DRAINAGE REPORT

flow DRAINAGE DESIGN

Project: 10 Ellington Road

Made by:	Date:	Project No:	Checked by:	Approved by:	Pages	Rev
M Taylor	15/04/26	2623		MT	4	

Item	Details and Design Rationale	References and output
Method of surface water discharge	Surface Water: It is proposed to construct a new terrace of 2 houses and 3 flats, with associated pathways and gardens at 10 Ellington Road, London. Surface water drainage is to be dealt with by a scheme of sustainable drainage, agreed at planning, and detailed in the associated Sustainable Drainage Assessment by SUDS Smart, ref 79287R1. (copy attached) Infiltration drainage is not viable at the site so an attenuated system, with discharge to the adjacent surface water sewer at 1l/s has been agreed. The planning permission contains the following condition... 11. No development shall take place until in line with the Sustainable Drainage Assessment submitted, full details of the SuDS features including associated management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved SuDS features shall thereafter be implemented in full prior to the use of occupation of any of the dwellings hereby approved and maintained thereafter for the lifetime of the development. Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017. HGY/2023/1406 **Planning Service** 6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ **T** 020 8489 5504 www.haringey.gov.uk This report contain details of the updated drainage model and proposed construction drawings, do demonstrate how the system will be installed, along with a maintenance plan.	

Calculations Attenuation System	The storage and discharge have been modelled in the Microdrainage Windes software suite. The storage is provided in three storage structures in the rear gardens, each containing a geocellular tank below a permeable patio. Each geocellular tank has a footprint of 12.5m2, and is 0.4m deep. Geocellular units have a void ratio of 95%, therefore each tank provides an apparent footprint of 11.9m2, giving 35.7m2 in total. Each patio has a footprint of 18m2, and a storage depth of 0.5m. The permeable sub-base material has a void ratio of 30%, therefore each patio has an apparent footprint of 5.4m2, giving 16.2m2 in total. Discharge is limited via a Hydrobrake to 1l/s max for all storm return periods and durations up to the 100 year event plus 40% climate change. Please refer to the attached model input details.	
Results	The model has been run for the 100 year + 40% climate change rainfall event and shows no flooding. Lowest ground level above the tanks is 79.85m, and peak water level during the design storm is 79.74m, giving a freeboard of 110 mm during this event. Hydrobrake reference = MD-SHE-044-1000-1300-1000 Please refer to the attached model output details.	

Enclosures:

Windes Microdrainage model and results file – 10 Ellington Rd – 100yr + 40%
Maintenance Schedule
Drainage Drawing – 2623/01 & 02, Drainage Layout & Details
Sustainable Drainage Assessment by SUDS Smart, ref 79287R1

Date 16/04/2026 14:33	Designed by Mark
File 10 Ellington Rd - 100 y...	Checked by
Micro Drainage	Source Control 2016.1.1

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	79.395	0.345	0.8	12.3	O K
30 min Summer	79.520	0.470	0.9	15.4	O K
60 min Summer	79.667	0.617	0.9	17.8	Flood Risk
120 min Summer	79.726	0.676	1.0	18.8	Flood Risk
180 min Summer	79.694	0.644	0.9	18.2	Flood Risk
240 min Summer	79.647	0.597	0.9	17.5	Flood Risk
360 min Summer	79.569	0.519	0.9	16.2	Flood Risk
480 min Summer	79.507	0.457	0.9	15.2	O K
600 min Summer	79.450	0.400	0.8	14.3	O K
720 min Summer	79.425	0.375	0.8	13.4	O K
960 min Summer	79.378	0.328	0.8	11.7	O K
1440 min Summer	79.297	0.247	0.8	8.8	O K
2160 min Summer	79.201	0.151	0.7	5.4	O K
2880 min Summer	79.133	0.083	0.7	3.0	O K
4320 min Summer	79.059	0.009	0.7	0.3	O K
5760 min Summer	79.050	0.000	0.6	0.0	O K
7200 min Summer	79.050	0.000	0.5	0.0	O K
8640 min Summer	79.050	0.000	0.4	0.0	O K
10080 min Summer	79.050	0.000	0.4	0.0	O K
15 min Winter	79.395	0.345	0.8	12.3	O K
30 min Winter	79.523	0.473	0.9	15.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	150.108	0.0	13.1	18
30 min Summer	96.781	0.0	16.9	33
60 min Summer	59.321	0.0	20.7	62
120 min Summer	35.118	0.0	24.5	120
180 min Summer	25.512	0.0	26.8	160
240 min Summer	20.226	0.0	28.3	192
360 min Summer	14.565	0.0	30.6	256
480 min Summer	11.533	0.0	32.2	326
600 min Summer	9.617	0.0	33.7	396
720 min Summer	8.287	0.0	34.8	464
960 min Summer	6.548	0.0	36.6	598
1440 min Summer	4.692	0.0	39.4	854
2160 min Summer	3.358	0.0	42.3	1232
2880 min Summer	2.646	0.0	44.4	1584
4320 min Summer	1.889	0.0	47.6	2208
5760 min Summer	1.486	0.0	49.9	0
7200 min Summer	1.233	0.0	51.8	0
8640 min Summer	1.059	0.0	53.4	0
10080 min Summer	0.931	0.0	54.7	0
15 min Winter	150.108	0.0	13.1	18
30 min Winter	96.781	0.0	16.9	32

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File 10 Ellington Rd - 100 y...	Checked by
Micro Drainage	Source Control 2016.1.1

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	79.673	0.623	0.9	17.9	Flood Risk
120 min Winter	79.738	0.688	1.0	19.0	Flood Risk
180 min Winter	79.711	0.661	0.9	18.5	Flood Risk
240 min Winter	79.658	0.608	0.9	17.7	Flood Risk
360 min Winter	79.562	0.512	0.9	16.1	Flood Risk
480 min Winter	79.482	0.432	0.9	14.8	O K
600 min Winter	79.428	0.378	0.8	13.5	O K
720 min Winter	79.393	0.343	0.8	12.2	O K
960 min Winter	79.327	0.277	0.8	9.9	O K
1440 min Winter	79.217	0.167	0.7	6.0	O K
2160 min Winter	79.103	0.053	0.7	1.9	O K
2880 min Winter	79.050	0.000	0.7	0.0	O K
4320 min Winter	79.050	0.000	0.5	0.0	O K
5760 min Winter	79.050	0.000	0.4	0.0	O K
7200 min Winter	79.050	0.000	0.3	0.0	O K
8640 min Winter	79.050	0.000	0.3	0.0	O K
10080 min Winter	79.050	0.000	0.2	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	59.321	0.0	20.8	60
120 min Winter	35.118	0.0	24.6	118
180 min Winter	25.512	0.0	26.8	170
240 min Winter	20.226	0.0	28.3	196
360 min Winter	14.565	0.0	30.6	272
480 min Winter	11.533	0.0	32.3	348
600 min Winter	9.617	0.0	33.7	424
720 min Winter	8.287	0.0	34.8	496
960 min Winter	6.548	0.0	36.6	636
1440 min Winter	4.692	0.0	39.4	894
2160 min Winter	3.358	0.0	42.3	1236
2880 min Winter	2.646	0.0	44.5	0
4320 min Winter	1.889	0.0	47.6	0
5760 min Winter	1.486	0.0	49.9	0
7200 min Winter	1.233	0.0	51.8	0
8640 min Winter	1.059	0.0	53.4	0
10080 min Winter	0.931	0.0	54.7	0

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Micro Drainage	Source Control 2016.1.1

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	1.000
Region	England and Wales	Cv (Winter)	1.000
M5-60 (mm)	20.900	Shortest Storm (mins)	15
Ratio R	0.442	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.035

Time (mins) From:	To:	Area (ha)
0	4	0.035

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Micro Drainage	Source Control 2016.1.1

Model Details

Storage is Online Cover Level (m) 79.850

Tank or Pond Structure

Invert Level (m) 79.050

Depth (m)	Area (m²)	Depth (m)	Area (m²)	Depth (m)	Area (m²)
0.000	35.7	0.400	35.7	0.401	16.2

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0044-1000-1300-1000
Design Head (m)	1.300
Design Flow (l/s)	1.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	44
Invert Level (m)	78.550
Minimum Outlet Pipe Diameter (mm)	75
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.300	1.0
Flush-Flo™	0.195	0.7
Kick-Flo®	0.391	0.6
Mean Flow over Head Range	-	0.8

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	0.7	1.200	1.0	3.000	1.5	7.000	2.1
0.200	0.7	1.400	1.0	3.500	1.6	7.500	2.2
0.300	0.7	1.600	1.1	4.000	1.7	8.000	2.3
0.400	0.6	1.800	1.2	4.500	1.8	8.500	2.4
0.500	0.7	2.000	1.2	5.000	1.8	9.000	2.4
0.600	0.7	2.200	1.3	5.500	1.9	9.500	2.5
0.800	0.8	2.400	1.3	6.000	2.0		
1.000	0.9	2.600	1.4	6.500	2.1		

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Surface Water Drainage System Maintenance Schedule to CIRIA C753

Project: 10 Ellington Road, London

Made by:	Date:	Project No:	Checked by:	Approved by:	Pages	Rev
M Taylor	15/04/26	2623		MT	2	

Ownership and Responsibilities:

The external areas of the site will be retained by the current owner, and the responsibilities detailed below will be retained by the owner in perpetuity.

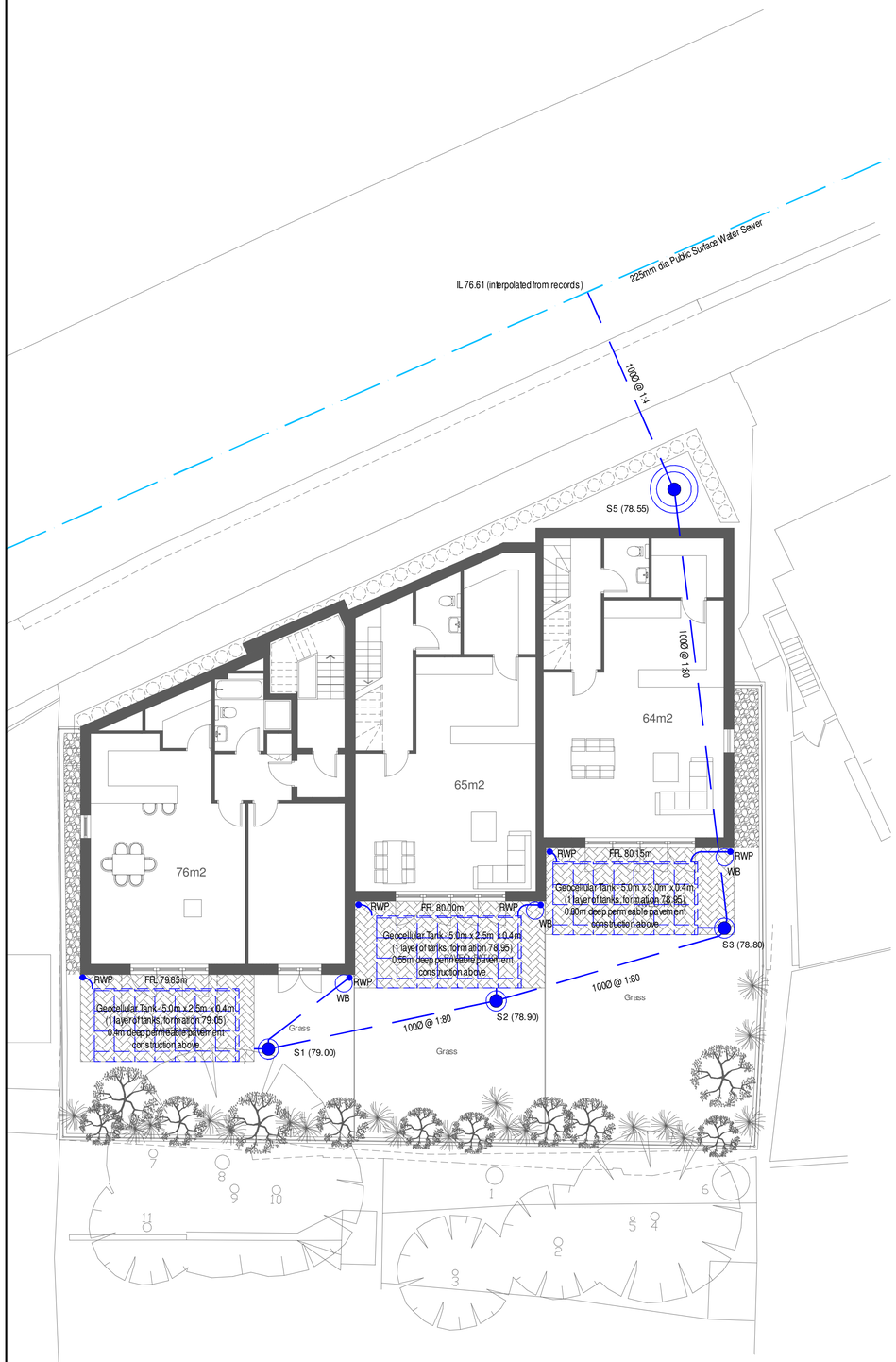
Such responsibilities shall be passed on to any future new owner during conveyance, to ensure continuity of maintenance for the lifetime of the system.

