone comprises land where water has to flow or be stored in times of flood. Typically, land which would flood with an annual probability of 1 in 20 (0.5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood.

3.2 The NPPF and the Planning Practice Guidance (PPG) seek to ensure flood risk is considered at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development towards areas at lowest flood risk. The NPPF retains a risk-based approach to the planning process and uses the Flood Zones as the basis for applying the sequential test, as well as flood risk vulnerability classifications, which define the type of development that is considered appropriate within each zone. It advises local planning authorities to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed.

#### London Borough of Hillingdon Local Plan: Part 1 Strategic Policies Adopted November 2012 – Policy EM6: Flood Risk Management

##### **Policy EM6: Flood Risk Management**

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard.

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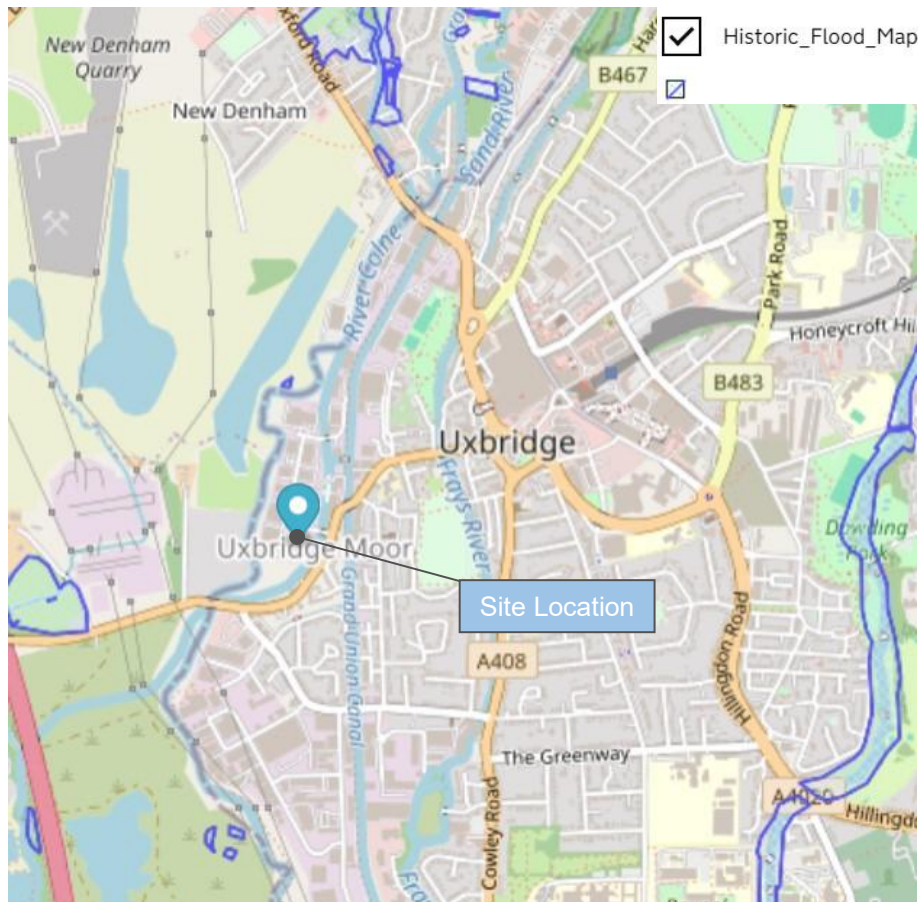
West London Strategic Flood Risk Assessment (SFRA) 2018

3.3 The West London Boroughs of Barnet, Brent, Harrow, Hillingdon and Hounslow have commissioned a production of a joint Level 1 Strategic Flood Risk Assessment (SFRA). This provides details of sources of flood risk within the local area. The following section of this report reviews flood risk associated with sources of flooding identified within the SFRA and by flood maps from other sources.

**4. SOURCES OF FLOODING**

Historical Flooding

4.1 The Local Flood Risk Management Strategy advises that fluvial flooding has occurred in Hillingdon a number of times over the last few years. These events were mainly located in discrete locations across the Borough. Following these flooding events, a number of flood defences have been put in place to manage the fluvial flood risk across the borough. The DEFRA historic flood map is shown in *Figure 3* below. It shows the area of the development to be outside any of the historic flood extents.

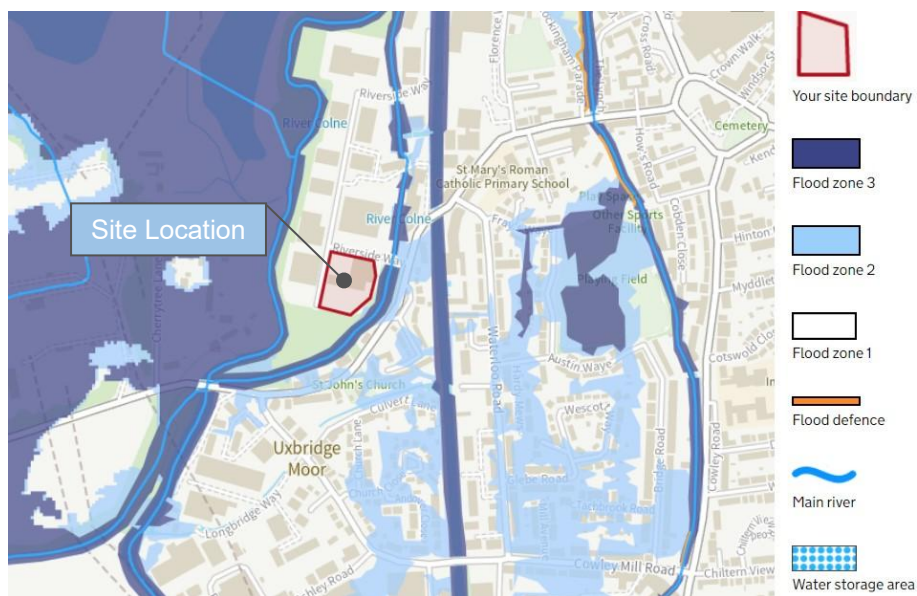


*Figure 3: DEFRA Historic Flood Records*

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## Fluvial / Tidal Flooding

- 4.2 The Environment Agency (EA) has derived flood maps of England, from which it is possible to initially identify whether a site is located within an area that is at risk of tidal / fluvial flooding. The maps, which are available on the 'gov.uk' website, categorise land as being within Flood Zone 1, Flood Zone 2, or Flood Zone 3, with Flood Zone 1 being all land falling outside of the floodplain and Flood Zone 2 and 3 being all land within the floodplain. Flood Zone 3 is split into two further categories, namely Flood Zone 3a and Flood Zone 3b with Flood Zone 3b considered to be the functional floodplain.
- 4.3 The flood zone map in *Figure 4* below has been taken from the 'gov.uk' website and shows the site to be in Flood Zone 1, which is representative of land that has a low probability of flooding from rivers and the sea. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).



*Figure 4: EA Flood Zone Map for Planning*

- 4.4 *Figure 5* below shows the detailed EA Flood Zone Map which shows that the site is not at risk of flooding from rivers and the sea.

