

1. Project & Site Details	Project / Site Name (including sub-catchment / stage / phase where appropriate)	Hyde Park Hayes
	Address & post code	Hyde Park, Hayes, UB3 4AZ
	OS Grid ref. (Easting, Northing)	E 509167 N 179261
	LPA reference (if applicable)	
	Brief description of proposed work	Demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works
	Total site Area	24777 m ²
	Total existing impervious area	19771 m ²
	Total proposed impervious area	18920 m ²
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	There are small areas at high risk of surface water flooding at the site which is discussed in Section 4 of this report.
	Existing drainage connection type and location	Soakaways and connection to existing sewer network (multiple)
Designer Name	Juliette Colver	

2. Proposed Discharge Arrangements	2a. Infiltration Feasibility		
	Superficial geology classification	Langley Silt Member	
	Bedrock geology classification	London Clay Formation	
	Site infiltration rate	N/A	m/s
	Depth to groundwater level	Less than 3	m below ground level
	Is infiltration feasible?	No	
	2b. Drainage Hierarchy		
		Feasible (Y/N)	Proposed (Y/N)
	1 store rainwater for later use	Y	Y
	2 use infiltration techniques, such as porous surfaces in non-clay areas	N	N
	3 attenuate rainwater in ponds or open water features for gradual release	Y	Y
	4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
	5 discharge rainwater direct to a watercourse	N	N
	6 discharge rainwater to a surface water sewer/drain	Y	Y
7 discharge rainwater to the combined sewer.	N	N	
2c. Proposed Discharge Details			
Proposed discharge location	Reuse existing connections		
Has the owner/regulator of the			

3. Drainage Strategy	Designer Position		Engineer		
	Designer Company		Mayer Brown Ltd		
	3a. Discharge Rates & Required Storage				
		Greenfield (GF) runoff rate (l/s)	Existing discharge rate (l/s)	Required storage for GF rate (m ³)	Proposed discharge rate (l/s)
	Q _{bar}	3.8			
	1 in 1	3.3	Unrestricted	2406	3.1
	1 in 30	7.5	Unrestricted	2406	3.4
	1 in 100	9.5	Unrestricted	2406	3.6
	1 in 100 + CC			2406	3.8
	Climate change allowance used		40%		
	3b. Principal Method of Flow Control		Hydrobrake		
	3c. Proposed SuDS Measures				
		Catchment area (m ²)	Plan area (m ³)	Storage vol. (m ³)	
	Rainwater harvesting	0		0	
	Infiltration systems	0		0	
Green roofs	5000	4324	22		
Blue roofs	0	0	0		
Filter strips	0	0	0		
Filter drains	0	0	0		
Bioretention / tree pits	0	0	0		
Pervious pavements	11980	7705	1669		
Swales	0	0	0		

4. Supporting Information	discharge location been consulted?	N/A
	4a. Discharge & Drainage Strategy	<i>Page/section of drainage report</i>
	Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Section 5 and Appendix D
	Drainage hierarchy (2b)	Section 5
	Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Section 5 and Appendix J
	Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 5, Appendix K, Appendix L & Appendix M
	Proposed SuDS measures & specifications (3b)	Section 5
	4b. Other Supporting Details	<i>Page/section of drainage report</i>
	Detailed Development Layout	Section 3 and Appendix G
	Detailed drainage design drawings, including exceedance flow routes	Section 5, Appendix J & Appendix N
Detailed landscaping plans	Section 3 and Appendix G	
Maintenance strategy	Section 5 & Appendix O	
Demonstration of how the proposed SuDS measures improve:		

Basins/ponds	0	330	139
Attenuation tanks	2010		571
Total	18990	12359	2401

a) water quality of the runoff?	Section 5
b) biodiversity?	Section 5
c) amenity?	Section 5