Current Owner: Form 4 Ltd

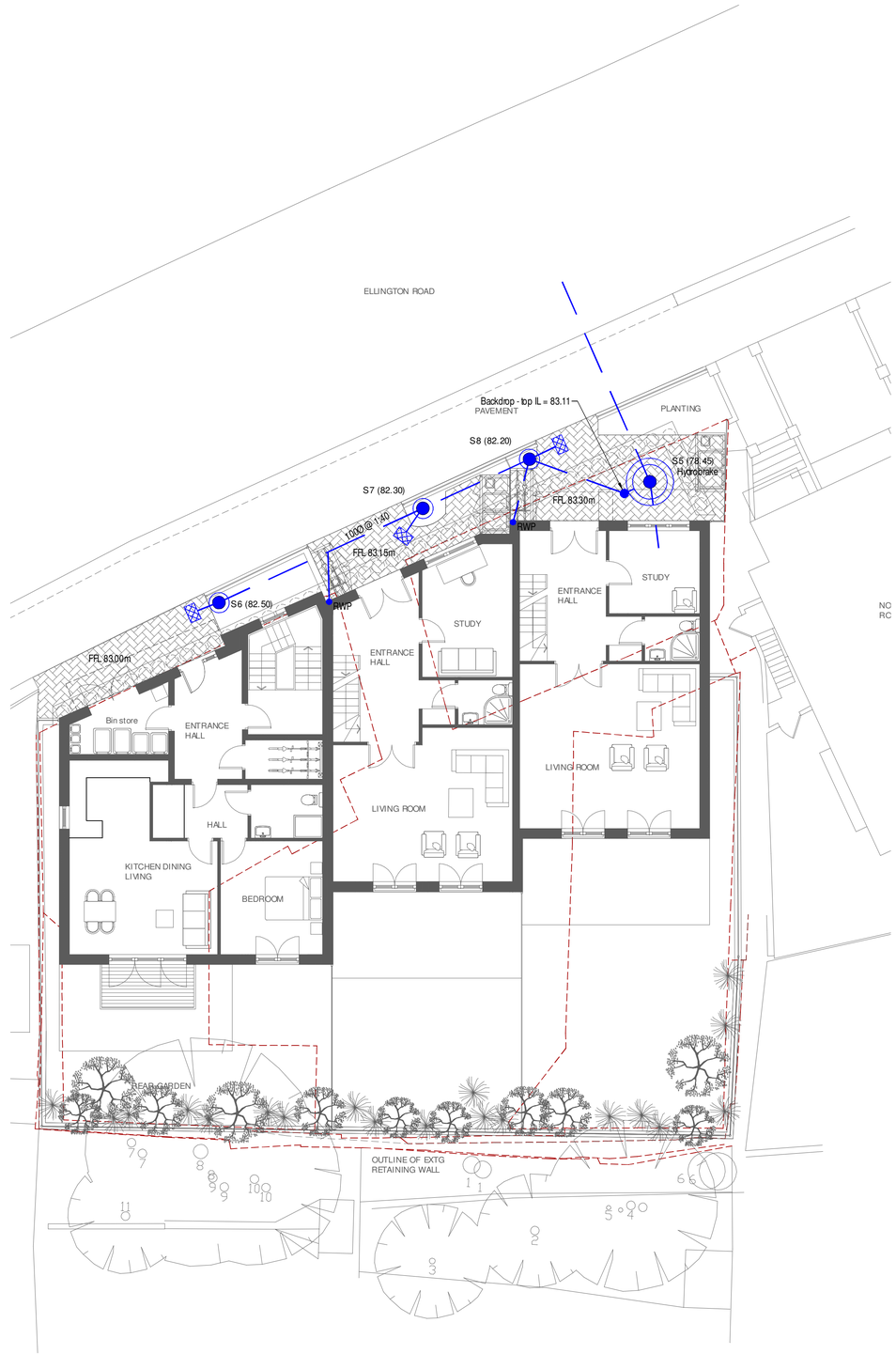
Contact: Andy Szymanski (Form4) <a.szymanski@form4.co.uk>

Item	Maintenance Operation	Frequency
PIPE NETWORK		
Regular	Inspect chambers for blockages, clean as required	Monthly for first 3 months then annually after leaf fall
Occasional/ Remedial	CCTV survey of pipe network, repair/replace as necessary	5 years (or when evidence of failure is witnessed)
ATTENUATION TANK		
Regular	Inspect silt traps for build up of silt, clean as required	Monthly for first 3 months then annually after leaf fall
Occasional/ Remedial	CCTV survey from silt trap to tank crates to review integrity of crates, repair/replace as necessary	5 years (or when evidence of failure is witnessed)

POROUS PAVEMENTS		
Regular	Raking and weeding. (standard cosmetic maintenance over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site observations of clogging. Pay particular attention to areas where water runs on to pervious surfaces from adjacent impermeable areas as these areas are most likely to collect sediment.
Occasional	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using polyphosphate applied directly into the weeds foliage by applicator rather than spray	As required – once per year on less frequently used pavements
Remedial	Remediate any landscaping which, through vegetation growth or soil slip, has been raised to within 50mm of the level of the paving	As required
	Remedial work to any depressions or rutting considered detrimental to the structural performance or a hazard to users.	As required
	Rehabilitation of surface and upper substructure by lifting, cleaning and relaying the porous media.	Every 10 to 15 years or as required if infiltration performance is reduced due to clogging.
Monitoring	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth – if required take remedial action detailed above	3 monthly and 48 hours after large storms in the first 6 months
	Inspect silt accumulation rates and establish appropriate raking frequencies	Annually
	Monitor silt traps and inspection chambers	Annually



DRAINAGE LAYOUT - LOWER GROUND FLOOR
Scale 1:100 @ A1



DRAINAGE LAYOUT - GROUND FLOOR
Scale 1:100 @ A1

KEY

- Tanked Permeable Pavements (refer to Architects details for surface finishes)
- 100mm @ 1:80 — Proposed surface water sewer (Size - Gradient)
- Public surface water sewer
- Collection Tank
- RWP — Rainwater pipe
- WB — Water Butt
- S3 (78.80) — Proposed surface water silt trap (invert level shown)
- Geocellular Attenuation Tank
- S5 (78.45) Hydrobrake — Hydrobrake chamber

NOTES: DRAINAGE - PRIVATE

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.
3. The Contractor shall carry out a level check of the existing drainage and confirm the results to the Engineer for confirmation of the design, prior to the laying of any new drainage.
4. Covers & frames to existing chambers to be adjusted to suit new levels.
5. All manhole chamber covers to be installed parallel to final kerbs, edgings, paving joints or building lines.
6. This drawing details all below ground drainage up to finished floor level. For details of drainage above finished floor level, refer to Architect's drawings.
7. External private pipework may be either VC, thermoplastic structured wall sewer pipe, or PCV-u to BSEN13476 160, and shall comply with WIS 4-35-01. Pipes shall be BSi Kitemarked, or have equivalent third party certification.
8. All open drainage connections, svp's, gullies, manholes, etc. shall be protected throughout the construction period to prevent the ingress of debris to the systems.
9. All drainage to be laid within ±10mm of the design invert levels and shall have a positive fall towards the outfall, no backfalls are permitted.
10. Pipe bedding and surround to be granular (type S).

Rev	Description	Date	Chkd
P1	Preliminary Issue	16/04/26 MT	

flow DRAINAGE DESIGN
t: 07837 685280,
e: info@flowconstructiondesign.co.uk

Client : Form 4 Ltd

Project : 10 Ellington Road London

Title : Surface Water Drainage Layout

Project Engineer : M. Taylor | Scale : As Shown @A1

Project Director : | Date : April 26

Status : PRELIMINARY

Drawing No. 2623/01 | Rev. P1

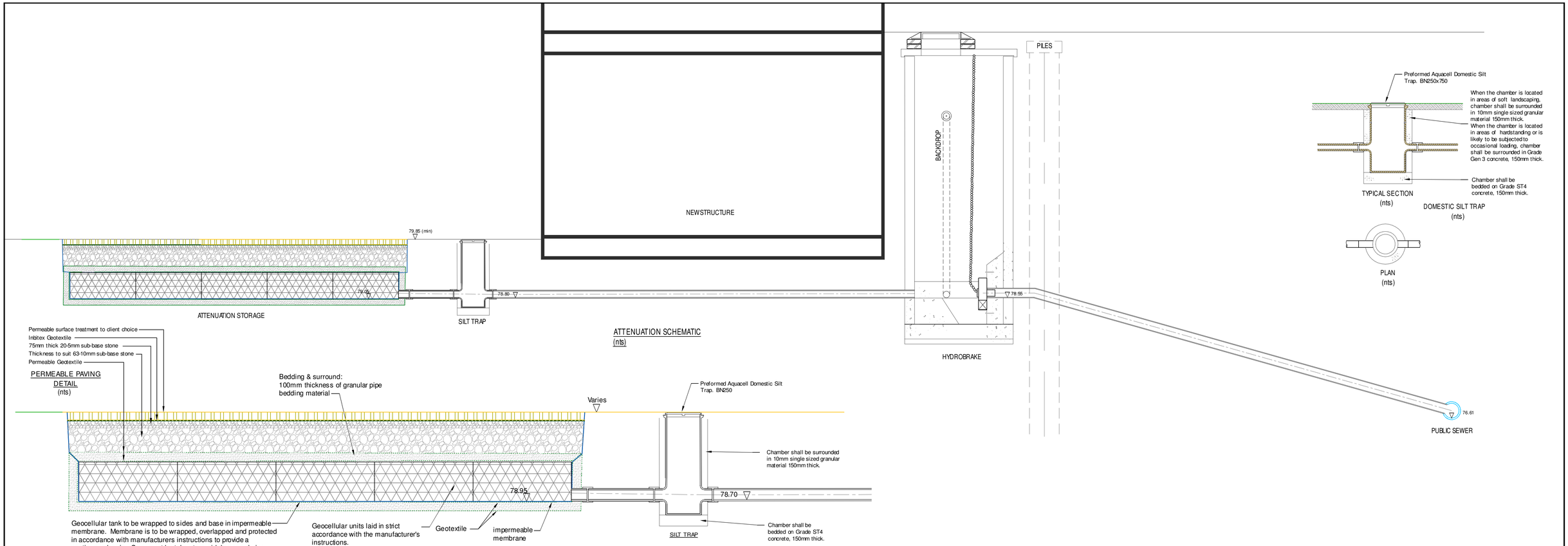


TABLE 2:

Pipe Dia. (mm)	Effective Length of rocker pipe (m)
150 to 600	0.6
675 to 750	1.0
825 and over	1.25

Rev	Description	Date	Chkd
P1	Preliminary Issue	06/04/26 MT	

flow DRAINAGE DESIGN
t: 07837 685280,
e: info@flowconstructiondesign.co.uk

Client : Form 4 Ltd

Project : 10 Ellington Road London

Title : Surface Water Drainage Construction Details

Project Engineer : M. Taylor
Scale : As Shown @A1
Project Director :
Date : April 26
Status : PRELIMINARY

Drawing No. 2623/02
Rev. P1

GeoSmart Information

SuDSmart Plus

Sustainable Drainage Assessment

Site Address

10 Ellington Road
Muswell Hill
London
N10 3DG

Grid Reference

528826, 189226

Report Prepared for

Clarke Property Group
312 Muswell Hill
Broadway
Muswell Hill
London
N10 1DF

Date

2023-05-11

Report Status

FINAL

Site Area

0.05 ha

Report Reference

79287R1

Discharge to Sewer

The proposed Sustainable Drainage Scheme (SuDS) strategy is comprised of rainwater harvesting, permeable paving and attenuation tanks for the management of surface water runoff.

Surface water will be discharged to the existing public surface water sewer network located directly to the north of the Site, subject to confirmation from the sewer utility provider, and the incorporation of the identified SuDS.

Report Author

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1 Executive summary

This report assesses the feasibility of a range of Sustainable Drainage Scheme (SuDS) options in support of the Site development process. A SuDS strategy is proposed to ensure surface water runoff can be managed effectively over the lifetime of the development.

SuDS suitability

Risk	Issue	Result
Discharge Location	What is the infiltration potential at the Site?	Low
	What is the potential to discharge to surface water features?	Low
	What is the potential to discharge to sewers?	High
	What is the potential to discharge to highway drains?	Low
Flooding	What is the river (fluvial) flood risk at the Site?	Very Low
	What is the surface water (pluvial) flood risk at the Site?	Very Low
	What is the groundwater flood risk at the Site?	Negligible
Pollution	Is the groundwater a protected resource?	N/A
	Is the surface water feature a protected resource?	N/A

Summary of existing and proposed development

The Site is occupied by a one and a half storey building to the front, whereas to the rear there are single storey buildings and a courtyard area. The ground floor of the front building is utilised mainly for storage, whilst the upper floor appears to be in use as a residential flat (use class: C3). The single storey buildings are utilised as small light-industrial or office units (use class: E). Development proposals comprise the construction of three, three-storey residential units and associated access and landscaping.

Summary of discharge routes

GeoSmart's SuDS Infiltration Potential (SD50) map indicates the Site has a Low potential for infiltration, reflecting the likely low permeability of the underlying geology. Infiltration to ground is therefore unlikely to be feasible.

Ordnance Survey (OS) mapping indicates that no surface water features are located within 100 m and therefore, discharge of runoff into a surface water feature should not be considered.

The Thames Water asset location plan included in Appendix C confirms the Site is located within 5 m of the public sewer network, within Ellington Road to the north. Due to the short distance to nearby sewers, discharging surface water runoff to the sewer network is likely to be feasible.

According to Google Streetview, highway gullies are not located within Ellington Road, indicating the absence of a highway drainage network.

Runoff rate and attenuation requirements

Discharging off-Site requires 24.8 m^3 of attenuation to be provided to ensure there is no flooding within the development in all storm events up to and including the 1 in 100 year including a 40% allowance for climate change. This volume is subject to the discharge rate being restricted to 1 l/s (as close to the Greenfield 1 in 1 year rate as possible, without increasing the potential for blockages).

Proposed SuDS strategy

SuDS features comprised of rainwater harvesting, permeable surfacing and attenuation tanks are proposed to attenuate a minimum of 25.2 m^3 of surface water runoff. The SuDS features would provide some water quality benefits (interception and filtration) prior to discharging to the public surface water sewer network.

The proposed SuDS strategy would ensure surface water runoff is stored on-Site in SuDS features for the 1 in 100 year event including a 40% allowance for climate change and will not cause flooding to the proposed development in accordance with DEFRAs non-statutory technical standards (DEFRA, 2015).

SuDS & drainage network maintenance

The management and maintenance of the SuDS features, in line with the details and schedules outlined in Section 10 of this report, will be undertaken by contractors appointed by the owners and occupiers of the new residential buildings, where payments for the works will form part of the property deeds and / or rental agreements.

Recommendations

The capacity of the public sewer network should be confirmed with the utility provider and permission sought to connect, where required. Due to the topographic gradient to the south of the Site, the installation of a pumping system to convey runoff to the proposed discharge point to the north of the Site should be considered.

2 Proposed SuDS strategy

The most suitable SuDS options are outlined below and a SuDS strategy schematic is shown overleaf. Supporting information is provided in subsequent sections.