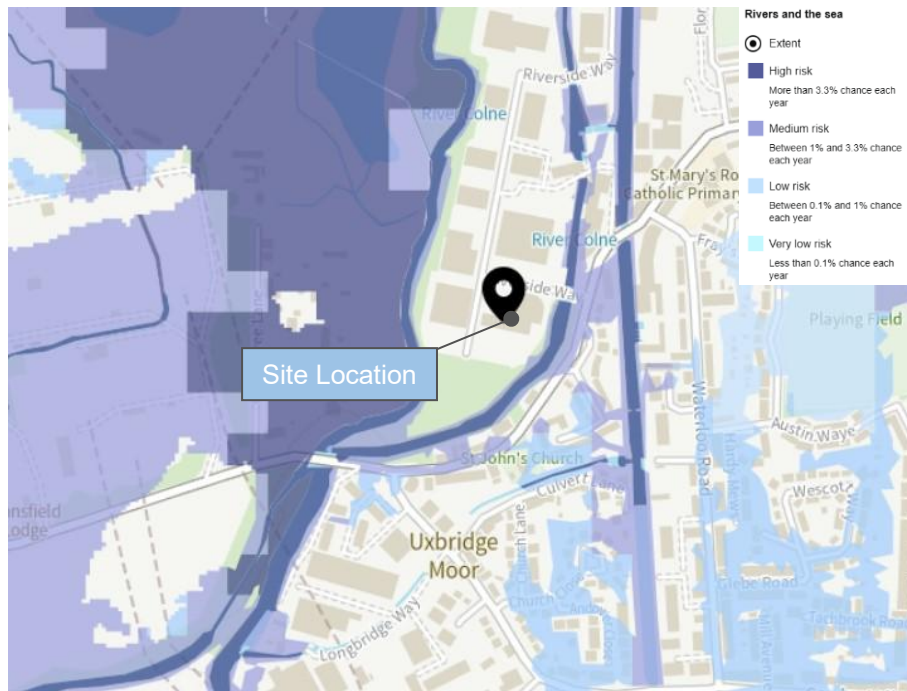


Figure 5: EA Risk of Flooding from Rivers and the Sea

4.5 Figure 6 shows the Flood Zone mapping extracted from the SFRA which concurs with the EA Flood Zone mapping.

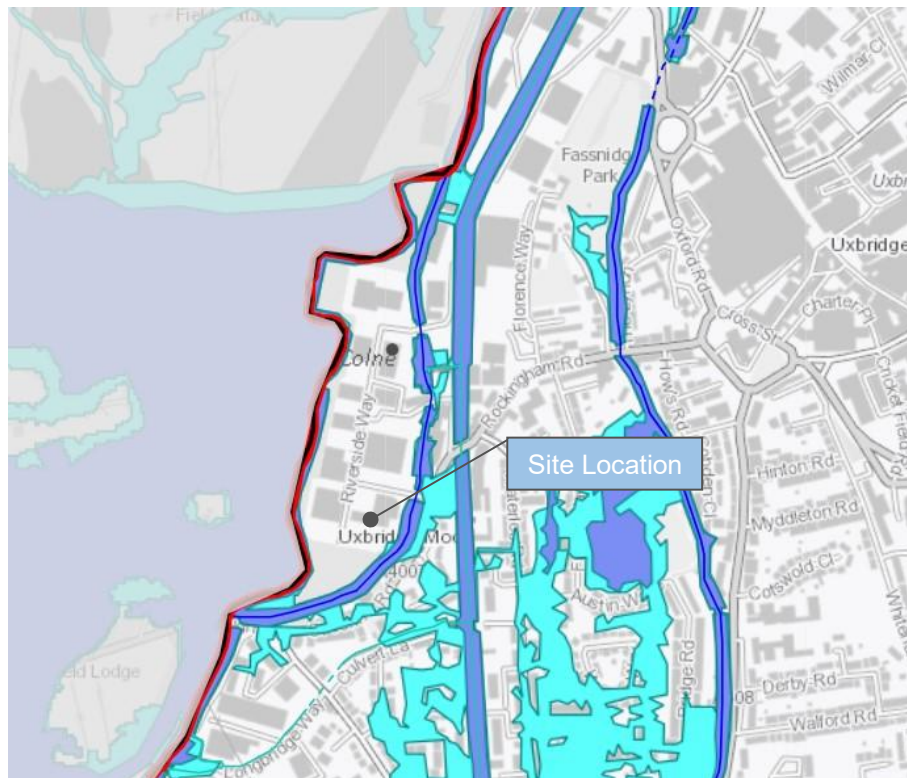


Figure 6: SFRA Flood Zone Mapping

4.6 The SFRA also advises that the main river catchments affecting the Hillingdon Borough is River Crane and River Colne.

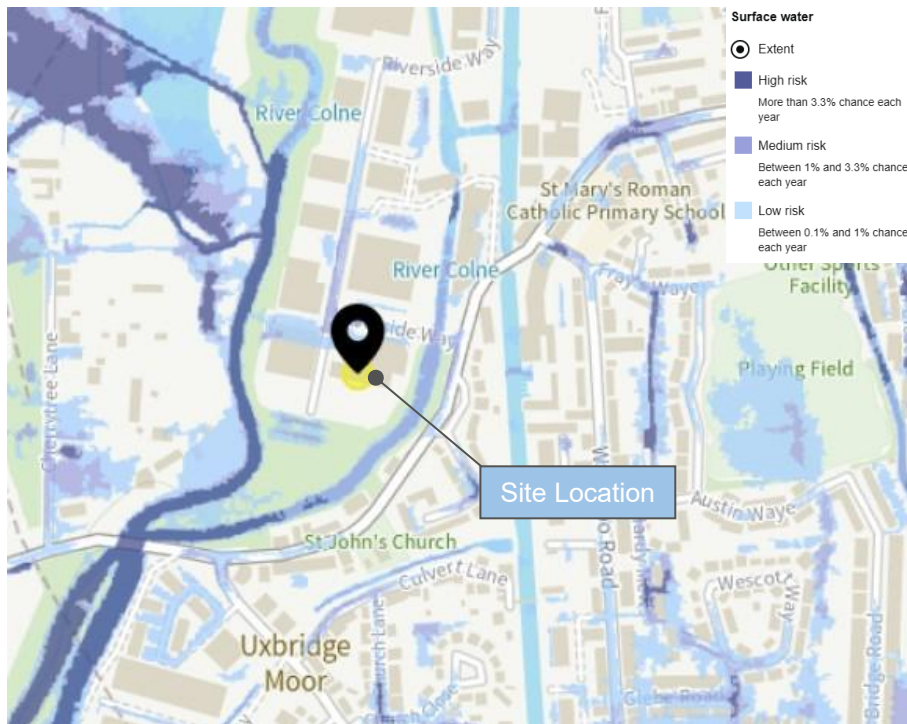
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4.7 Based on the review of the EA & SFRA flood maps shown above the site and immediate surrounding area are not identified to be at risk from fluvial / tidal flooding.

Surface Water Flooding

4.8 The SFRA states that flooding from surface water occurs as a result of high intensity rainfall when water ponding or flowing over the ground surface occurs before it enters the underground drainage network or a watercourse. Surface water flooding is often exacerbated by the intensity or duration of the rainfall event overwhelming drainage points; leaving soil, drainage channels and other drainage systems incapable of draining water away at a sufficient rate.

4.9 The EA’s Risk of Flooding from Surface Water mapping provides an understanding of the areas, which may be at greater risk from surface water flooding, with the maps showing critical flow paths and areas situated in topographic depressions that could flood following an extreme rainfall event. A surface water flood risk map downloaded from the ‘gov.uk’ website is shown in *Figure 7*. The map shows that the site generally has a low risk of surface water flooding.



*Figure 7: EA Surface Water Flood Risk Map*

4.10 The surface water flood risk map shown in *Figure 8* is extracted from the SFRA and concurs with the EA mapping. Majority of the site is shown to not be at risk of surface water flooding with some areas in the northern portion of the site to be at medium risk of surface water flooding.

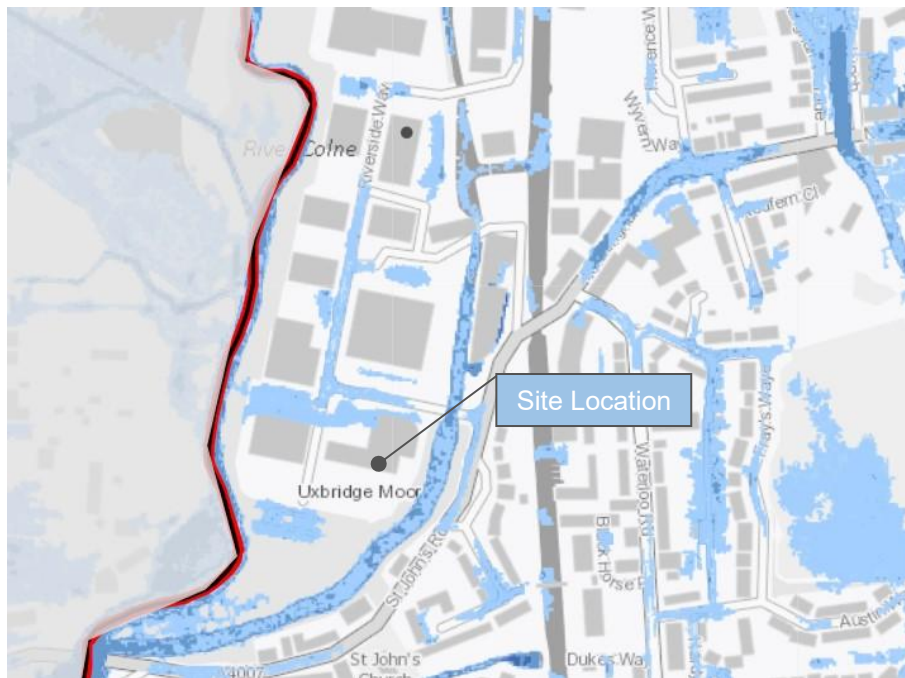


Figure 8: SFRA Surface Water Flood Risk Map

4.11 The proposed development is located outside the surface water flood extents. Based on this information no further assessment of flood risk is required in relation to existing surface water flood routes and no measures are deemed necessary to manage flood risk from this source. Additionally, surface water runoff from the extension will need to be managed using Sustainable Drainage Systems (SuDS) to ensure that the development does not alter the risk of surface water flooding to the site and surrounding area. In addition, the floor level of the extension would be set above surrounding ground levels to protect the building from potential overland surface water flows caused by exceedance of the surface water drainage system.

#### Groundwater Flooding

4.12 The SFRA advises that groundwater flooding occurs because of the underground water table rising, which can result in water emerging through the ground and causing flooding in extreme circumstances. This source of flooding tends to occur after extensive periods of heavy rainfall. During these periods, a great volume of water infiltrates through the ground, causing underlying aquifers to rise above its regular depth below the ground's surface. Springs and low-lying areas, where the water table is likely to be closer to the surface, pose greater risks of groundwater flooding.

4.13 The SFRA advises that the majority of the region is underlain by London Clay which has a generally low hydraulic conductivity which means that water does not easily move through it. However, because of this and poor drainage, ponding can occur if London Clay is downhill of aquifer outcrops.

4.14 *Figure 9* below shows the susceptibility to groundwater flooding map extracted from the SFRA. It shows the site to be above a 75% risk of groundwater flooding.

