

Project – Star Pub Development Design & Access Statement

Condition 5 –

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds Design

Please refer to the following documents;

1. SuDSmart Design – Sustainable Drainage Design
2. Drainage Plan –
3. Flow Results
4. StormBrixx Typical Data Sheet – Vent, Access and typical detail
5. StormBrixx _ Maintenance

The design incorporates an attenuation tank to specialist contractors design and installation in accordance with the Suds report and recommendation. The system collects water from the roofs and terrace areas which include void storage and flow restrictors – flow control to discharge at 2 l/s via 30mm diameter orifice.

b) Minimise water use

The drainage strategy extract;

Drainage Strategy

- Drainage strategy consists of rain water harvesting butts, permeable paving, green roofs, an attenuation tank and controlled discharge to the nearby public surface water sewer.
- RWP's from the roof should be directed into the tank.
- Permeable paving will discharge via perforated pick up drains or top hat type outlets, base of storage sub-base to fall towards pick up / discharge points, all as manufacturer design.
- Surface water will discharge to nearby public sewer via new connection subject to agreement by sewer authority and third party landowners.
- Discharge rate will be controlled by orifice to 2 l/s, subject to approval.

Water Butts:

Harcostar 350 Litre Magnum Water Butt Kit. Channel the rainwater which falls on the roof of your home directly into the water butt, via the enclosed Harcostar Universal Rain Trap, which can then be used for watering the garden or other outdoor jobs.



Shower and Tap Restrictors:

Grohe Universal Flow restrictor 6 l/min to be used for all shower and taps within the development

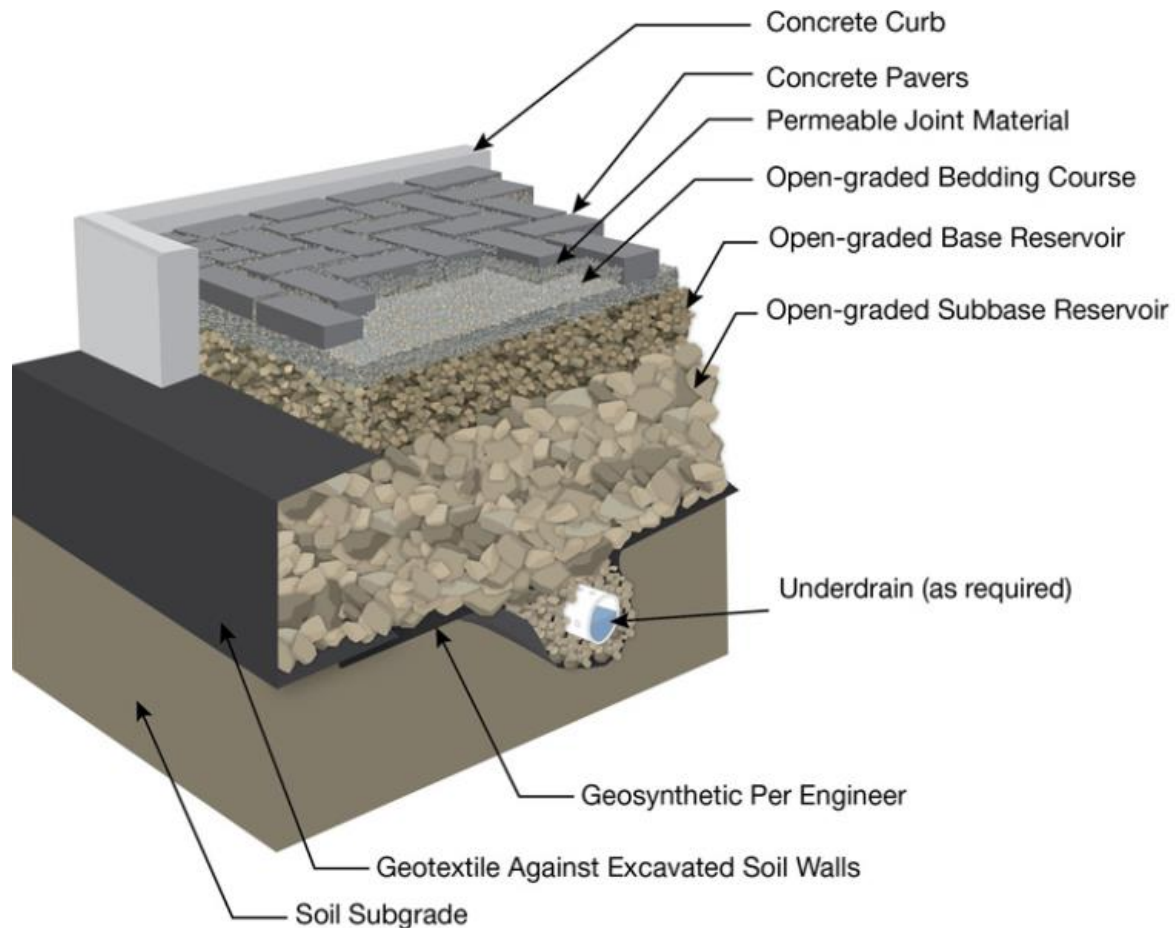


Replaces the standard seal in hoses and flexi-tails to reduce water consumption. Made from high quality material. Regulates flow constantly to the litre per minute shown. Reduces flow 6 liters per minute no matter what water pressure you have. A washer with dual function: flow regulating and sealing.

Water Meters:

All units will include a metered system from Thames Water. This will allow monitoring of water usage and costs.

Permeable Paving:



c) Long Term Management and Maintenance of the drainage system

See datasheet for the StormBrixx _ Maintenance. Some systems can be configured to incorporate dedicated access units to provide easy access for CCTV inspection cameras and cleaning devices, such as jet washing equipment. This allows the whole system – including all extremities – to be inspected and maintained from just a few select access points.

The maintenance plan includes; within O&M manuals

1. Regular jet washing of permeable paving to keep joints and voids clean from blockage.
2. The void formers will have an open structure to allow CCTV inspections. It is recommended to undertake a CCTV inspection every 12 months [or as specified by the specialist subcontractor].

3. The StormBrixx system allows for Vents and Access chambers. This allows the system to be inspected for blockage and silt removal. The chambers are larger enough for ladder access. It is recommended that this is inspected every 12 months [or as specified by the specialist subcontractor].
4. The installation of the system will include a Services and Maintenance package from the supplier and will be implemented by the Managing Agents.
5. To aid in the early signs of blockage, an alarm is to be installed between the storm drainage and outlet.

The GeoSmart design does not require overland flooding. The system includes void formers to terrace areas [25mm] and nominal retention of 15mm to the proposed Green Roof.

See attached SuDSmart Design – Sustainable Drainage Design for the drainage network below ground and responsibility of the parties. The above ground water management system to the manhole changed, prior to entry to the Thames Water Network will be the responsibility of the landlord [subject to Thames Water adoption of the system].

Regards,

Harjeet Suri
HSD

SUDS Design provided by GeoSmart and Causeway
Attenuation system – StormBrixx from ACO or similar.