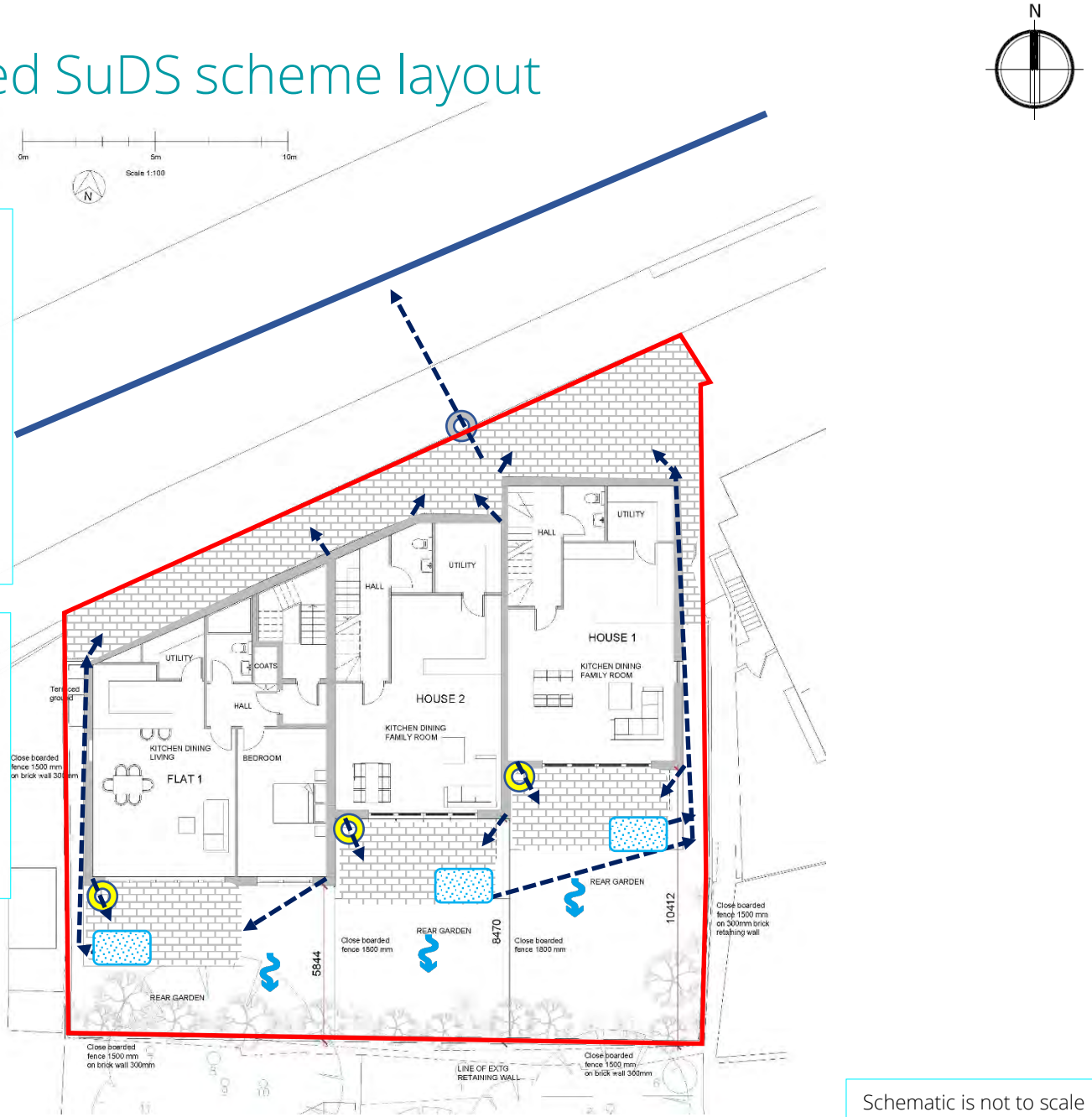
Table 1. Proposed SuDS type, features, discharge location and rate restriction

SuDS type	Source control (interception) and attenuation SuDS.
SuDS features	Rainwater harvesting, permeable paving, attenuation tanks.
Discharge location	Public surface water sewer network.
Discharge rate	1 l/s.

Table 2. Proposed SuDS sizing (dimensions) and attenuation volumes

Rainwater Harvesting	To comply with London Plan policy, rainwater harvesting butts should be established for each proposed development. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the Preliminary SuDS schematic.
Permeable Paving	A 119 m^2 area of permeable paving (underlain with a Type 3 aggregate material) within the proposed access and patio areas to a depth of 0.5 m, with a 30% porosity would result in c. 17.9 m^3 attenuation.
Attenuation Tanks	Attenuation tanks located beneath the proposed paved patios at the rear of each residential unit, with a length of 3.2m, width of 2m and depth of 0.4m and a 95% void ratio, would result in 2.4 m^3 of attenuation each, giving a total storage of c 7.3 m^3.
Total Attenuation Provided	25.2 m^3
Total Attenuation Required	24.8 m^3
Freeboard Storage Provided	0.4 m^3

Figure 1. Proposed SuDS scheme layout



- Rainwater harvesting butt
- Permeable paving (Type 3 aggregate)
- Attenuation tank
- Drainage pipework
- Hydro-brake
- Public surface water sewer
- Exceedance flow routes
- Site boundary

The SuDS scheme comprises of a rainwater harvesting butt for each residential unit, which accepts surface water runoff from the development roofs. Overflow from the rainwater harvesting butts is then discharged to permeable paving and/or attenuation tanks, which in turn discharge runoff to the nearby public surface water sewer via a flow control device limiting flows to 1 l/s.

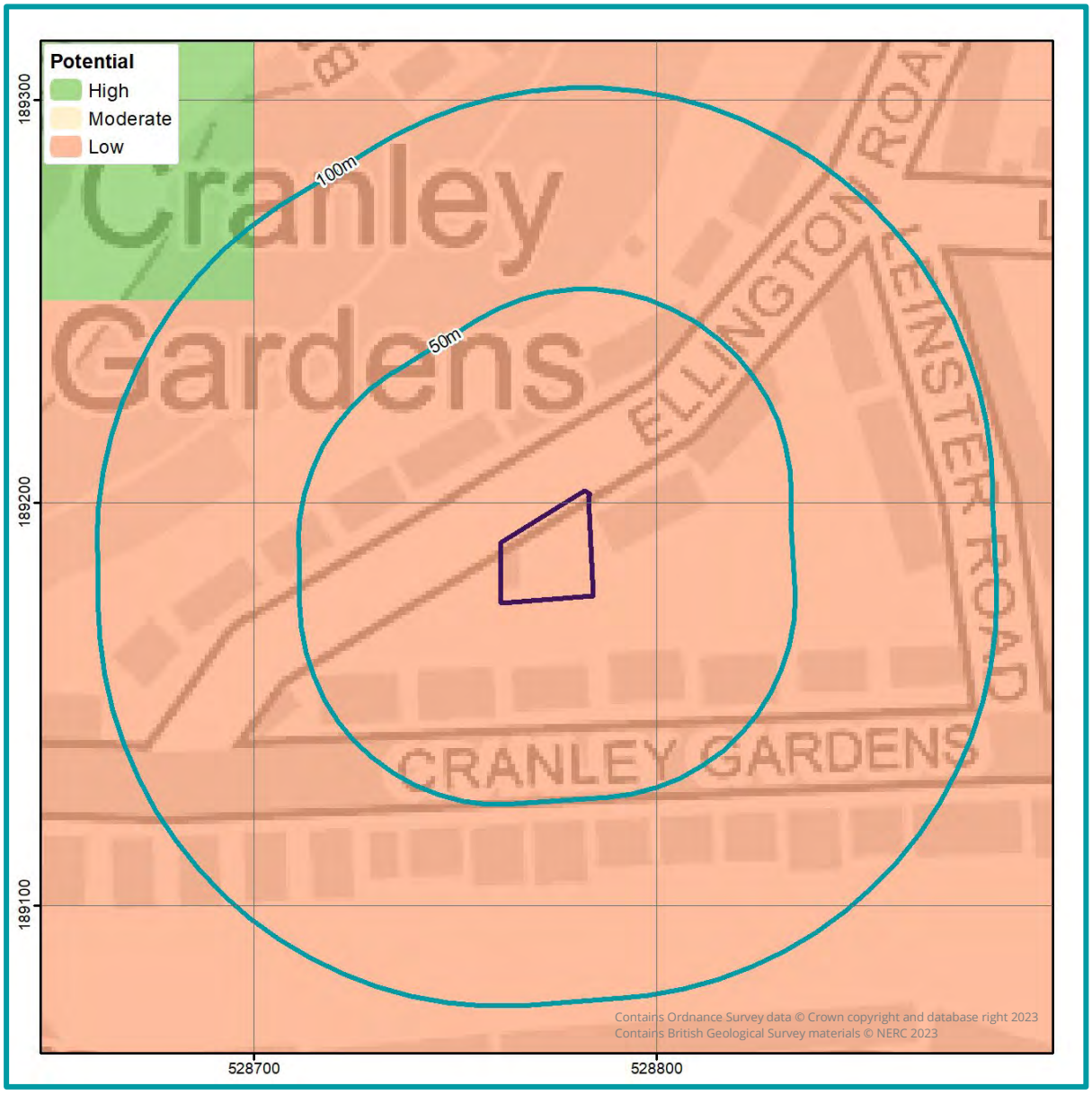
Schematic is not to scale

3 Site analysis

Site location

Figure 2. Aerial Imagery (Bluesky, 2023)

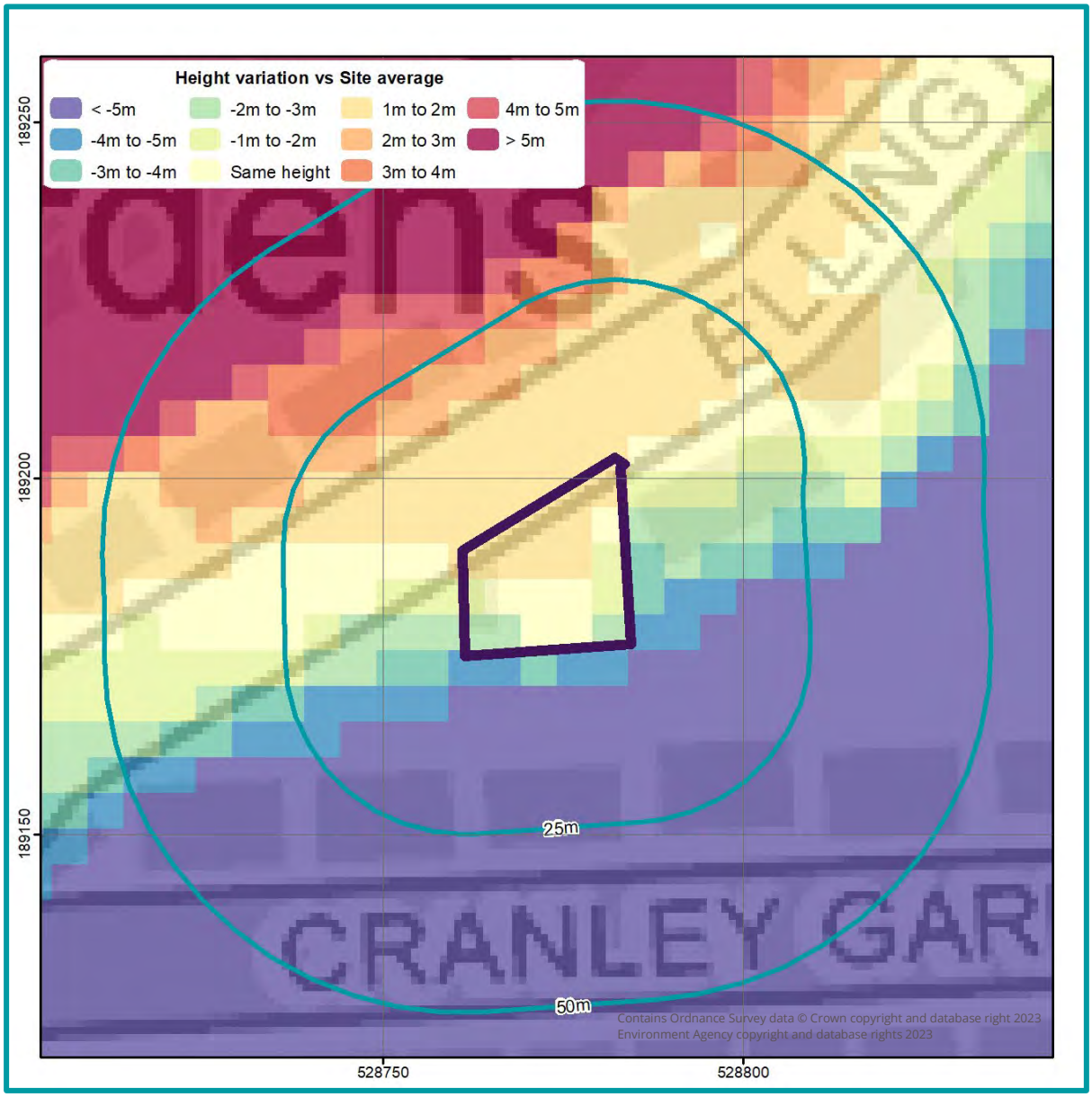
Figure 3. SuDS infiltration suitability (SD50) map (GeoSmart, 2023)



The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the potential for infiltration drainage at the Site and indicates where further assessment is recommended. The map combines information on the thickness and permeability of the underlying material and the depth to the high groundwater table. It supports conceptual Site drainage design and the planning of further Site investigation.

There is a Low potential for infiltration SuDS across the Site. It is likely that the underlying geology at the Site has low permeability which would limit the effectiveness of a proposed infiltration SuDS scheme.