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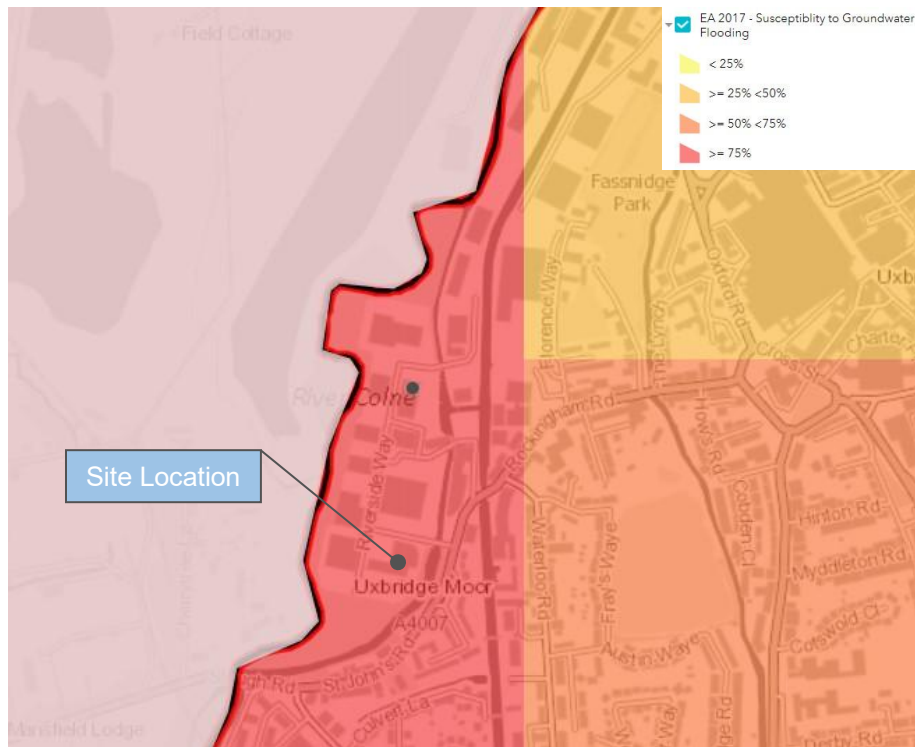


Figure 9: SFRA Susceptibility to Groundwater Flooding Map

- 4.15 Despite this, the EA website states that groundwater flooding is unlikely in this area.
- 4.16 Additionally, while the site is shown to be in an area susceptible to groundwater flooding the site investigation has confirmed groundwater levels to be approximately 2.00m below ground level, the majority of the site is also covered by hardstanding and there is no basement development proposed which would normally be at higher risk from groundwater flooding. On this basis, the development is considered to be at a low probability of flooding from this source, although appropriate sump / pump techniques may need to be used to de-water excavations during construction.

#### Sewer Flooding

- 4.17 Sewer flooding occurs due to sewer infrastructure failure or due to an increased flow and volume of water entering a sewer system which exceeds its hydraulic capacity, causing the system to surcharge. If sewer outfall points are either blocked or submerged due to high water levels, water can back up in a sewer system and cause flooding. These issues can result in water overflowing from gullies and manholes, causing flooding in the local area.
- 4.18 Thames Water is the sewerage undertaker for the sub-region. *Figure 10* below shows the sewer flooding records map extracted from the SFRA. It shows the site to not have experienced any sewer flooding incidents.

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Figure 10: SFRA Sewer Flooding Records Map

- 4.19 A sewer capacity check has been submitted to Thames Water and a response is still awaited at the time of writing this report, although it should be noted that the foul water drainage scheme will be developed in accordance with the findings of Thames Water’s assessment to ensure that there is no increase in the risk of sewer flooding to the site or neighbouring properties.
- 4.20 On this basis, it is considered that the residual risk of sewer flooding would be low. Therefore, no further assessment of flood risk is required in relation to existing sewer flooding issues and no measures are deemed necessary to manage flood risk from this source.

#### Flooding from Artificial Sources

- 4.21 Flooding from artificial sources, is most likely to result from burst water mains or from infrastructure failure in an artificial watercourse or water body, i.e., canals or other water features such as reservoirs. These systems are maintained, improved, and regularly inspected by relevant authorities so flood risk from these sources is generally considered to be low.
- 4.22 Flood maps associated with large reservoirs that hold over 25,000 cubic meters of water are available on the ‘gov.uk’ website. The maps help to identify areas that could potentially be affected by reservoir flooding and display a realistic worst-case scenario of the largest area that may be flooded if a reservoir were to fail and release the water it holds. *Figure 11* below shows a Reservoir Flood Map produced by the EA. The map shows the site and surrounding area to be within the reservoir flood extents.

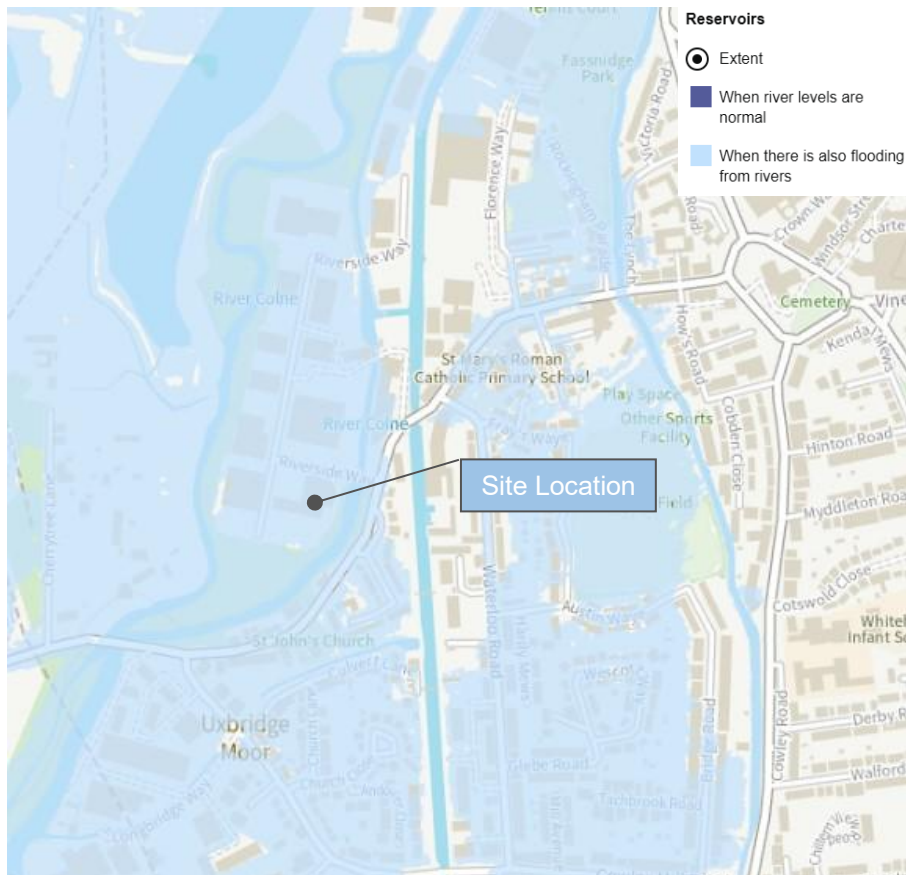


Figure 11: EA Reservoir Flood Map

- 4.23 Reservoirs in the UK have an extremely good safety record and are regulated by the EA under the Reservoirs Act 1975 in England and Wales. All large reservoirs are inspected and supervised by reservoir panel engineers on an annual basis. On this basis, the risk of reservoir flooding is considered to be low.
- 4.24 Flood patterns associated with burst water mains would typically be similar to surface water flood patterns and would generally be limited to existing roads where water main infrastructure is normally located. The proposed development is not in the surface water flood routes and the floor level of the extension would be raised above surrounding ground levels to protect the building from potential flooding caused by burst water mains.
- 4.25 *Figure 11* below shows the artificial flood risk map extracted from the SFRA. It shows the site to be within the flood extents. However, the SFRA advises that the probability of a structural breach is low.

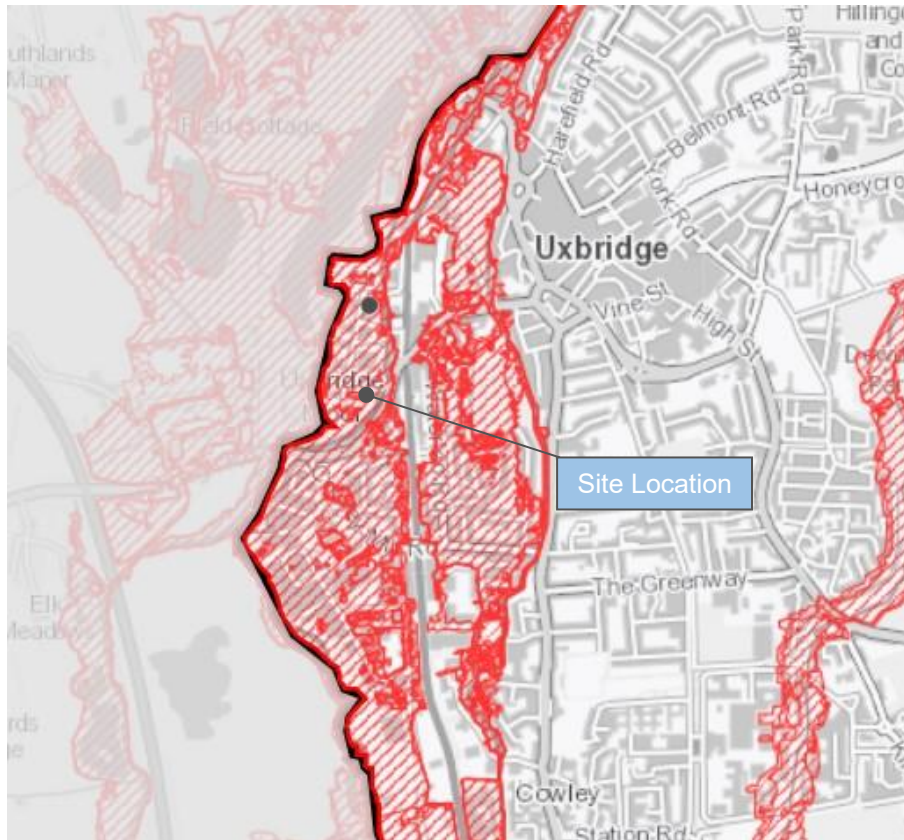


Figure 12: SFRA Artificial Flood Risk Map

4.26 Based on the review of mapping relating to flooding from artificial sources, the site and immediate surrounding area are not identified to be at risk from flooding from these sources.

## 5. MANAGING THE RISK OF FLOODING

5.1 The National Planning Policy Framework (NPPF) Planning Practice Guidance for Flood risk and coastal change National Planning Policy Framework (NPPF) advises that the objectives of a site-specific flood risk assessment are to establish:

- Whether a proposed development is likely to be affected by current or future flooding from any source;
- Whether it will increase flood risk elsewhere;
- Whether the measures proposed to deal with these effects and risks are appropriate;
- The evidence for the local planning authority to apply (if necessary) the Sequential Test, and;
- Whether the development will be safe and pass the Exception Test, if applicable.

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- 5.2 *Table 1* below provides a summary of the probability of flooding from each source in *Section 4*, along with proposed measures to deal with the effects and risks posed.

*Table 1: Summary of sources of flooding and recommended management measures*

Source	Probability	Management Measures
Fluvial / Tidal Flooding	Low	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Surface Water Flooding	Low	<ul style="list-style-type: none"> <li>SuDS would be used to minimise the rate of discharge, volume, and environmental impact of surface water runoff from the development.</li> <li>The floor level of the extension would be set above surrounding levels for protection from surface water flooding.</li> </ul>
Groundwater Flooding	Low	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Sewer Flooding	Low	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Reservoir Flooding	Low	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Canal Flooding	Low	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Watermain Flooding	Low	<ul style="list-style-type: none"> <li>The floor level of the extension would be set above surrounding levels for further protection from overland surface water flooding.</li> </ul>

- 5.3 In *Section 4* it was established that the site lies in Flood Zone 1. The NPPF and Local Policy advises development is appropriate in Flood Zone 1 where the risk can be demonstrated to be low. Therefore, the development is considered appropriate in terms of the sequential test, with it not necessary to apply the exception test.
- 5.4 The provision of a surface water drainage system as part of the proposed development would reduce the risk of surface water flooding in comparison to the existing situation, whilst the inclusion of Sustainable Drainage System's (SuDS) as part of a surface water drainage strategy would further reduce surface water flood risk to the site and surrounding area as they could be designed to minimise the rate of discharge, volume, and environmental impact of surface water runoff in comparison to the existing situation. The following section of this report outlines an approach for the disposal and management of surface water runoff from the development using SuDS.

## 6. SURFACE WATER MANAGEMENT & DRAINAGE STRATEGY

- 6.1 In *Section 2* it was established that the existing site is drained by separate networks of foul and surface water drainage. Surface water runoff is discharged to the River Colne to the east of the site via two outfalls, one which drains the northern parking area and restaurant, and one which drains the southern parking area, service yard and hotel. Both networks are served by bypass separators upstream of the outfalls; the network that drains the northern areas is unattenuated, whereas the network that drains the southern areas is attenuated via a flow control chamber which limits flows to a maximum discharge rate of 40.0 l/s with excess runoff stored and attenuated in an attenuation tank beneath the parking area to the south of the hotel.
- 6.2 It is assessed that the most appropriate discharge location for surface water drainage from the extension and rearranged car parking areas is to the existing networks which connect to the River Colne via existing outfalls.

- 6.3 Whilst impermeable areas have been assessed to reduce by 289m<sup>2</sup> as a result of the extension, the existing attenuation tank installed for the 2014 original build, associated with the network that drains the southern areas is located beneath the proposed extension. This tank will therefore need to be removed and relocated to allow for the extension.
- 6.4 As shown on the as-built drawing for the 2014 original build, included in *Appendix C*. The existing flow control chamber is set to a maximum allowable discharge rate of 40.0 l/s and the below ground geocellular attenuation tank sized at 9.0 x 20.0 x 0.8m deep. As shown on the areas layout included in *Appendix E*, it has been assessed that the drained area contributing to this tank in the existing situation is 3,712m<sup>2</sup> and 3,512m<sup>2</sup> in the proposed situation.
- 6.5 The areas layout included in *Appendix E* also shows that the drained area contributing to the network that drains the northern areas is 2,325m<sup>2</sup> in the existing situation and 2,236m<sup>2</sup> in the proposed situation.
- 6.6 A drainage strategy has been developed for the scheme and is shown on the drainage strategy plan included in *Appendix F*. A description of the main principles is provided below.
- Roof water from the proposed extension will be captured by a combination of rainwater gutters and downpipes that would discharge directly into the network that drains the southern areas upstream of the flow control chamber. A green roof is proposed to be utilised on the extensions roof area of approximately 285m<sup>2</sup>, avoiding the external plant area on the roof plan.
  - Surface water runoff from the adjusted southern car parking areas would be captured by either existing gullies / linear drainage channels or new linear drainage channels that would discharge directly into the network that drains the southern areas upstream of the flow control chamber.
  - Permeable block paving is to be installed on 19 no. parking bays in the northern car parking area that would capture and discharge surface water runoff directly into the existing unattenuated surface water network to the River Colne.
  - The existing below ground geocellular attenuation tank installed for the 2014 original build is located beneath the footprint of the proposed extension and will be replaced with a new below ground geocellular attenuation tank located within the parking area to the west of the extension. This tank will ensure no flooding occurs on site for all events up to and including a 1 in 100 year event with a 40% allowance for climate change whilst also ensuring a maximum discharge rate of 40.0 l/s from this network. The tank will be wrapped in an impermeable geomembrane to prevent groundwater from entering.
  - As demonstrated by the areas layout included in *Appendix E* there is a slight reduction in drained area for the network that drains the northern areas. Runoff rates and volumes will therefore be lower when compared to the existing situation and as such it is not proposed to introduce any restriction of runoff rates or attenuation for this network.
  - All runoff from the development would be connected upstream of the existing bypass separators, ensuring that appropriate treatment of runoff is provided.

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## Hydraulic Results

- 6.7 Brownfield runoff calculations using the Modified Rational Method for the existing unattenuated area of 0.2325 Ha have been completed and a copy of the calculations is included in *Appendix G*. The calculations have been summarised below in *Table 2* for the 2, 30, 100 year, and 100 year plus 40% climate change return periods.

*Table 2: Existing Unattenuated Area Brownfield Runoff Rates and Volumes*

Return Period	Cv	I (peak) (mm)	I (ave) (mm)	A (Ha)	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Rainfall Data
2	0.95	19.654	5.014	0.2325	15.7	66.4	FEH
30	0.95	39.182	9.995	0.2325	31.2	132.5	FEH
100	0.95	51.798	13.214	0.2325	41.3	175.1	FEH
100+40%	0.95	72.517	18.500	0.2325	57.8	245.2	FEH

- 6.8 MicroDrainage calculations for the flow control and attenuation tank installed for the 2014 original build have been included in *Appendix H* for the existing area of 0.3712 Ha. The calculations have been summarised below in *Table 3* for the 2, 30, 100 year, and 100 year plus 40% climate change return periods.

*Table 3: Existing Attenuated Area MicroDrainage Runoff Rates and Volumes*

Return Period	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Rainfall Data
2	24.1	106.0	FEH
30	29.7	211.2	FEH
100	33.9	279.6	FEH
100+40%	52.0	390.8	FEH

- 6.9 *Table 4* below shows the combined runoff rates and volumes which currently discharge to the River Colne using the information in *Tables 2* and *3* above.

*Table 4: Combined Existing Runoff Rates and Volumes*

Return Period	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )
2	39.8	172.4
30	60.9	343.7
100	75.2	454.7
100+40%	109.8	636.0

- 6.10 Brownfield runoff calculations using the Modified Rational Method for the proposed unattenuated area of 0.2236 Ha have been completed and a copy of the calculations is also included in *Appendix G*. The calculations have been summarised below in *Table 5* for the 2, 30, 100 year, and 100 year plus 40% climate change return periods.