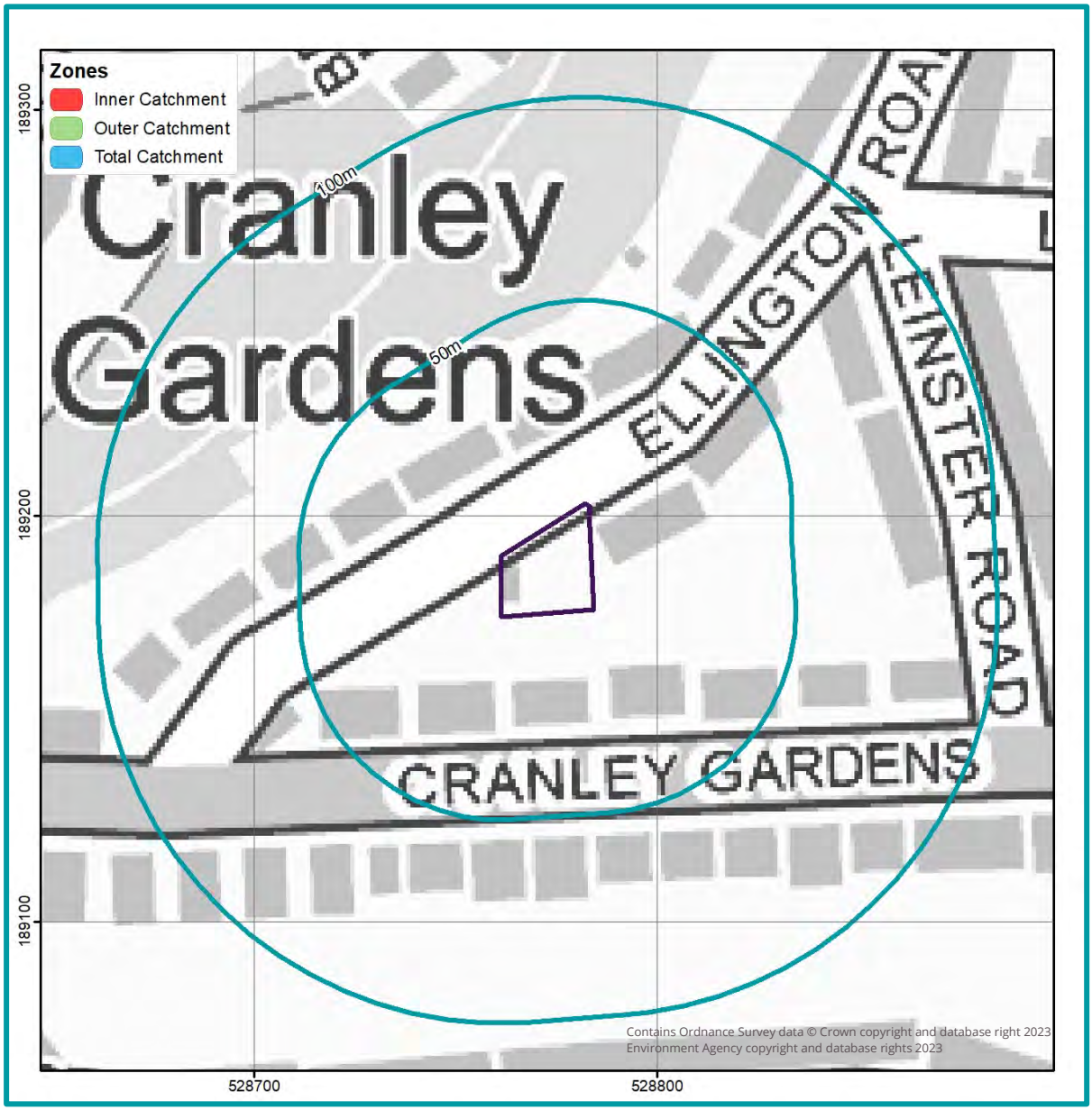
Figure 4. Site topography (GeoSmart, 2023)



An assessment of the topography at the Site has been undertaken using LiDAR DTM5 elevation data to identify the general slope and any localised depressions. The mapping shows a comparison between average ground levels on the Site with ground levels in the surrounding area. The mapping confirms the Site is on a gradual slope to the south / south-east.

Further analysis could be undertaken by visiting the Site or by collecting additional topographic survey data to provide further confirmation of ground levels.

Figure 5. Source protection zone map (EA, 2023)

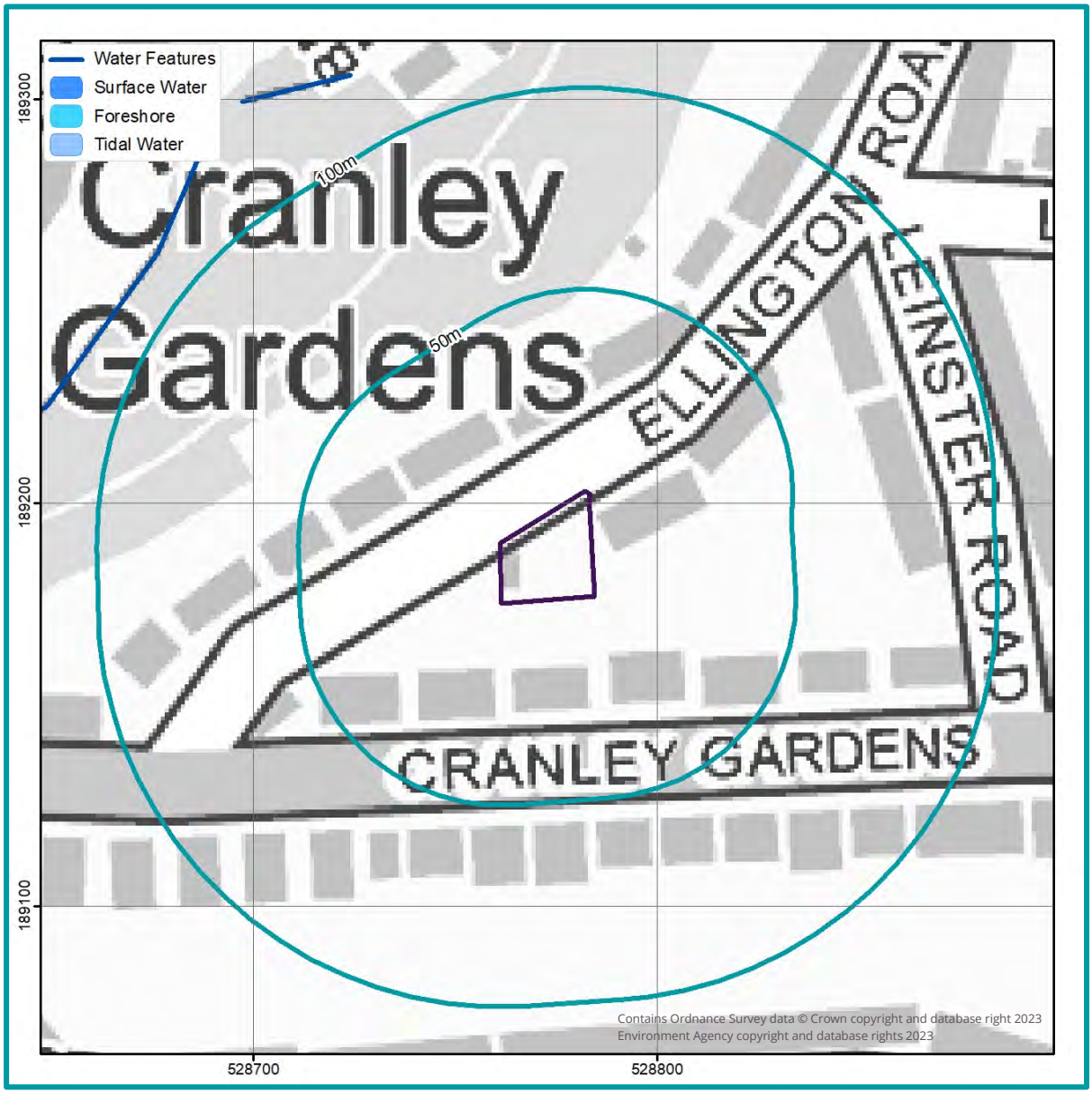


An assessment of the EA's groundwater Source Protection Zones (SPZs) has been undertaken within the vicinity of the Site and confirms the Site is not located within an SPZ.

Infiltration, if possible, would likely be acceptable providing risk screening identifies suitable mitigation measures, if required, to prevent an impact on water quality from the proposed or historical land use and any contaminated land.

If further analysis is required, this would involve a review of Site specific contaminated land data. If hazards are identified, it is recommended that the Local Authority and the Environment Agency are contacted to confirm the susceptibility of any SPZs within the wider area.

Figure 6. Surface water features map (EA, 2023)

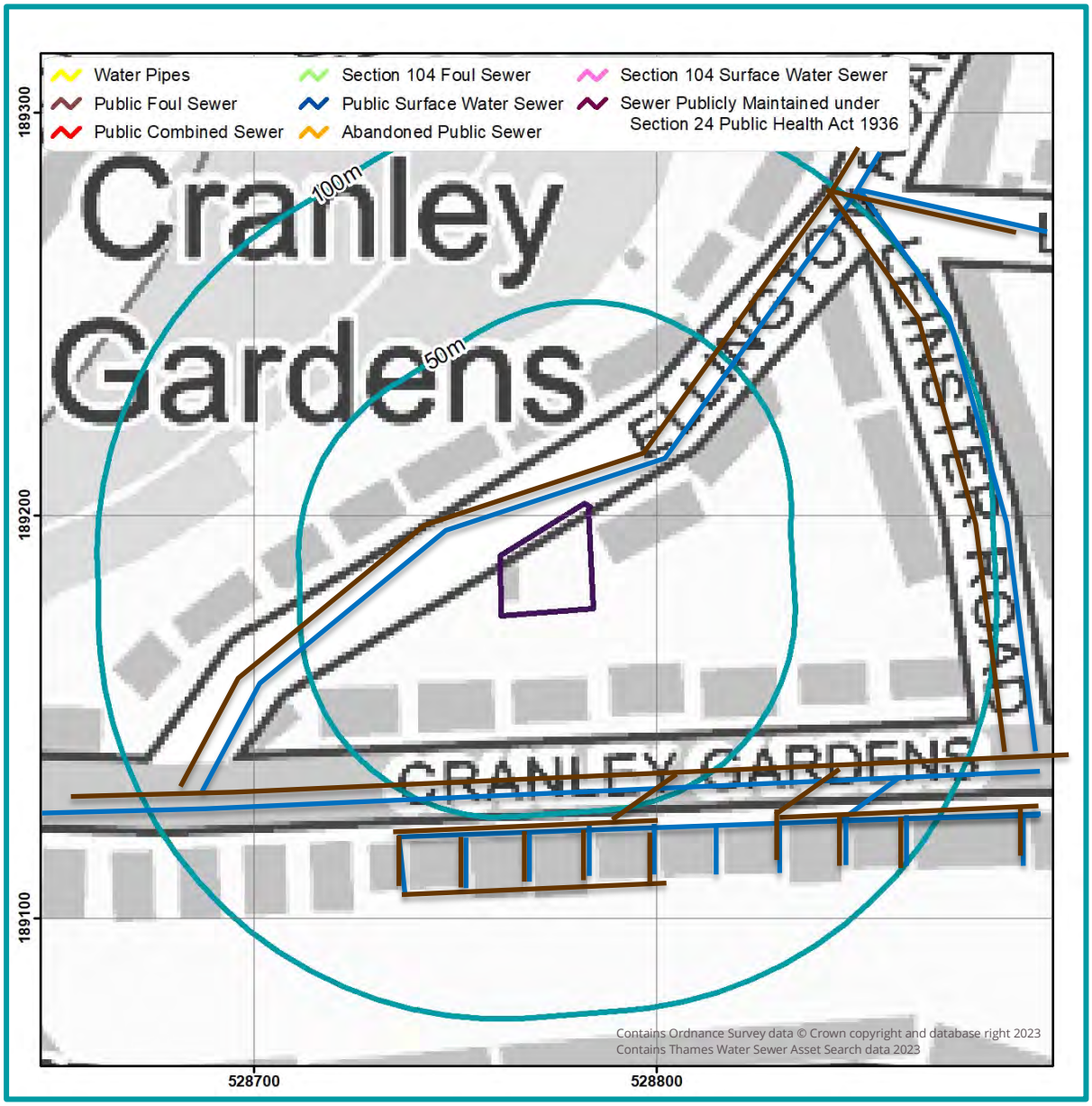


OS mapping indicates that no surface water features are located within 100 m of the Site. According to DEFRA's Magic Map, the Site is not within 250m of a SSSI or SPA.

Discharging surface water runoff to a surface water feature would require drainage pipework to cross a significant distance across third-party, urbanised land and therefore, discharge into a surface water feature should not be considered.

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency (EA) to confirm the presence, location and condition of any additional unmapped surface water features.

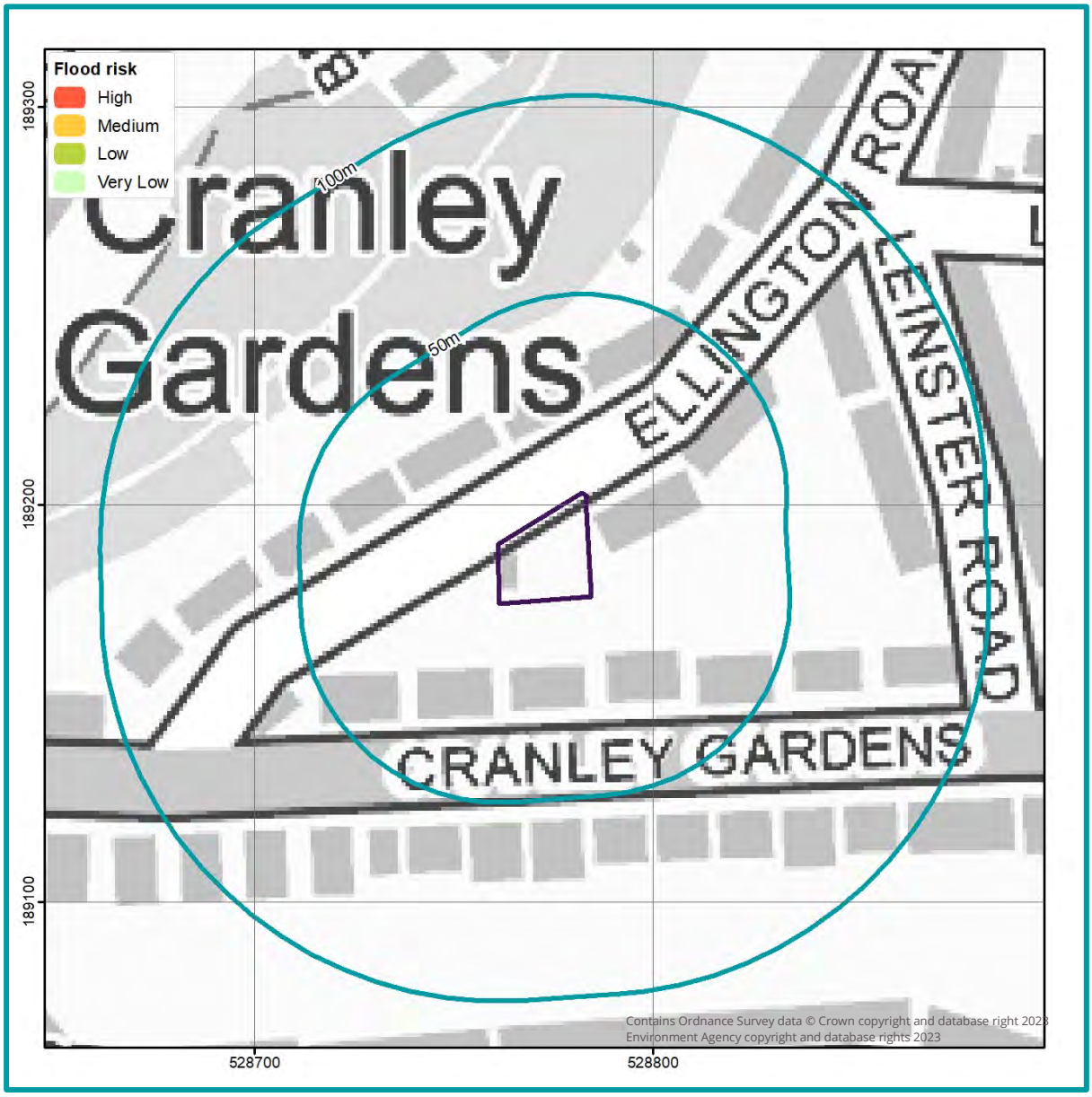
Figure 7. Sewer features map (OS & Thames Water, 2023)



GeoSmart has undertaken an assessment of the location of sewer features within the vicinity of the Site. There is a public surface water sewer, located c. 5 m to the north of the Site within the highway of Ellington Road, therefore, discharge to sewer is likely to be feasible.