*Table 5: Proposed Unattenuated Area Brownfield Runoff Rates and Volumes*

Return Period	Cv	I (peak) (mm)	I (ave) (mm)	A (Ha)	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Rainfall Data
2	0.95	19.654	5.014	0.2236	15.1	63.9	FEH
30	0.95	39.182	9.995	0.2236	30.0	127.4	FEH
100	0.95	51.798	13.214	0.2236	39.7	168.4	FEH
100+40%	0.95	72.517	18.500	0.2236	55.6	235.8	FEH

- 6.11 MicroDrainage calculations for the flow control and replacement attenuation tank have been included in *Appendix J* for the proposed area of 0.3512 Ha. The results demonstrate that the proposed attenuation tank would have sufficient capacity to store runoff for all rainfall events up to and including the required 1 in 100 year event with 40% allowance for climate change. The calculations have been summarised below in *Table 6* for the 2, 30, 100 year, and 100 year plus 40% climate change return periods.

*Table 6: Proposed Attenuated Area MicroDrainage Runoff Rates and Volumes*

Return Period	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Rainfall Data
2	22.2	100.3	FEH
30	29.0	200.0	FEH
100	33.2	264.2	FEH
100+40%	39.5	370.1	FEH

- 6.12 *Table 7* below shows the combined runoff rates and volumes in the proposed situation using the information in *Tables 5* and *6* above.

*Table 7: Combined Proposed Runoff Rates and Volumes*

Return Period	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )
2	37.3	164.2
30	59.0	327.4
100	72.9	432.6
100+40%	95.1	605.9

- 6.13 *Table 8* below compares the rates and volumes from *Tables 4* and *7* above for the pre and post development situation.

*Table 8: Comparison of Runoff Rates and Volumes*

Return Period	Pre-development		Post-development		% Difference	
	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Peak Runoff Rate (l/s)	6hr Runoff Volume (m <sup>3</sup> )	Peak Runoff Rate	6hr Runoff Volume
2	39.8	172.4	37.3	164.2	-6.3%	-4.6%
30	60.9	343.7	59.0	327.4	-3.1%	-4.8%
100	75.2	454.7	72.9	432.6	-3.0%	-4.8%
100+40%	109.8	636.0	95.1	605.9	-13.4%	-4.9%

- 6.14 The above table confirms that the surface water drainage scheme would not exceed the rate or volume of discharge from the development prior to redevelopment for all storm events analysed. It also demonstrates that there is up to an 13.4% reduction in peak runoff rate when compared to the pre-development rates for the 100 year plus 40% climate change return period.

#### Exceedance

- 6.15 If the capacity of the proposed surface water drainage network was exceeded, site levels would allow surface water to be channelled in the direction of the exceedance flood flow route arrows on the drainage strategy plan included in *Appendix F*.
- 6.16 The extension's finished floor level would be raised above surrounding levels, to minimise the risk from overland flows.

Implementation

6.17 During construction, it is normal practice for a drainage system to be installed at an early stage in the programme. As such, runoff from the construction site, which can be heavily laden with silt, are likely to restrict flow within the drainage system. Therefore, the following measures will be considered to address this issue:

- A catchpit chamber will be installed for the attenuation tank to prevent sediments such as soil and mud from transferring into the drainage system downstream. The catchpit is to be regularly inspected throughout construction.
- Protective coverings will be used to help prevent runoff stripping material stockpiles.
- Surfaces used as access roads and storage areas during construction will be swept regularly to prevent the accumulation of dust and mud.
- Should groundwater be encountered in excavations, the water will not be discharged to the drainage systems until the amount of suspended solids has been reduced through the controlled use of skips or tanks, which will act as stilling basins.
- To prevent contamination associated with the use of oils and hydrocarbons during construction, the contractor shall ensure that the following precautionary measures are employed during construction:
  - Regular maintenance of machinery and plant.
  - Use of drip trays.
  - Regular checking of machinery and plant for oil leaks.
  - Use of correct storage facilities.
  - Regular checks for signs of wear and tear on tanks.
  - Specific procedures are followed when refuelling.
  - Emergency spill kit to be located near refuelling area.
  - Regular emptying of bunds.
  - Tanks should be located in secure areas to stop vandalism.

6.18 On occupation of the development, it is recommended that each element of the as-built drainage system is maintained by Premier Inn Hotels Ltd.'s appointed management company in accordance with the regime set out in the tables below.

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*Table 9: Below Ground Drainage System - Operation and Maintenance Requirements*

<b>Maintenance schedule</b>	<b>Required action</b>	<b>Frequency</b>
Regular maintenance	Remove all litter and debris from external hard landscaped areas and adjacent landscaping, which may pose a risk to the performance of the system.	Monthly.
	Remove build-up of sediment / silt in catchpits and dispose of oils / petrol residues using safe standard practices.	As required.
	Stabilise and mow adjacent landscaped areas and remove weeds.	
Remedial actions	Repair or rehabilitate inlet and outlets to ensure they are in good condition and operating as designed.	As required.
	Remediate any landscaping, which has raised to within 50mm of the level of adjacent hard landscaping.	
Monitoring	Check of all inlets / outlets for blockages or evidence of physical damage with any necessary remedial action or clearance carried out if required.	On a monthly basis for the first 3 months of operation, thereafter every 6 months & following severe rainfall events.
	Inspect all surfaces for ponding, or silt accumulation. Record areas where water is ponding for more than 48 hours and carry out any remedial work deemed necessary.	After severe storms.

*Table 10: Geocellular Storage Tank - Operation and Maintenance Requirements*

<b>Maintenance schedule</b>	<b>Required action</b>	<b>Frequency</b>
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for first 3 months of operation, then every 6 months.
	Debris removal from catchment surface (where may cause risks to performance).	Monthly.
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly / after severe storms.
	Remove sediment from pre-treatment structures.	Annually, or as required.
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents.	As required.
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.	Annually and after large storms.

*Table 11: Existing Flow Control Chamber - Operation and Maintenance Requirements*

Maintenance schedule	Required action	Frequency
Regular maintenance	Cleaning off the flow control device of any debris/ sediment.	As required.
Remedial actions	Flow control device repairs.	As required.
	Repair of erosion damage, or damage to chamber.	
Monitoring	Inspection of the chamber for debris and sediment build up.	Monthly for first 3 months, thereafter, every 6 months and following severe storm events.

*Table 12: Existing Bypass Separator - Operation and Maintenance Requirements*

Maintenance schedule	Required action	Frequency
Regular maintenance	Cleaning of interceptor, inlets, and outlets of retained pollutants & silt.	Every 3, 6 or 12 months depending on site conditions (or following poor performance).
Remedial actions	Repair of erosion damage, or damage to tank.	As required.
	Interceptor repairs.	
Monitoring	Inspection of the tank for pollutants and silt.	Every 3, 6 or 12 months depending on site conditions (or following poor performance).
	Inspection of inlets and outlets.	
	Inspection of areas receiving overflow, for evidence of erosion.	

*Table 11: Green Roof - Operation and Maintenance Requirements*

Maintenance schedule	Required action	Frequency
Regular maintenance	Remove debris and litter to prevent clogging of inlet drains and interference with plant growth.	Every 6 months / annually or as required.
	During establishment (ie year one), replace dead plants as required.	Monthly.
	Post establishment, replace dead plants as required.	Annually (in autumn).
	Remove fallen leaves and debris from deciduous plant foliage.	Every 6 months or as required.
	Remove nuisance and invasive vegetation, including weeds.	
	Mow grasses (if appropriate) as required. Clippings must be removed and not allowed to accumulate.	
Remedial actions	If erosion channels are evident, these should be stabilised with additional soil substrate similar to the original material.	As required.

	Sources of erosion damage must be identified and controlled.	
	If drain inlet has settled, cracked or moved, investigate and repair as appropriate.	
Monitoring	Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes, and roof structure for proper operation, integrity of waterproofing and structural stability	Annually / after severe storms.
	Inspect soil substrate for evidence of erosion channels and identify any sediment sources.	
	Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drain system.	
	Inspect underside of roof for evidence of leakage	

## 7. FOUL WATER DRAINAGE STRATEGY

- 7.1 This section of the report outlines an approach for the disposal and management of foul water runoff from the development.
- 7.2 As reported in *Section 2* of this report, foul water generated by the existing development is drained by a traditional network of 150mm dia. below ground pipework which discharges to the Thames Water foul water sewer network to the north.
- 7.3 A capacity check has been submitted to Thames Water and a response is still awaited at the time of writing this report, although it should be noted that the foul water drainage scheme will be developed in accordance with the findings of Thames Water's assessment to ensure that there is no increase in the risk of sewer flooding to the site or neighbouring properties.
- 7.4 A foul water drainage strategy has been developed for the scheme and is shown on the drainage strategy drawing included in *Appendix F*. In summary, the extension would be provided with a new foul water drainage system comprising of a traditional gravity network of below ground pipework. This would discharge to the existing 150mm dia. private foul water drainage network on site.