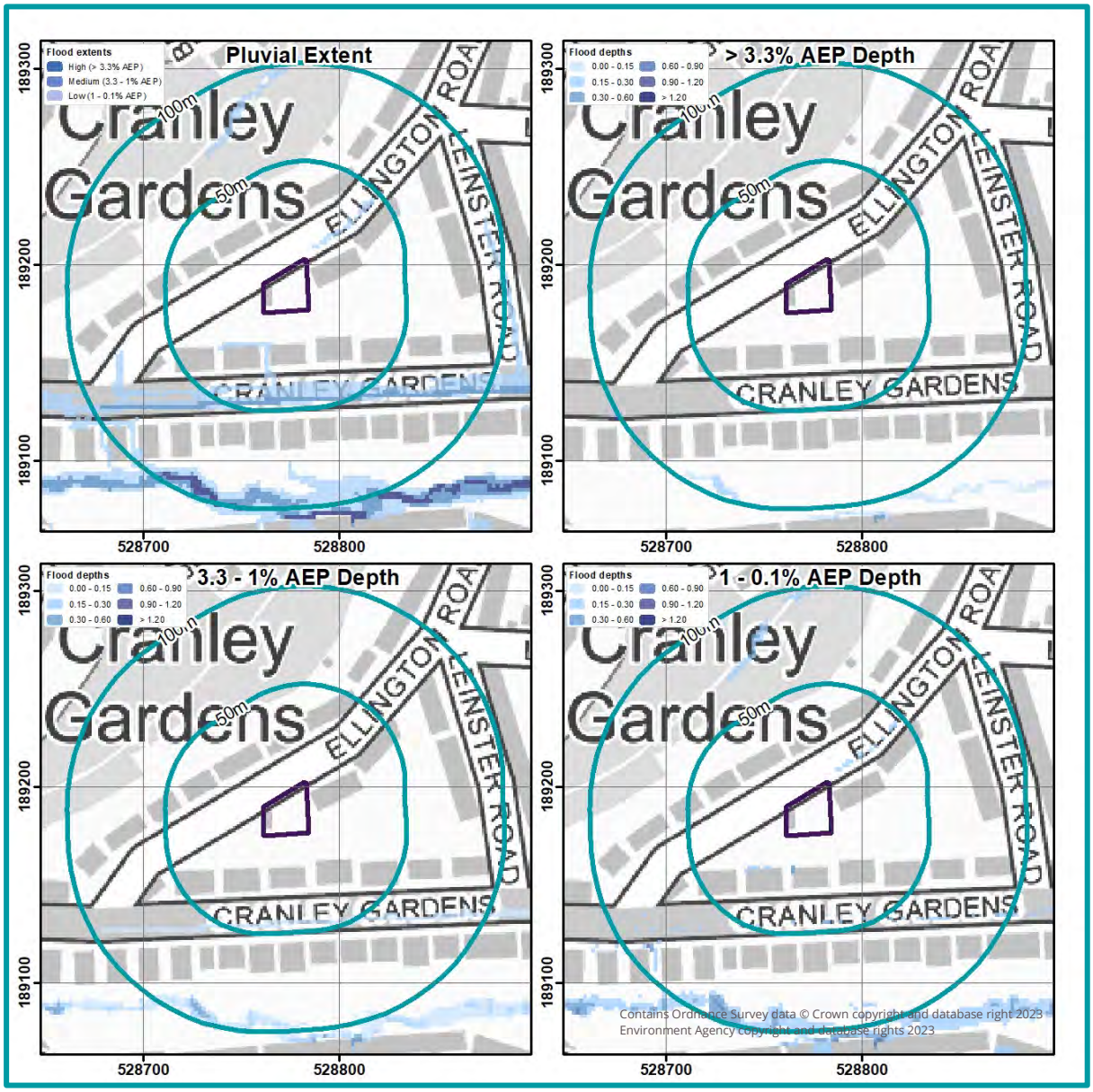
Further analysis of the connections and condition of the public surface water drainage system should be undertaken by carrying out a CCTV survey or by contacting the drainage provider or the Local Council to confirm the presence, location and condition of the sewer. Consultation with the drainage provider would also be required to determine that sufficient capacity is available to accept the proposed discharge, and to gain permission to connect if required.

Figure 8. Risk of flooding from rivers & sea map (EA, 2023)



According to the EA's Risk of Flooding from Rivers and the Sea (RoFRS) map, the Site has a Very Low risk of flooding from fluvial or coastal flooding, with less than 0.1% annual probability of flooding, therefore the SuDS design is unlikely to be affected.

Figure 9. Risk of surface water flooding map (EA,2023)

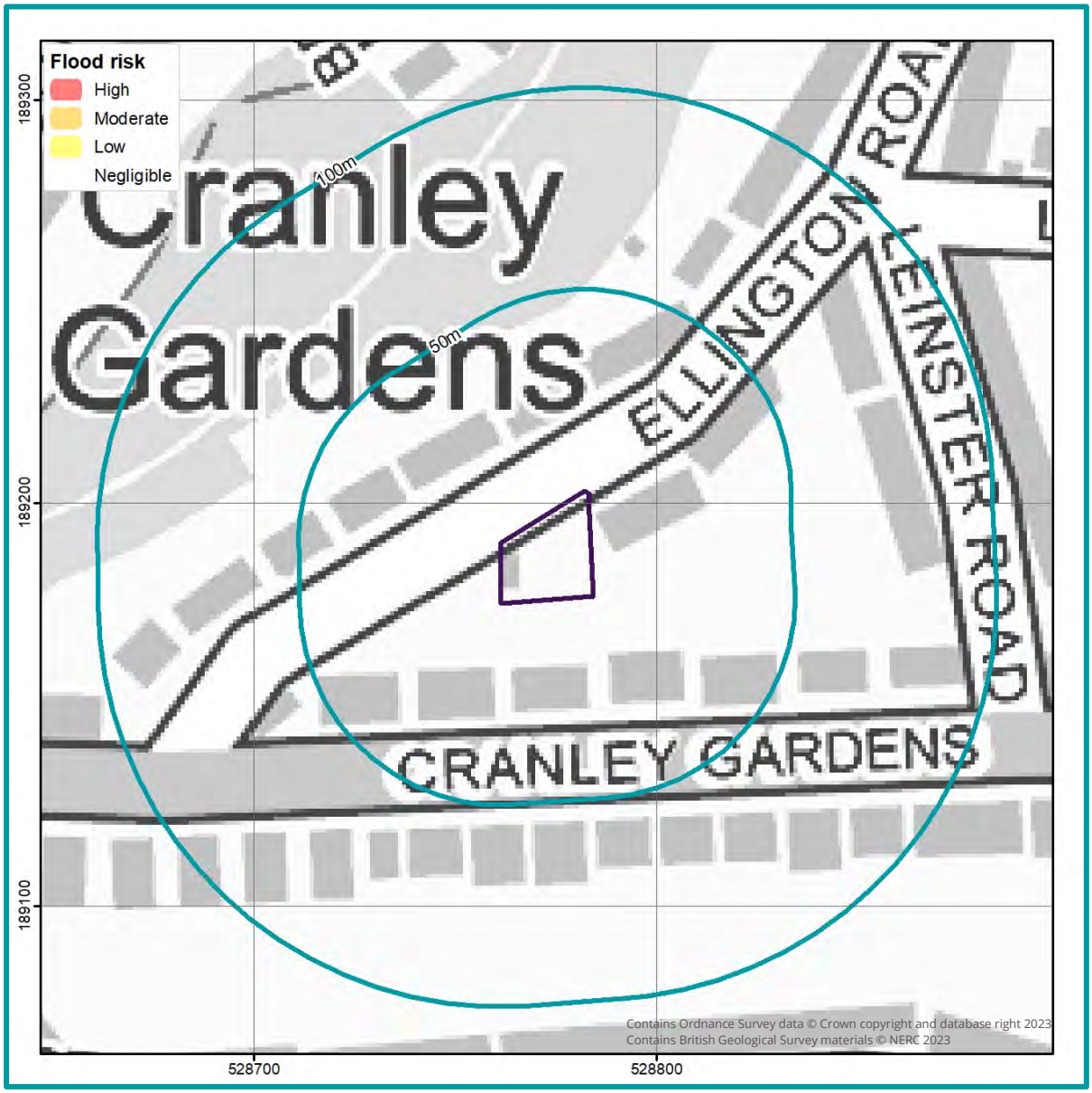


GeoSmart has undertaken an assessment of the risk of flooding from surface water (pluvial) sources within the vicinity of the Site using the EA's Risk of Flooding from Surface Water (RoFSW) mapping. The EA's mapping confirms the Site is considered to be at Very Low risk of surface water flooding.

Figure 9 shows the extent and depth of flooding during various return periods (3.3% - high risk to 0.1% - low risk events), this confirms there are no areas on the Site which would be affected by flooding up to and including the 1 in 1000 year event.

Further analysis could be undertaken by visiting the Site or by contacting the Local Council and the Environment Agency to confirm the pluvial flood risk, flood depths and velocities where applicable.

Figure 10. Groundwater flood risk (GW5) map (GeoSmart, 2023)



GeoSmart has undertaken an assessment of the risk of flooding from groundwater within the vicinity of the Site. GeoSmart's Groundwater Flood Risk Screening (GW5) map confirms the Site has a Negligible risk of groundwater flooding during a 1% annual probability (1 in 100 year) event.

4 Site context

Site information

The purpose of this report is to assess the potential for disposing of surface water through a Sustainable Drainage System (SuDS) for the site at Ellington Place, 10 Ellington Road, Muswell Hill, London, N10 3DG (the Site). The Site is located in a setting of residential use. The land surface slopes towards the south / south-east from c. 83.30 mAOD to c. 79.39 mAOD along the southern boundary (EA, 2023). Site plans and drawings are provided in Appendix A.

Development

The Site is occupied by a one and a half storey building to the front, whereas to the rear there are single storey buildings and a courtyard area. The ground floor of the front building is utilised mainly for storage, whilst the upper floor appears to be in use as a residential flat (use class: C3). The single storey buildings are utilised as small light-industrial or office units (use class: E). Development proposals comprise the construction of three, three-storey residential units and associated access and landscaping.

Geology, permeability and thickness

British Geological Survey (BGS) national superficial and bedrock geology mapping confirms the geological formations underlying the Site and each formation may have a range of permeability.

Table 3. Site Geology

Geology present on-Site		Potentially permeable?
Superficial geology (Figure 11)	None	N/A
Bedrock geology (Figure 12)	London Clay (LC)	X

The permeability of the underlying material at the Site shown within the BGS mapping is low; confirmation of the infiltration capacity is not considered to be required.

The BGS website was used to access ground information from the nearest borehole records to the Site. However, there were no boreholes located in the vicinity of the Site from which the underlying geology at the Site could be inferred.

Depth to groundwater

The SuDS system should be designed to operate in periods of extreme groundwater levels.

According to GeoSmart's Groundwater Flood Risk (GW5) map, shallow groundwater is unlikely to be an issue at the Site.

Relevant BGS borehole/trial pit records were not available within the vicinity of the Site.

Infiltration features are not proposed at the Site, given the anticipated low permeability of the underlying geology.

Figure 11. Superficial Geology (BGS, 2023)

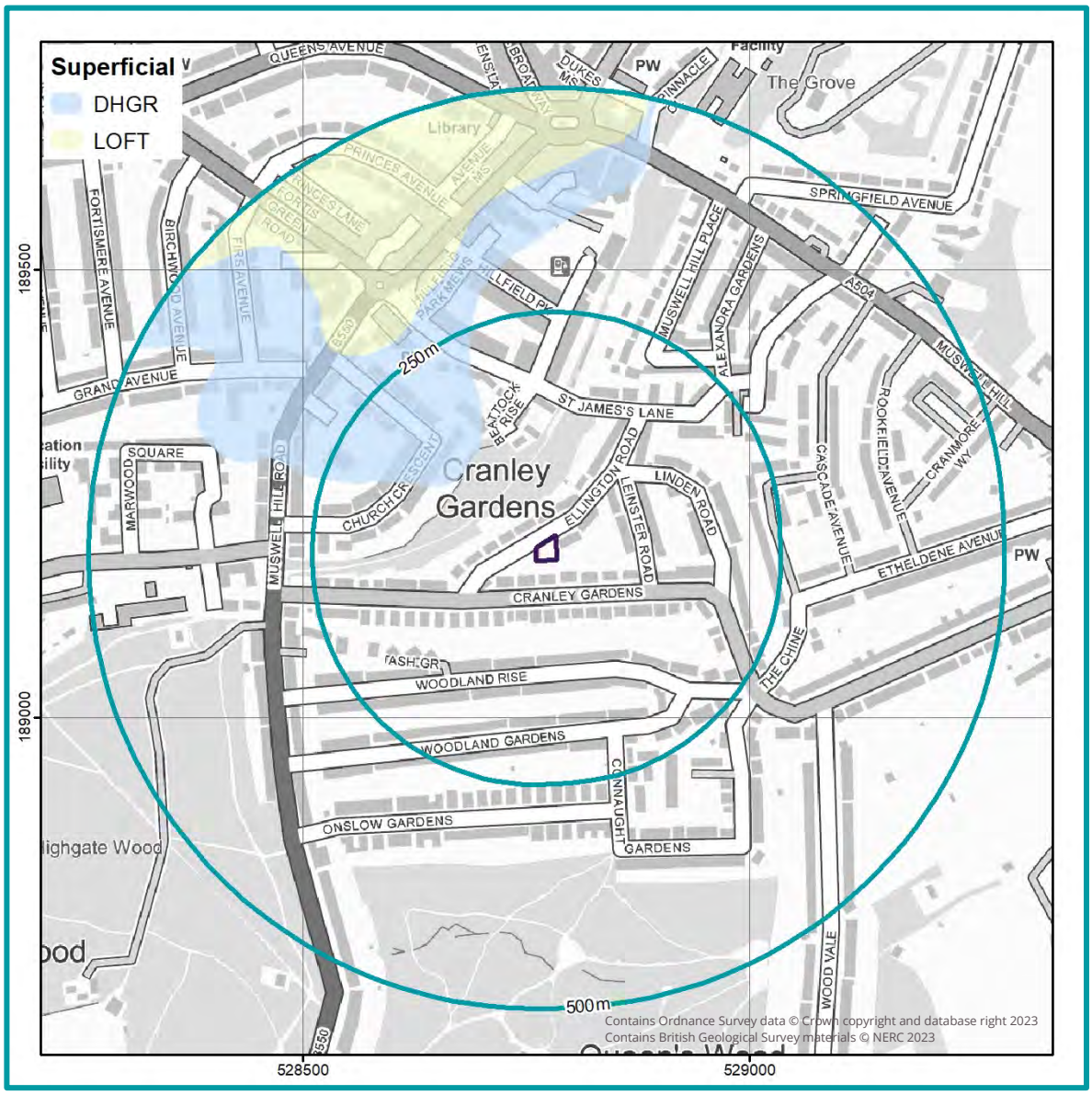
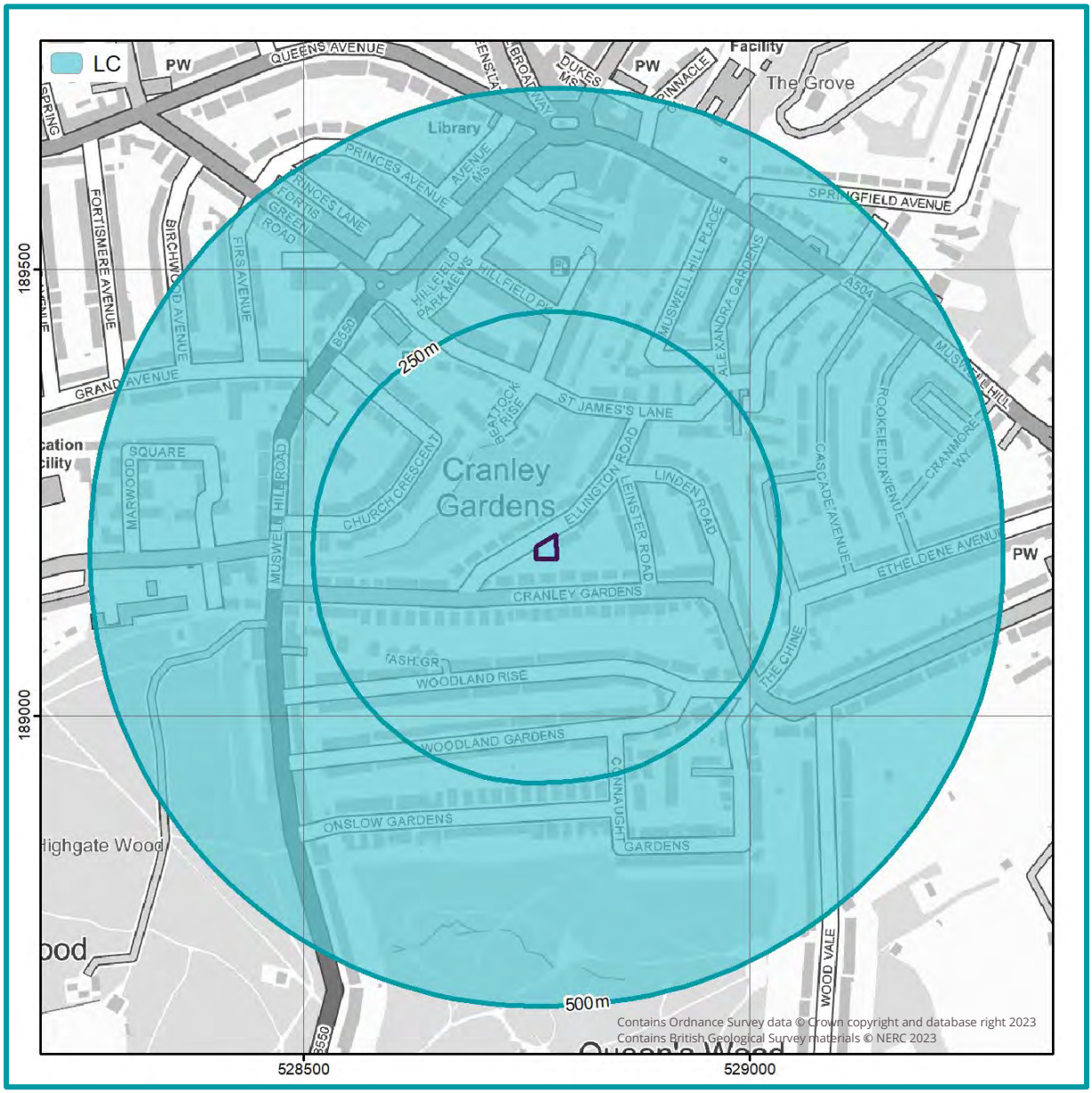


Figure 12. Bedrock Geology (BGS, 2023)



Ground conditions

Ground conditions at the Site have been confirmed by a recent ground investigation (AVZ GeoEng, 2022). The results of the ground investigation study confirm that the underlying geology at the Site is comprised of made ground to a depth of 2.3 – 4.3 mbgl, underlain by London Clay to an unknown depth. It was also confirmed that no groundwater was encountered during the investigation.

Infiltration SuDS features are not proposed at the Site, therefore a detailed investigation of the infiltration capacity of the underlying deposits is not required.

Water quality

As the Site does not lie within an SPZ and infiltration is not proposed, further assessment of historical land uses (and any associated contamination) in relation to sustainable drainage is not considered necessary.

5 National & local policy context

National Guidance

CIRIA SuDS Manual (C753) (2015)

A development should utilise sustainable drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1. Use infiltration techniques, such as porous surfaces in non-clay areas,
2. attenuate rainwater in ponds or open water features for gradual release,
3. attenuate rainwater by storing in tanks or sealed water features for gradual release,
4. discharge rainwater direct to a watercourse,
5. discharge rainwater to a surface water sewer / drain,
6. discharge rainwater to the combined sewer.

Defra - Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems (2015)

Peak Flow control

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

Volume control

Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event. The runoff volume must be discharged at a rate that does not adversely affect flood risk.

The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the Site for a 1 in 30 year rainfall event.

Ministry of Housing, Communities & Local Government – National Planning Practice Guidance: Flood risk assessments: climate change allowances (2022)

The peak rainfall intensity allowances section provides advice on the increased rainfall effects on river levels and land and urban drainage systems. As of May 2022, the applicable climate change allowance is defined by specific Management Catchment for the 1 in 30 (≥ 3.3% AEP) and 1 in 100 (< 3.3 to 1% AEP) year event.

As the Site is located within the London Management Catchment the following climate change allowances are applicable.

Table 4. London Management Catchment peak rainfall allowances

London Management Catchment	3.3% AEP Event		1% AEP Event	
	2050's	2070's	2050's	2070's
Central	20%	20%	20%	25%
Upper end	35%	35%	40%	40%

The drainage system should be designed to make sure there is no increase in the rate of runoff discharged from the Site for the upper end allowance.

Where on-Site flooding for the upper end allowance presents a significant flood hazard (for example, depths and velocities of surface water runoff cause a significant danger to people), you will need to take further mitigation measures to protect people and property (for example, raising finished floor levels). As a minimum, there should be no significant flood hazard to people from on-Site flooding for the central allowance.

Sub-national Drainage Policy

London Plan - Policy SI13 Sustainable drainage (2021)

Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed. Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

- Rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation);
- Rainwater infiltration to ground at or close to source;
- Rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens);

- Rainwater discharge direct to a watercourse (unless not appropriate);
- Controlled rainwater discharge to a surface water sewer or drain;
- Controlled rainwater discharge to a combined sewer.

Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

Development proposals should aim to get as close to greenfield run-off rates as possible depending on site conditions. The well-established drainage hierarchy set out in this policy helps to reduce the rate and volume of surface water run-off. Rainwater should be managed as close to the top of the hierarchy as possible. There should be a preference for green over grey features, and drainage by gravity over pumped systems. A blue roof is an attenuation tank at roof or podium level; the combination of a blue and green roof is particularly beneficial, as the attenuated water is used to irrigate the green roof.

For many sites, it may be appropriate to use more than one form of drainage, for example a proportion of rainwater can be managed by more sustainable methods, with residual rainwater managed lower down the hierarchy. In some cases, direct discharge into the watercourse is an appropriate approach, for example rainwater discharge into the tidal Thames or a dock. This should include suitable pollution prevention filtering measures, ideally by using soft engineering or green infrastructure. In addition, if direct discharge is to a watercourse where the outfall is likely to be affected by tide-locking, suitable storage should be designed into the system. However, in other cases direct discharge will not be appropriate, for example discharge into a small stream at the headwaters of a catchment, which may cause flooding. This will need to be assessed on a case-by-case basis, taking into account the location, scale and quality of the discharge and the receiving watercourse. The maintenance of identified drainage measures should also be considered in development proposals.

London Plan - Sustainable design and Construction SPG: Section 3.4.9 (2014)

Most developments have been able to achieve at least 50% attenuation of the site's (prior to re-development) surface water runoff at peak times. This is the minimum expectation from development proposals.

On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The only exceptions to this, where greater discharge rates may be acceptable, are where a pumped discharge would be required to meet the standards or where surface water drainage is to tidal waters and therefore would be able to discharge at unrestricted rates provided unacceptable scour would not result.

Discharge to surface water course/sewer

There may be situations where it is not appropriate to discharge at greenfield runoff rates. These include, for example, sites where the calculated greenfield runoff rate is extremely low and the final outfall of a piped system required to achieve this would be prone to blockage.

Local Policy

London Borough of Haringey Local SuDS Standards Handbook (2018)

SuDS Principles

LS1a Sustainable drainage systems are to be designed to control surface water run off close to where it falls as rainfall and mimic natural drainage as closely as possible in accordance with National Planning Practice Policy.

LS1b Proposals for SuDS must result in capture for reuse, discharge into the ground, to a surface water body or, where these are demonstrated to be not achievable, to the storm sewer or combined sewer where no storm sewer is available. The destination of runoff for proposed SuDS must be justified using a methodology acceptable to Haringey.

LS1c Storage and treatment of surface runoff should be provided through provision of a management train.

Peak flow control

LS2a For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

LS2b The design of the drainage system accounts for the likely impacts of climate change and potential changes in impermeable area over the design life of the development.

LS3a For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

LS3b Where Greenfield rates cannot be achieved Haringey request that 50% of the Greenfield runoff rate attenuation volume be provided and outflows controlled to Greenfield runoff rates.

LS3c For developments which were previously developed, the design of the drainage system accounts for the likely impacts of climate change and potential changes in impermeable area over the design life of the development.

Volume control

LS4 To ensure no increase in flood risk elsewhere, for greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in

100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.

LS5 To make provision for reduction in catchment floodrisk, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event. Haringey will seek to ensure that all means of volume reduction have been fully explored.

LS6 Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body in accordance with S4 or S5 above, the runoff volume must be discharged at a rate that does not adversely affect flood risk. Haringey will request this rate to be a maximum discharge rate of Qbar for the 1 in 100 year rainfall event with allowance made for climate change and application of urban creep where appropriate. Where development proposals do not meet these proposals Haringey will request that detailed hydraulic modelling be provided to demonstrate that there is no increased flood risk elsewhere in the receiving catchment.

Flood risk within the development

LS7 The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event.

LS8 The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

LS9a The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

LS9b SuDS design to ensure resilience to blockage and provide for exceedance. Drainage design proposals should be examined for the likelihood and consequences of any potential failure scenarios (e.g. structural failure, blockage of inlets or outlets, blockage of pipes, impediments along conveyance routes), and the associated flood risks reduced where possible. LS9c Where development proposals do not meet these proposals Haringey will request that detailed hydraulic modelling be provided to demonstrate the risk of flooding within the development is manageable and that there is no increased flood risk elsewhere in the receiving catchment.

Structural integrity

LS10 Components must be designed to ensure structural integrity of the drainage system and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

LS11 The materials, including products, components, fittings or naturally occurring materials, which are specified by the designer must be of a suitable nature and quality for their intended use.

Designing for maintenance considerations

LS12 Pumping should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity. Designs should ensure accordance with S1a before pumping is considered.

Construction

LS13 The mode of construction of any communication with an existing sewer or drainage system must be such that the making of the communication would not be prejudicial to the structural integrity and functionality of the sewerage or drainage system.

LS14 Damage to the drainage system resulting from associated construction activities must be minimised and must be rectified before the drainage system is considered to be completed.

Water Quality

LS15 For greenfield developments, the frequency of runoff from the development to any highway drain, sewer or surface water body should not be increased. The surface water runoff should be managed to prevent any discharge of surface water from the site for rainfall events less than 5mm in depth and prevent runoff from the first 5mm of rainfall for larger events. This should be achieved for the majority of all rainfall events that take throughout the year. S1a should be adhered to, otherwise the design should demonstrate that there is no runoff from 80% of rainfall events during summer events and 50% for winter rainfall events using time series rainfall hydraulic modelling analysis.