## 8. SUMMARY & CONCLUSIONS

- 8.1 It has been established that the site is located in Flood Zone 1, which is land assessed to not be at risk of fluvial flooding. However, the site has been established to be potentially affected by surface water flooding; although the mapping for surface water flooding does not account for the presence of gullies and linear drainage channels in the areas shown to be at risk which would alleviate the flooding shown and as such the actual risk is anticipated to be low. In addition, the use of SuDS as well as a raised floor level for the extension would protect the extension from such flooding, the extension is also located away from the surface water flood risk zones.
- 8.2 The site is assessed to be at low risk of flooding from all other sources considered in the Strategic Flood Risk Assessment. On this basis, no measures are deemed necessary to manage flood risk on the development other than the use of SuDS.
- 8.3 It has been established to be appropriate to discharge surface water runoff from the development to the River Colne via the sites existing surface water drainage network. A surface water drainage scheme has been developed, which demonstrates that the existing flow control chamber set at a rate of 40.0 l/s would be retained and the existing attenuation tank installed for the 2014 original build would be replaced with a new attenuation tank. Due to a reduction in overall drained areas in the proposed situation there is a betterment to the existing runoff rates and volumes from the surface water drainage system.
- 8.4 The proposed extension would be provided with a new foul water drainage system comprising of a traditional gravity network of below ground pipework that would discharge to the existing foul water drainage network on site.
- 8.5 In terms of flood risk and drainage strategy, it is concluded that the development can be occupied and operated safely and that there will be no increase in the level of flood risk to the site or neighbouring sites as a result of the proposed development.

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**APPENDIX A  
TOPOGRAPHICAL SURVEY**



**APPENDIX B**  
**SITE INVESTIGATION REPORT EXTRACT**



## 8.0 GROUND AND GROUNDWATER CONDITION

### 8.1 Ground Conditions

#### 8.1.1 Summary of Ground Conditions

The ground investigation generally confirmed the published geology and identifies the strata set out in Table 8.1 below. Exploratory hole logs are included in Appendix IV.

**Table 8.1 Summary of Ground Conditions Encountered**

Stratum	Min Depth to Top of Strata (m)	Max Depth to Top of Strata (m)	Max Thickness (m)
Made Ground	Ground Level	Ground Level	2.00 (WS101)
Alluvium Deposits	1.70	1.80	0.20 (WS102)
Taplow Gravel Member	1.80	2.00	>2.10 (WS101) NP

\*NP – Not Proven

#### 8.1.2 Made Ground

Made Ground was encountered within all exploratory holes to depths of between 1.70m and 2.00mbgl and typically comprised CLAY, SAND and GRAVEL of varying proportions with gravels comprising flint, brick, concrete, wood, asphalt and metal.

No evidence of gross contamination was identified within this stratum.

#### 8.1.3 Alluvium Deposits

Alluvium deposits were encountered within WS102 and WS103 beneath the Made Ground to depths of 2.00mbgl and comprised of firm dark grey organic CLAY with slight organic odour throughout. Sand is fine to coarse.

No evidence of gross contamination was identified within this stratum.

#### 8.1.3 Taplow Gravel Member

The Taplow Gravel Member was encountered within all window sample borehole locations to the base of the boreholes and generally comprised medium dense to very dense greyish brown slightly clayey sandy GRAVEL. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint.

No evidence of gross contamination was identified within this stratum.

#### 8.1.5 Lambeth Group

The underlying Lambeth Group was not encountered during the ground investigation.





**Table 8.4 Summary of pH and Sulphate Data**

Location	Depth (m)	pH Value	Water soluble SO <sub>4</sub> (mg/l)	Geological Stratum	Concrete Classification
FIP101	0.30 - 0.40	8.9	180	MG	DS-1, AC1
WS102	0.50 – 0.60	9.8	290	MG	DS-1, AC1
WS102	1.20 – 1.30	8.4	170	MG	DS-1, AC1
WS103	0.20 – 0.30	9.0	90	MG	DS-1, AC1
WS102	1.80 – 1.90	7.7	50	AI	DS-1, AC1
WS102	1.90 – 2.00	8.2	50	AI	DS-1, AC1
WS102	2.50 – 3.00	8.7	140	TGF	DS-1, AC1
WS101	3.50 – 3.80	8.0	70	TGF	DS-1, AC1

MG - Made Ground, AI - Alluvium, TGF – Taplow Gravel Formation

### 8.1.9 Particle Size Distribution (PSD)

Selected samples were scheduled for Particle Size Distribution via the wet sieve method with the results presented in Table 8.5 below:

**Table 8.5 Summary of Particle Size Distribution Test**

Location	Depth (m)	Cobble (%)	Gravel (%)	Sand (%)	Silt/Clay (%)
WS101	2.00-3.00	0	91	9	0
WS103	2.00-3.00	0	82	17	1

The particle size distribution tests carried out on representative samples generally confirmed the on-site engineer's descriptions.

## 8.2 Groundwater Conditions

Groundwater was encountered at depths ranging between 2.00 and 3.00mbgl during the ground investigation. During the return monitoring visits, groundwater was encountered at depths ranging from 2.00m to 2.13mbgl.

### 8.2.1 Permeability testing

Due to the presence of deep Made Ground with thickness ranging from 1.70 and 2.00m, and shallow groundwater with standing water observed at depths ranging from 2.12 and 2.13mbgl, it was not suitable to undertake testing.

## 8.3 Ground Gas





**Table 8.6 Summary of ground gas and groundwater monitoring results**

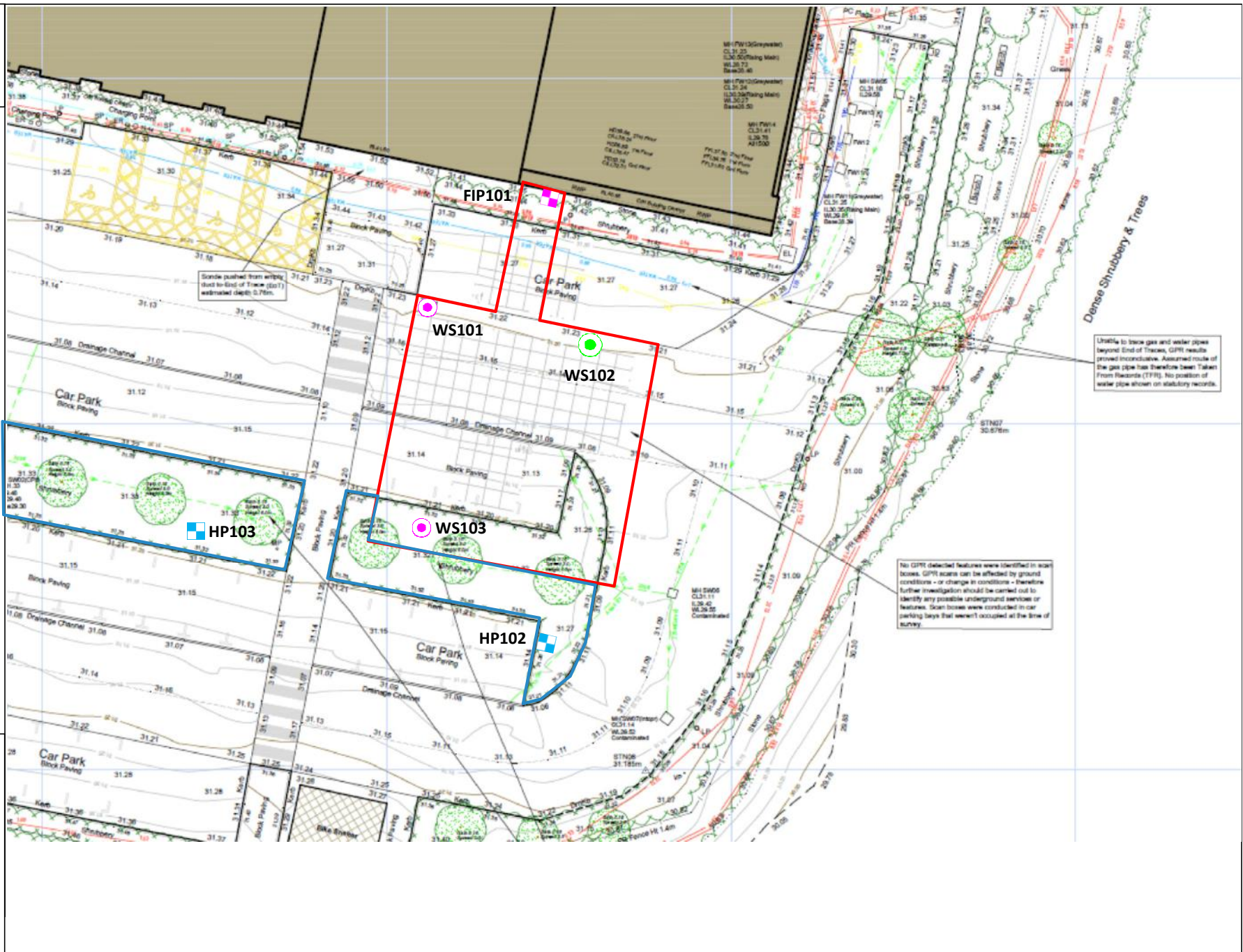
Date	Well	Flow (l/hr)		Low O <sub>2</sub> %v/v	Concentration CH <sub>4</sub>		CH <sub>4</sub> Qhg l/hr	Concentration CO <sub>2</sub>		CO <sub>2</sub> Qhg l/hr	Atmospheric Dynamic	Response Zone (mbgl)	Depth to Water (mbgl)	Response zone flooded?	In-Situ Volatile Reading (ppm)
		Peak	Steady		Peak %v/v	Steady %v/v		Peak %v/v	Steady %v/v						
13/06/2018	WS102	<0.1	<0.1	16.5	<0.1	<0.1	<0.0001	1.4	1.4	0.0014	Steady	1.00 - 2.00	2.13	No	10.1
20/06/2018	WS102	<0.1	<0.1	17.1	<0.1	<0.1	<0.0001	0.5	0.5	0.0005	Steady	1.00 - 2.00	2.12	No	8.9

KEY:



- Window sample location
- Window sample location (Installed)
- Foundation Inspection Pit location
- Hand Pit location to take samples for CBRs
- Approximate outline of proposed building extension
- Approximate outline of proposed car park extension

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Unable to trace gas and water pipes beyond end of traces. GPR results proved inconclusive. Assumed route of the gas pipe has therefore been taken from Records (TFR). No position of water pipe shown on statutory records.