LS16 Where surface water is likely to be contaminated, effective management is required to reduce contaminant loads and concentrations in the runoff to acceptable levels, in order minimise the risk of pollution of receiving waterbodies and/or protect receiving sewers.

6 Storage, volume and peak flow rate

Suggested minimum and aspirational storage requirements for an attenuation SuDS scheme for the development footprint are set out below, with more detail provided in subsequent sections.

Table 5. Storage requirements at the proposed development Site (Discharge runoff to surface water sewer)

Attenuation scenario		Attenuation required (m^3)	Explanation	
Discharge runoff to surface water sewer	1 in 30 year	9.4	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 30 year (2 hour, Critical Storm Duration) event*. Flooding of the Site of 5.7 m^3 should be contained within permeable landscaped areas within the Site to ensure no flooding of internal areas during the 1 in 100 year storm event.	A further 9.7 m^3 should be managed within overland flow routes to ensure there is no increase in flood risk in all events up to the 1 in 100 year including 40% allowance for climate change.
	1 in 100 year	15.1	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (2 hour, Critical Storm Duration) event*.	
	1 in 100 year including 40% CC	24.8	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (3 hour, Critical Storm Duration) event including a 40% allowance for climate change*.	

*See Appendix B for associated runoff and discharge calculations. Discharge rates all restricted as close as possible to greenfield rates in their respective events.

Surface water runoff

An increase in impermeable area on-Site will result in greater rainfall runoff. Reduction in runoff will help mitigate flood risk both on and off-Site. Further information on the surface water runoff calculations is provided in Section 12 'Background Information'.

Guidance

The Non-Statutory Technical Guidance for SuDS (Defra, March 2015) states:

"Where reasonably practicable, for Greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the Greenfield runoff volume for the same event. Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the Greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event."

Table 6. Change in impermeable area associated with the development

Total Site area	478 m^2
Impermeable area (and as a percentage of the total area of the proposed development footprint of 478 m^2)	
Pre-development	Post-development
478 m^2 (100%)	352 m^2 (74%)
Impermeable land use: Storage / residential units, commercial units and courtyard Permeable land use: None	New impermeable land use: 233 m^2 residential units, 119 m^2 permeable paving* New permeable land use: 126 m^2 soft landscaping

*Please note, while these areas will be utilised for SuDS, for the calculations these areas will be classed as impermeable in order to assess the potential run-off volumes and rates for the Site post- development and the potential holding capability of the proposed SuDS features.

Guidance

"The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event' and 'flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development"

(Defra, March 2015, non-statutory guidance).

Peak discharge rates

The table below presents peak discharge rates for a range of storm events used to assess the impact of the proposed development and select the maximum permitted discharge rate. Further information on the calculation and control of peak discharge rates is provided in Section 12 'Background Information'.

Table 7. Peak discharge rates associated with the development

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates[1] (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.23	N/A	N/A	N/A
6 hour 1 in 1 year	0.19	0.59	0.51	-0.08
6 hour 1 in 10 year	0.37	1.02	0.88	-0.14
6 hour 1 in 30 year	0.51	1.40	1.21	-0.20
6 hour 1 in 100 year	0.72	1.94	1.67	-0.27
6 hour 1 in 100 year + 20% CC	N/A	N/A	2.00	0.06
6 hour 1 in 100 year + 40% CC	N/A	N/A	2.33	0.40

[1] Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the IoH124 method.

Relevant national, regional and local planning policy has been consulted in Section 5 to determine restrictions on runoff from previously developed and greenfield sites. In some cases, greenfield rates may be requested, but in practice it is difficult to restrict discharge rates at any one control point to less than 1 l/s, without increasing the risk of any potential blockages occurring in the drainage network.

Total discharge volumes

The table overleaf presents discharge volumes for a range of storm events used to assess the impact of the proposed development and calculate the required storage volumes. Further information on the calculation of total discharge volumes is provided in Section 11 'Methodology and Limitations'.

Table 8. Total discharge volumes associated with the development

Rainfall event	Greenfield runoff volume (m^3)	Existing runoff volume[2] (m^3)	Potential runoff volume without attenuation (m^3)	Potential minus existing (m^3)
QBAR	6.50	N/A	N/A	N/A
6 hour 1 in 1 year	6.04	12.84	11.05	-1.79
6 hour 1 in 10 year	10.71	22.10	19.10	-3.00
6 hour 1 in 30 year	14.23	30.27	26.04	-4.23
6 hour 1 in 100 year	19.67	41.85	36.01	-5.85
6 hour 1 in 100 year + 20% CC	N/A	N/A	43.21	1.35
6 hour 1 in 100 year + 40% CC	N/A	N/A	50.41	8.56

[2] Assumes 100% runoff from impermeable surfaces. Assumes Greenfield runoff from permeable surfaces calculated using the IoH124 method.

Critical storm duration and volume requirements

Storage volumes for a range of return periods including the 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change (40%) events have been calculated to assess the impact of the proposed development. The required storage volumes for attenuation features have been calculated for the critical storm durations, limited to a maximum discharge rate of 1 l/s.

Table 9. Critical Storm Duration and Attenuation volume requirements

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation volume required (m^3)
1 in 30 year	1	2	9.4
1 in 100 year	1	2	15.1
1 in 100 year including a 40% climate change	1	3	24.8

7 Runoff destination

Options for the destination for the runoff generated on-Site have been assessed in line with the prioritisation set out in the Building Regulations Part H document (HM Government, published in 2010 and updated in 2015) and Defra's Non-statutory Technical Standards for SuDS (2015).

Flow attenuation using infiltration SuDS (discharge to ground) is generally the preferred option. If discharge to ground is not available, runoff discharge to surface water is the other preferred method. Only if these two options are impractical should discharge to the sewer network be considered.

Discharge to ground

The Site has low potential for infiltration, with low permeability London Clay underlying the Site. It is noted that groundwater flood risk mapping suggests that shallow groundwater levels are unlikely to be an issue at the Site (See SuDS Infiltration Suitability Map (SD50)). In addition, there are no known issues identified relating to Site contamination or the presence of an SPZ.

However, given the anticipated low permeability of the underlying deposits, discharge to ground is not a suitable SuDS strategy for the proposed development.

Discharge to surface watercourse

A surface watercourse has not been identified within 100 m of the Site, hence discharging to surface water would require pipework to travel a significant distance across developed, third-party land. Therefore, discharging to a surface watercourse is not a suitable SuDS strategy for the proposed development.

Discharge to sewer

Discharge to sewer is likely to be the optimum sustainable drainage option for the new development. The nearest surface water sewer line is located within the highway of Ellington Road (directly to the north of the Site) and therefore connection to the existing sewer line should be achievable. As required, consultation with the local sewer undertaker should be undertaken. Discharge would have to be controlled and on-Site attenuation would still be required.

The topographic gradient on the Site falls relatively steeply across the southern end of the Site with a fall to the south, away from the existing drainage network along the main road. However, it should be feasible to drain the majority of the Site under gravity to the existing sewer network, although the installation of a pumping system may be required, depending upon the invert level of the surface water sewer line which is proposed for connection into.

8 Water quality

A key requirement of any SuDS system is that it protects the receiving water body from the risk of pollution. This can be effectively managed by an appropriate "train" or sequence of SuDS components that are connected in series. The frequent and short duration rainfall events are those that are most loaded with potential contaminants (silts, fines, heavy metals and various organic and inorganic contaminants). Therefore, the first 5-10 mm of rainfall (first flush) should be adequately treated with SuDS.

The minimum number of treatment stages will depend on the sensitivity of the receiving water body and the potential hazard associated with the proposed development SuDS Manual (CIRIA, 2015). The proposed development is a combination of very low (roof water) to low hazard (runoff from car parking and road). The Site does not lie within an SPZ and therefore additional treatment stages are not required.

Table 10. Level of hazard

Hazard	Source of hazard
Very Low	Residential roof drainage
Low	Residential, amenity uses including low usage car parking spaces and roads, other roof drainage.
Medium	Commercial, industrial uses including car parking spaces and roads (excluding low usage roads, trunk roads and motorways).
High	Areas used for handling and storage of chemicals and fuels, handling of storage and waste (incl. scrap-yards).

The recommended minimum number treatment stages suggested for the different runoff waters identified for the proposed development is highlighted in the table below.

Table 11. Minimum number of treatment stages for runoff

		Sensitivity of the receiving water body		
		Low	Medium	High
Hazard	Low	1	1	1
	Med	2	2	2
	High	3	3	3

9 Proposed SuDS strategy

Sustainable drainage systems

DEFRA's non-statutory requirements for SuDS require the below ground drainage systems to have the capacity to accommodate at least the 1 in 30 year event and to manage the 1 in 100 year event without flooding of on-site buildings and substations. All runoff should be managed on-Site though for the 1 in 100 year event, accounting for the maximum impacts of climate change to ensure flood risk is not increased to third-parties.

It is assumed that drainage from areas outside the development footprint will continue to use existing drainage arrangements.

A surface water drainage strategy (summarised in Section 2 of this report) includes the following SuDS features to intercept, attenuate and treat surface water runoff.

SuDS Strategy:

Infiltration to ground is not achievable at the Site, and water features were not identified or available, therefore, surface water runoff will be managed within SuDS features and discharged to the public sewer network.

Table 12. Proposed SuDS type, features, discharge location and rate restriction

SuDS type	Source control (interception) and attenuation SuDS.
SuDS features	Rainwater harvesting, permeable paving, attenuation tanks.
Discharge location	Public surface water sewer network.
Discharge rate	1 l/s.

Table 13. Proposed SuDS sizing (dimensions) and attenuation volumes

Rainwater Harvesting	To comply with London Plan policy, rainwater harvesting butts should be established for each proposed development. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the Preliminary SuDS schematic.
Permeable Paving	A 119 m^2 area of permeable paving (underlain with a Type 3 aggregate material) within the proposed access and patio areas to a depth of 0.5 m, with a 30% porosity, would result in c. 17.9 m^3 of attenuation.

Attenuation Tanks	Attenuation tanks located beneath the proposed paved patios at the rear of each residential unit, with a length of 3.2m, width of 2m and depth of 0.4m and a 95% void ratio, would result in 2.4 m^3 of attenuation each, giving a total storage of c 7.3 m^3.
Total Attenuation Provided	25.2 m^3
Total Attenuation Required	24.8 m^3
Freeboard Storage Provided	0.4 m^3

Rainwater harvesting

To comply with London Plan policy, a rainwater harvesting butt is proposed for each unit. The run-off from the proposed development roofs should be led into rainwater harvesting butts via rainwater downpipes and guttering to catch run-off from the extension roof. Overflow from the butts should be discharged into the storage system provided by the permeable paving.

Due to the relatively insignificant amounts of attenuation provided by rainwater harvesting tanks in this instance and the requirement to retain water for non-potable uses such garden maintenance, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the report.

As there is an issue with the storage capability of Rainwater Harvesting tanks, this method should have a fixed attenuation volume and a controlled outlet to discharge into the proposed SuDS feature. An overflow system will be required for implementation on the Site due to exceedance events (where the pumps fail or there is a blockage within the system / or the number of residents and subsequent water usage is reduced).

Roof run-off is generally less polluted than run-off from road surfaces but can still generate pollutants such as sediments. Pollutants would be captured by the collection and filtration system and, by reducing the volume of run-off generated from the Site. Primary screening devices are used to prevent leaves and other debris from entering the butt and first flush devises can be designed to divert the first part of the rainfall away from the main storage tank and can pick up most of the dirt, debris and contaminates that collect on a residential roof.

Permeable paving

Permeable Paving is proposed for access and patio areas to intercept runoff. Suitable aggregate materials (angular gravels with suitable grading as per CIRIA, 2015) will improve water quality due to their filtration capacity and usually work to a 30% porosity. A geotextile layer will be required for paving underlain by aggregate material to intercept silt/particles. Permeable pavements are multi-layered surfacing systems. The surface layer is constructed

out of permeable material allowing infiltration of water through gaps along its surface. A geomembrane isolates stored water from the surrounding soil, especially in contaminated areas and a geotextile layer prevents clogging and damage to the geo-cellular modules.

The geotextile layer works to intercept silt/particles flowing through the system via direct rainfall, or through vehicle use deposited onto the car park area and into the permeable paving. The majority of silt would be trapped within the top 30mm of the joining material between the paving blocks. Rainfall flowing into the permeable paving directly from the development roof/rainwater butts would not contain enough volumes of silt and or particles to cause blockage so will be fed directly into underlying porous substrate via rainwater pipes.

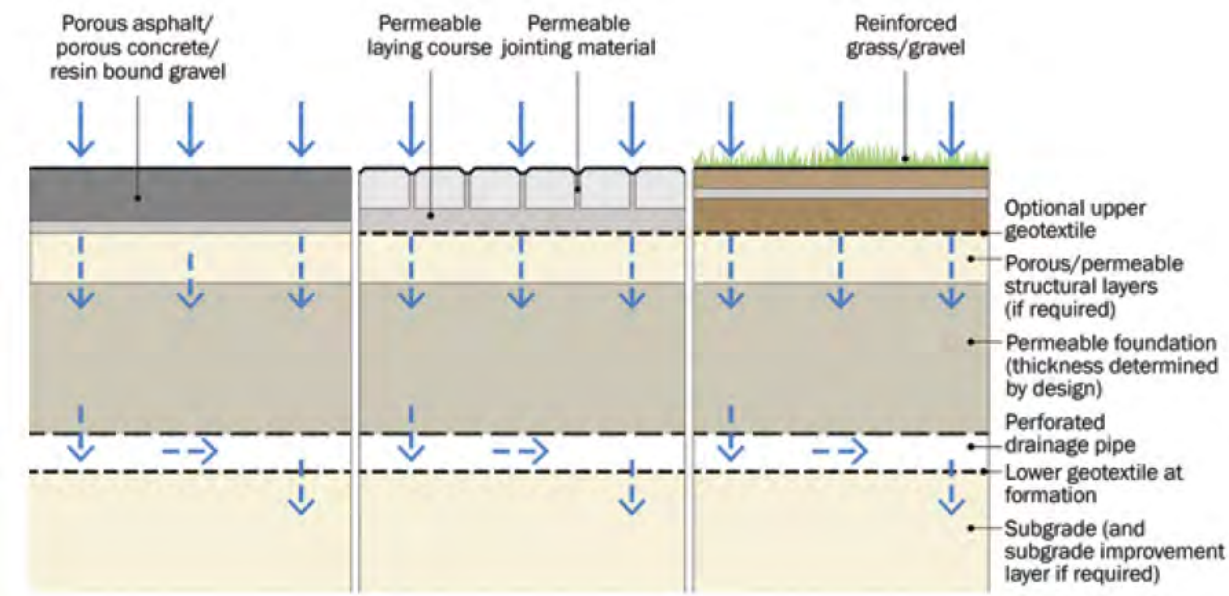


Figure 20.13 of the CIRIA SuDS Manual (C753) (2015)

Plastic geo-cellular systems could also be used, which can increase the void space and therefore storage but do not allow filtration unless they are combined with aggregate material and/or permeable geotextiles which could increase their storage potential by up to 20%. Geo-cellular modules also have the added advantage of reducing the amount of aggregate sub base required, thus keeping costs lower. Void systems, such as permavoids, have a void ratio of 95% (i.e. for every 1 m^3 there is 0.95 m^3 of space available for water storage), which has been factored into the storage capacity calculations.