No GPR detected features were identified in scan boxes. GPR scans can be affected by ground conditions - or change in conditions - therefore further investigation should be carried out to identify any possible underground services or features. Scan boxes were conducted in car parking bays that weren't occupied at the time of surveying.



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Job Title:

1CO104321  
Premier Inn Uxbridge

Client:

Whitbread Plc

Job No: 1CO104321

Drawn By: MR





Approved by: TC






Notes:





Extracted from Clugston  
Drawing ref.  
4391/10/001

Drawing Title:

1CO104321-003  
Exploratory Hole Location  
Plan

		  			<h1 style="margin: 0;">Trial Pit Log</h1>			Borehole No. <h2 style="margin: 0;">FIP101</h2>	
Project Name: Premier Inn Uxbridge		Proj. ID: 1CO104321		Easting: Northing:		Hole Type IP			
Location: Uxbridge		Plant: Insulated Hand Tools		Level (m AOD): Final Depth (m): 0.60		Scale: 1:10			
Client: Whitbread plc		Crew: GSTL		Start Date: 04/06/2018 End Date: 04/06/2018		REC Engineer: MR			
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.40		Flint gravel and cobbles over dry and friable dark grey slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to rounded, fine to coarse flint. [MADE GROUND]		
					0.60		Dark grey fine to coarse grey SAND. [MADE GROUND]  ...At 0.50mbgl: Warning tape.		
							End of Borehole at 0.60m		
<b>Remarks:</b> Location cleared for buried services using a Cable Avoidance Tool [CAT]. Inspection pit to expose foundations. Location terminated upon encountering services. No groundwater encountered. Location backfilled with arisings and compacted in layers upon completion. <b>Stability:</b> Pit sides stable								Pit Dimensions (m) Length: 0.80 Width: 0.60 Depth: 0.60	

		  			<h1 style="margin: 0;">Trial Pit Log</h1>				Borehole No. <h2 style="margin: 0;">HP102</h2>	
Project Name: Premier Inn Uxbridge		Proj. ID: 1CO104321		Easting: Northing:		Hole Type IP				
Location: Uxbridge		Plant: Insulated Hand Tools		Level (m AOD): Final Depth (m): 0.60		Scale: 1:10				
Client: Whitbread plc		Crew: REC Ltd		Start Date: 04/06/2018 End Date: 04/06/2018		REC Engineer: MR				
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.40 - 0.60	B1		0.20		Dry and friable grey slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint. [MADE GROUND]			
					0.60		Brownish grey slightly clayey sandy GRAVEL with low cobble content. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint, brick and concrete. Cobbles are angular to rounded brick and concrete. [MADE GROUND]			
							End of Borehole at 0.60m			
								1		
								2		
<b>Remarks:</b> Location cleared for buried services using a Cable Avoidance Tool [CAT]. Location terminated at proposed road founding depth. No groundwater encountered. Location backfilled with arisings and compacted in layers upon completion. <b>Stability:</b> Pit sides stable							<b>Pit Dimensions (m)</b> Length: 0.25 Width: 0.25 Depth: 0.60			
										

   		<h1>Trial Pit Log</h1>			Borehole No. <b>HP103</b> Sheet 1 of 1			
Project Name: Premier Inn Uxbridge		Proj. ID: 1CO104321		Easting: Northing:		Hole Type IP		
Location: Uxbridge		Plant: Insulated Hand Tools		Level (m AOD): Final Depth (m): 0.60		Scale: 1:10		
Client: Whitbread plc		Crew: REC Ltd		Start Date: 04/06/2018 End Date: 04/06/2018		REC Engineer: MR		
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.40 - 0.60	B1		0.30			Dry and friable dark grey slightly gravelly sandy CLAY with abundant rootlets. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint. [MADE GROUND]
					0.60			Brownish grey slightly clayey sandy GRAVEL. Sand is fine to coarse Gravel is angular to rounded fine to coarse flint, brick, concrete and metal fragments. [MADE GROUND]
							End of Borehole at 0.60m	1
								2

**Remarks:**

Location cleared for buried services using a Cable Avoidance Tool [CAT]. Location terminated at proposed road founding depth. No groundwater encountered. Location backfilled with arisings and compacted in layers upon completion.

**Stability:** Pit sides stable

**Pit Dimensions**

(m)  
 Length: 0.25  
 Width: 0.25  
 Depth: 0.60





# Borehole Log

Borehole No.

**WS101**

Sheet 1 of 1

Project Name: Premier Inn Uxbridge	Proj. ID: 1CO104321	Easting: Northing:	Hole Type WS
Location: Uxbridge	Plant: Dando Terrier	Level (m AOD): Final Depth (m): 4.10	Scale: 1:30
Client: Whitbread plc	Crew: GSTL	Start Date: 04/06/2018 End Date: 04/06/2018	REC Engineer: MR

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
Well	Water Strikes	0.05 - 0.10	ES1		0.05 0.10		Asphalt [MADE GROUND] Concrete [MADE GROUND]		
		0.20 - 0.30	ES1		0.40		Brown slightly clayey sandy GRAVEL with low cobble content. Sand is fine to coarse. Gravel is very angular to rounded fine to coarse flint, brick, concrete, asphalt and wood. Cobbles are angular to rounded flint, brick and concrete. [MADE GROUND]		
		0.70 - 0.80	ES2		0.60		Light brown sandy GRAVEL. Sand is fine to coarse. Gravel is angular to subrounded fine to coarse flint, brick and concrete. [MADE GROUND]		
		1.20 - 1.65	D1		0.90		Dark grey slightly sandy clayey GRAVEL with low cobble content. Sand is fine to coarse. Gravel is angular to rounded, fine to coarse flint, brick, and concrete. Cobbles are subangular to subrounded brick. [MADE GROUND]		
		1.20	SPT	N=10 (2,2/3,3,2,2)					
		1.50		HVP=40					
		1.70 - 1.80	D2					Soft dark grey slightly sandy gravelly CLAY with low cobble content. Sand is fine to coarse. Gravel is subangular to subrounded fine to coarse flint brick and concrete. Cobbles are subangular brick. [MADE GROUND]	
		2.00	SPT	N=12 (2,2/1,2,4,5)	2.00			...At 0.90mbgl: geotextile membrane NO RECOVERY	
		2.60 - 3.00	ES3		2.60			Medium dense to very dense light brown sandy GRAVEL. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint. [TAPLOW GRAVEL MEMBER]	
		3.00 - 3.80	B1						
3.00	SPT	N=21 (2,3/5,5,5,6)							
3.50 - 3.80	D3								
3.80	SPT	N=50 (10,11/50 for 225mm)							
				4.10			End of Borehole at 4.10m		

**Remarks:**  
 Location cleared for buried services using a Cable Avoidance Tool [CAT]. Inspection pit advanced to 1.20mbgl to clear for buried services. Location terminated following SPT refusal at 4.10mbgl. Water strike at 3.00mbgl rising to 2.80mbgl after 20 minutes. Borehole collapsed to 2.00mbgl upon backfilling. Location backfilled with arisings and made safe upon completion.





# Borehole Log

Borehole No.

**WS102**

Sheet 1 of 1

Project Name: Premier Inn Uxbridge	Proj. ID: 1CO104321	Easting: Northing:	Hole Type WS
Location: Uxbridge	Plant: Dando Terrier	Level (m AOD): Final Depth (m): 3.00	Scale: 1:30
Client: Whitbread plc	Crew: GSTL	Start Date: 04/06/2018 End Date: 04/06/2018	REC Engineer: MR

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.05 - 0.10			0.05 0.10		Asphalt [MADE GROUND] Concrete [MADE GROUND]		
		0.50 - 0.60	ES1		0.40		Greyish brown slightly clayey sandy GRAVEL. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint, brick, concrete and asphalt. [MADE GROUND]		
		1.20 - 1.30 1.20	ES2 SPT	N=10 (3,1/3,3,2,2)			Medium dense brown slightly sandy clayey GRAVEL with low cobble content. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint, brick and concrete. Cobbles are angular to subrounded brick and concrete. [MADE GROUND]	1	
		1.80 - 1.90 1.85	D1	HVP=72	1.80		Firm dark grey sandy organic CLAY with slight organic odour throughout. Sand is fine to coarse. [ALLUVIUM]		
		1.90 - 2.00 2.00	D2 SPT	N=21 (4,4/5,6,5,5)	1.90 2.00		Grey slightly gravelly clayey SAND. Sand is fine to coarse. Gravel is subangular to rounded flint. [ALLUVIUM] NO RECOVERY	2	
		2.50 - 3.00	D3		2.50		Very dense light brown sandy GRAVEL. Sand is fine to coarse. Gravel is angular fine to coarse flint. [TAPLOW GRAVEL MEMBER]		
		3.00	SPT	N=50 (8,8/10,11,14,15)	3.00		End of Borehole at 3.00m	3	
								4	
								5	
								6	

**Remarks:**  
 Location cleared for buried services using a Cable Avoidance Tool [CAT]. Inspection pit advanced to 1.20mbgl to clear for buried services. Location terminated following SPT refusal at 3.00mbgl. Water strike at 2.00mbgl rising to 1.80mbgl after 20 minutes. Borehole collapsed to 2.25mbgl upon backfilling. Location installed and fitted with a flush cover set in concrete upon completion





# Borehole Log

Borehole No.

**WS103**

Sheet 1 of 1

Project Name: Premier Inn Uxbridge	Proj. ID: 1CO104321	Easting: Northing:	Hole Type WS
Location: Uxbridge	Plant: Dando Terrier	Level (m AOD): Final Depth (m): 3.00	Scale: 1:30
Client: Whitbread plc	Crew: GSTL	Start Date: 04/06/2018 End Date: 04/06/2018	REC Engineer: MR

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.00 - 0.30	ES1				Dry and friable grey slightly gravelly sandy CLAY with high rootlet content. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint. [MADE GROUND]		
		0.40 - 0.50	ES2		0.30		Medium dense greyish brown slightly clayey sandy GRAVEL with medium cobble content. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint, brick and concrete. Cobbles are angular to rounded brick, concrete and ceramic. [MADE GROUND]		
		1.20 - 1.30 1.20	D1 SPT	N=14 (2,2/3,3,4,4)				...Below 1.20mbgl: Cobbles absent.	1
		1.80 1.90 - 2.00 2.00 - 3.00 2.00	D2 B1 SPT	HVP=58 N=20 (3,5/5,5,5,5)	1.70 1.80			Firm dark grey organic CLAY. Organic odour throughout. [ALLUVIUM] Medium dense to very dense greyish brown slightly clayey sandy GRAVEL. Sand is fine to coarse. Gravel is angular to rounded fine to coarse flint. [TAPLOW GRAVEL MEMBER]	2
		3.00	SPT	N=50 (8,11/50 for 150mm)	3.00			End of Borehole at 3.00m	3
								4	
								5	
								6	

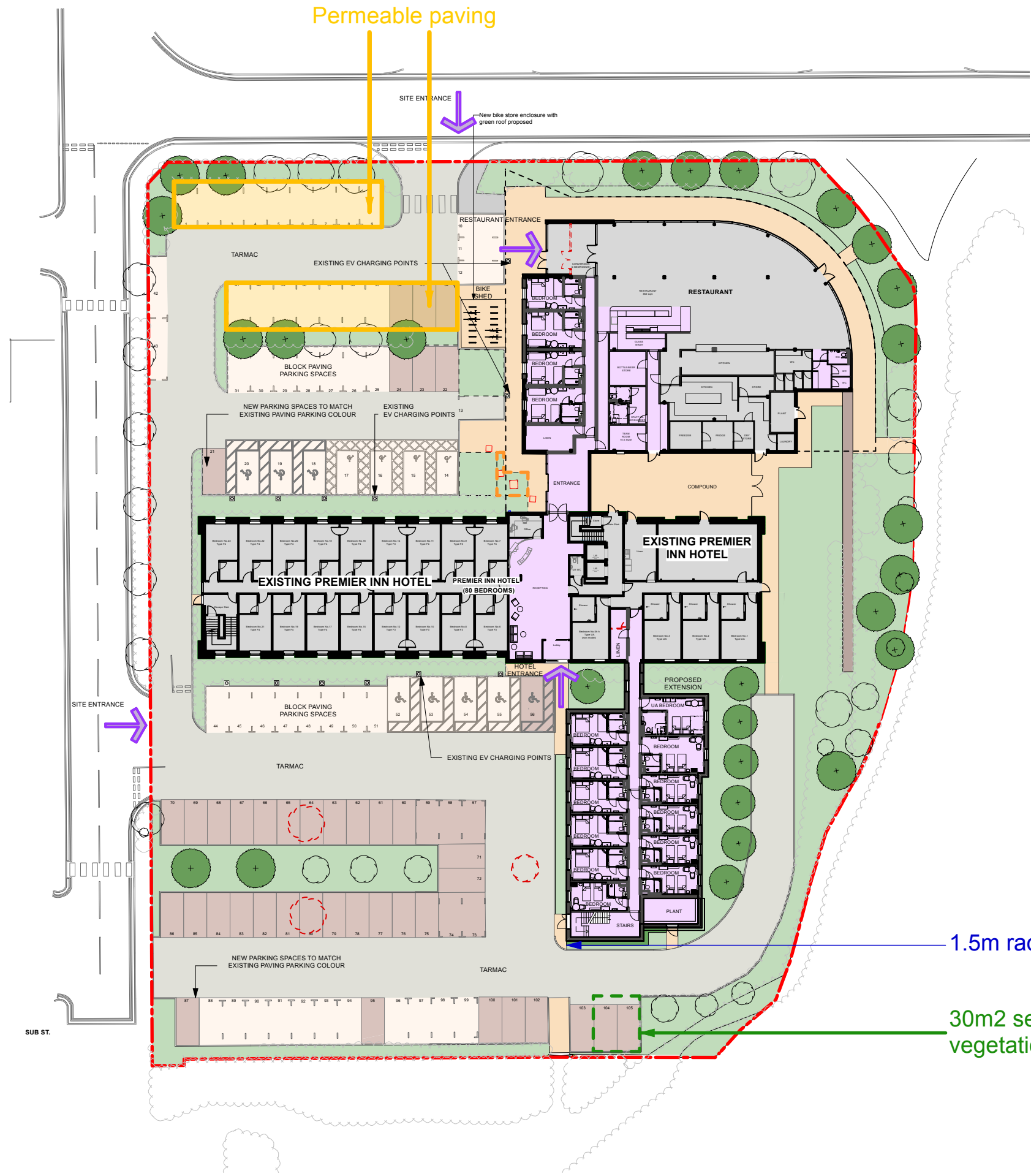
**Remarks:**  
 Location cleared for buried services using a Cable Avoidance Tool [CAT]. Inspection pit advanced to 1.20mbgl to clear for buried services. Location terminated following SPT refusal at 3.00mbgl. Water strike at 2.00mbgl remaining static after 20 minutes. Borehole collapsed to 1.80mbgl upon backfilling. Location backfilled with arisings and made safe upon completion.



**APPENDIX C  
AS-BUILT DRAWING**



**APPENDIX D  
PROPOSED SITE PLAN & FLOOR PLANS**



**Notes:**

	Proposed
Parking Total:	105
EV Charging Points:	12
Extension GEA Total:	1137
Extension GIA Total:	1020
Existing Rooms:	80
Proposed Rooms:	40
<b>Total Rooms:</b>	<b>117</b>

**Legend:**

- Title Boundary
- Existing Premier Inn
- Proposed Work / Extension
- Existing tree to be retained
- Proposed native tree
- Existing tree to be removed
- Existing Gabion Wall
- Existing block paving
- Proposed block paving

Refer to Landscape Architects drawing 1207-MP-01 for the full landscaping proposal

**DRAFT**

Rev	Date	Description	By	Chk
F	30/01/26	Updated kerb radii 1.5m	IB	RW
E	23/01/26	Updated kerb radii & swept path	IB	
D	19/01/26	Amendments to landscaping. Existing block paving shown.	IB	RW

Rev Date Description By Chk  
 Addlepool Business Centre  
 Clyst St George  
 Exeter. EX3 0NR  
 Tel. 01392 368426  
 www.axiomarchitects.co.uk

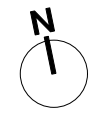
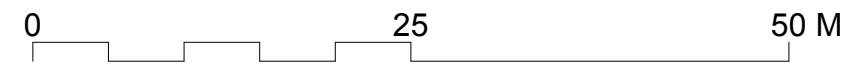
**AXIOM**  
 ARCHITECTS

Client  
**WHITBREAD GROUP PLC**  
 Project  
**PREMIER INN LONDON UXBRIDGE**  
 500 RIVERSIDE WAY  
 UXBRIDGE, UB8 2YF

Drawing  
**Proposed Site Plan**

Scale	Date	Drawn	Checked
1:500@A3	05/12/25	SC	RW
Drawing No.	Revision		

**6505-PL- 010 F**  
 Status  
**PLANNING**

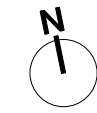


**Legend:**

- Existing Retained
- Proposed Works



1 Proposed Ground Floor - Extension  
 Scale: 1:250



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**Client**  
 WHITBREAD GROUP PLC

**Project**  
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 500 RIVERSIDE WAY  
 UXBRIDGE, UB8 2YF

**Drawing**  
 Proposed Ground Floor Plan  
 Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW
Drawing No.	Revision		

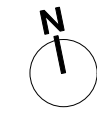
**6505-PL- 111**  
 Status  
 PLANNING

**Legend:**

- Existing Retained
- Proposed Works



1 Proposed Second Floor Plan  
 Scale: 1:250



Rev	Date	Description	By	Chk

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**Client**  
 WHITBREAD GROUP PLC

**Project**  
 PREMIER INN LONDON UXBRIDGE  
 500 RIVERSIDE WAY  
 UXBRIDGE, UB8 2YF

**Drawing**  
 Proposed First Floor Plan  
 Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. Revision

**6505-PL- 112**

Status  
 PLANNING