Attenuation Tanks

Attenuation tanks are proposed to provide the storage required. Attenuation tanks provide a below-ground void space for use of temporary storage via controlled release. They can also be modified to suit specific characteristics of a site. DEFRA, 2015 states that the run-off volume from the development to drain to any sewer of surface water body in the 1 in 100 year rainfall event must be constrained to a value as close as is reasonably practical to the greenfield runoff volume for the same event but should never exceed the runoff volume from the development prior to redevelopment from the Site. Issues with attenuation tanks are the level of accessibility, lack of treatment performance and cost in comparison to surface systems.

Flow control devices and systems

Hydrobrake Flow control systems can be used to reduce the runoff rate from the Site. These are usually a device used for controlling water flow into a connecting feature, such as a sewer, to a specific attenuation performance. The design consists of an intake, a volute and an outlet and the configuration is critical to ensure discharge control. For drainage areas which are less than 3 ha, outlet throttle diameters would have to be small (<150mm diameter) to achieve outflow rates which could result in blockage. For most SuDS features, a flow control device will comprise a fixed orifice or a throttle such as a short pipe.

A Vortex Control is usually a self-activating vortex flow device which directs water into a volute to form a vortex. For the Site, rainwater down pipes from the development roof should drain directly into the attenuation feature to reduce infill from potential flood water.

Drainage protection devices

A non-return flap value is recommended for outflow pipes to reduce the risk of backflow from the channel/sewer during a large scale rainfall event.

Exceedance Flows

Exceedance flow routes are included within the proposed SuDS drainage layout. Where possible, exceedance flows should be directed away from buildings and into non-essential areas of the Site. The SuDS system recommended for the Site should provide enough storage that this method would only be utilised during a worst case scenario.

During an exceedance event, flows should also be directed into the nearest surface water sewer network. The SuDS system recommended for the Site provides enough storage that this method would only be utilised during a worst case scenario.

10 SuDS maintenance

Regular maintenance is essential to ensure effective operation of the SuDS features over the intended lifespan of the proposed development. The SuDS Manual (C753) (CIRIA, 2015) provides a maintenance schedule for SuDS with details of the necessary required actions as shown in the Table below.

Table 14. SuDS operation and recommended maintenance requirements

Asset type	Maintenance schedule (and frequency)
Rainwater Harvesting	Regular maintenance: • Inspection of tank for debris and sediment build up (annually and following poor performance). • Inspection of inlets, outlets, overflow areas, pumps and filters (annually and following poor performance). • Cleaning of tank, inlets, outlets, gutters, roof drain filters and withdrawal devices (annually or as required). Remedial actions: • Repair or overflow erosion damage or damage to tank and associated components (as required).
Permeable Paving	Regular maintenance: • Brushing and vacuuming (three times per year). • Trimming any roots and surrounding grass and weeds that may be causing blockages (annually or as required). Monitoring: • Initial inspection (monthly). • Inspect for poor performance and inspection chambers (annually).
Hydro-Brake Flow Control	Low amounts of maintenance required as there are no moving parts within the Hydro-Brake® Flow Control. • Initial monthly inspection at the manhole once the construction phase is over. If blockages occur they normally do so at the intake. Hydro-Brake® Flow Controls are fitted with a pivoting by-pass door, which allows the manhole chamber to be drained down should blockages occur. Inspection should be undertaken annually or when a storm event occurs.
Underground drainage pipe network	Regular maintenance: • Remove sediment and debris from pre-treatment devices and floor of inspection tube or chamber (annually).

Asset type	Maintenance schedule (and frequency)
	• Cleaning of gutters and any filters on downpipes (annually). • Trimming any roots that may be causing blockages (annually or as required). Monitoring: • Inspect silt traps and note rate of sediment accumulation (monthly in the first year and then annually).
Attenuation tanks / Geo-cellular storage	Regular maintenance: • Remove litter and debris from inlets and outlets (monthly). • Trimming any roots and surrounding grass blockages (as required). Monitoring: • Inspect inlets, outlets and overflows for blockages (monthly or after a heavy storm). • Inspect inlets and outlets for silt accumulation (half yearly). • Inspect infiltration surfaces for compaction and ponding (monthly).

Client checklist

A drainage strategy has been recommended as suitable on the basis of the information provided. Prior to installation of the Site drainage system it is recommended that the client carries out the following checks to confirm the development proposals. GeoSmart would be able to support with any updates required to the drainage scheme, please contact us and we would be happy to provide you with a proposal to undertake the work.

Table 15. Potential SuDS limitations

Conditions in Non-Statutory Technical Standards (Defra, 2015), limitations to infiltration SuDS	Do these conditions arise at the Site?
Is the surface runoff greater than the rate at which water can infiltrate into the ground?	
Is there an unacceptable risk of ground instability?	
Is there an unacceptable risk of mobilising contaminants?	
Is there an unacceptable risk of pollution to groundwater?	
Is there an unacceptable risk of groundwater flooding?	
Is the infiltration system going to create a high risk of groundwater leakage to the combined sewer?	

Table 16. SuDS design considerations

Confirm that potential flooding on-Site in excess of the design storm event and exceedance flow routes have been considered.	
Review options for the control of discharge rates (e.g. hydrobrake).	
Confirm the owners/adopters of the drainage system. Consider management options for multiple owners.	
Is there an unacceptable risk of pollution to groundwater?	
Review access and way leave requirements.	
Review maintenance requirements.	

Health and safety considerations for SuDS

GeoSmart reports may include outline strategies or designs to support with development plans. Any drawings or advice provided do not comprise any form of detailed design. Implementation of any conceptual scheme options may constitute 'Construction Work' as defined by CDM Regulations (2015).

The CDM Regulations place specific Health and Safety duties on those commissioning, planning and undertaking construction works. If you are uncertain what this means you should seek the advice of your architect, builder or other competent professional.

GeoSmart does not provide health and safety advisory services but we are required to advise you of your general responsibilities under CDM (visit http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/ for more information).

Please remember that detailed design work should be undertaken by a competent professional who might be your engineer, architect, builder or another competent party.

11 Methodology and limitations of study

This report assesses the feasibility of infiltration SuDS and alternative drainage strategies in support of the Site development process. From April 6th 2015 SuDS are regulated by Local Planning Authorities and will be required under law for major developments in all cases unless demonstrated to be inappropriate. What is considered appropriate in terms of costs and benefits by the Planning Authority will vary depending on local planning policy, and Site setting. The Lead Local Flood Authority will require information as a statutory consultee on major planning applications with surface water drainage implications. The National Planning Policy Framework requires that new developments in areas at risk of flooding should give priority to the use of SuDS and demonstrate that the proposed development does not increase flood risk downstream to third parties.

How was the suitability of SuDS estimated for the Site?

There are a range of SuDS options available to provide effective surface water management that intercept and store excess runoff. When considering these options, the destination of the runoff should be assessed using the order of preference outlined in the Building Regulations Part H document (HM Government, 2010) and Defra's National Standards for SuDS (2015):

1. Discharge to the ground;
2. Discharge to a surface water body;
3. Discharge to a surface water sewer;
4. Discharge to a local highway drain; and
5. Discharge to a combined sewer.

Data sets relating to each of the potential discharge options have been analysed to assess the feasibility of each option according to the hierarchy set out above. Hydrogeological characteristics for the Site are assessed in conjunction with the occurrence of SPZ's to assess infiltration suitability. The Site has been screened to determine whether flood risk from groundwater, surface water, fluvial or coastal sources may constrain SuDS. The distance to surface water bodies and sewers has been reviewed gauge whether these provide alternative options.

GeoSmart SuDS Infiltration Suitability Map (SD50)

The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the suitability for infiltration drainage in different parts of the Site and indicates where further assessment is recommended. In producing the SuDS Infiltration Suitability Map (SD50), GeoSmart used data from the British Geological Survey on groundwater levels, geology and permeability to screen

for areas where infiltration SuDS may be suitable. The map classifies areas into 3 categories of High, Medium and Low suitability for infiltration SuDS. This can then be used in conjunction with additional data on Site constraints to give recommendations for SuDS design and further investigation.

The primary constraint on infiltration potential is the minimum permeability of the underlying material and in some cases the range in permeability may be considerable, ranging down to low. The map classifies these areas as moderate infiltration suitability requiring further investigation. In cases where the thickness of the receiving permeable horizon is less than 1.5 meters then additional Site investigation is recommended. If the Site is at risk of groundwater flooding for up to the 1% annual occurrence the map classifies these areas as moderate infiltration suitability requiring further investigation.

The GeoSmart SuDS Infiltration Suitability Map (SD50) is a national screening tool for infiltration SuDS techniques but a Site specific assessment should be used before final detailed design is undertaken. Further information on the GeoSmart SuDS Infiltration Suitability Map (SD50) is available at geosmartinfo.co.uk

How is the suitability to discharge to sewers and watercourses calculated?

The suitability to discharge to discharge to sewers and watercourses has been calculated using the distance from the Site to both. For example, where the Site is within 50m of a surface water body. Discharge to surface water is potentially appropriate subject to land access arrangements and a feasibility assessment. Where the Site is within 50m of a sewer, discharge to sewer is potentially appropriate subject to land access arrangements and a feasibility assessment. The utility company should be contacted to agree connection feasibility and sewer capacity.

Further information relating to sewers available in the area can be found in Appendix C.

What is a Source Protection Zone?

The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which is occasionally applied. The zones are used to set up pollution prevention measures in areas which are at a higher risk. The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. Inner zone (Zone 1) is defined as the 50 day travel time from any point below the water table to the source (minimum radius of 50 metres). Outer zone (Zone 2) is defined by a 400 day travel time. Total catchment (Zone 3) is defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.

How was surface water runoff estimated from the Site?

In accordance with The SuDS Manual (C753) (CIRIA, 2015), the Greenfield runoff from the Site has been calculated using the IoH124 method and is assumed representative of the runoff generated on the undeveloped surfaces that are affected by the proposed development. The method used for calculating the runoff complies with the NPPF (MHCLG, 2021). For the impermeable surfaces, it has been assumed that 100% runoff will occur (calculations provided in Appendix B). Rainfall data is derived from the Flood Estimation Handbook (FEH), developed by NERC (2009). Only areas affected by the proposed development are considered in the flow and volume calculations. Permeable areas that remain unchanged are not included in the calculations as it is assumed these will not be actively drained and attenuated.

What is the peak discharge rate?

An estimation of peak runoff flow rate and volume is required to calculate infiltration, storage and discharge requirements. The peak discharge rate is the maximum flow rate at which surface water runoff leaves the Site during a particular storm event, without considering the impact of any mitigation such as storage, infiltration or flow control. Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. If all drainage is to infiltration there will be no discharge off-Site. Discharging all flow from Site at the existing 1 in 100 event would increase flood risk during smaller events. Flow restriction is generally required to limit the final discharge from Site during all events as a basic minimum to the green field QBAR rate. A more complex flow restriction which varies the final discharge rate from the Site depending on the storm event will reduce the volume of storage required on-Site. Drainage to infiltration SuDS is subtracted from the total discharge off-Site to achieve a beneficial net affect.

What is the total discharge volume?

The total discharge volume is calculated on the basis of the surface water runoff that has the potential to leave the Site as a result of the assumed 6 hour duration design storm event. The runoff is related to the underlying soil conditions, impermeable cover, rainfall intensity and duration of the storm event. The total volume generated by the current Site is compared to the potential total volume from the developed Site (not taking into consideration any mitigation). The difference provides the minimum total volume that will need to be stored and infiltrated on-Site or released at a controlled rate. Guidance indicates that the total discharge volume should never exceed the runoff volume from the development Site prior to redevelopment for that event and should be as close as is reasonably practicable to the Greenfield runoff volume.

12 Background SuDS information

SuDS control surface water runoff close to where it falls. SuDS are designed to replicate, as closely as possible, the natural drainage from the Site before development to ensure that the flood risk downstream does not increase as a result of the Site being developed, and that the Site will have satisfactory drainage under current and likely future climatic conditions. SuDS provide opportunities to reduce the causes and impacts of flooding; remove pollutants from urban runoff at source; and combine water management with green space with benefits for amenity, recreation and wildlife. Government planning policy and planning decisions now include a presumption in favour of SuDS being used for all development Sites, unless they can be shown to be inappropriate.

For general information on SuDS see our website: http://geosmartinfo.co.uk/

Infiltration SuDS

Government policy for England is to introduce sustainable drainage systems (SuDS) via conditions in planning approvals. Guidance indicates that capturing rainfall runoff on-Site and infiltrating it into the ground (infiltration SuDS) is the preferred method for managing surface water without increasing flood risk downstream.

The greatest benefit to general flood risk is if all runoff is infiltrated on-Site, however, this may not be feasible due to physical and economic constraints in which case infiltration may be considered as a part of an integrated drainage solution. The final design capacity for an infiltration SuDS system depends on the Site constraints and the requirements of the individual Planning Authority and the Lead Local Flood Authority.

The capacity of the ground to receive infiltration depends on the nature, thickness and permeability of the underlying material and the depth to the high groundwater table. The final proportion of the Site drained by infiltration will depend on topography, outfall levels and a suitable drainage gradient. It is important to note that, even if the whole Site cannot be drained by infiltration, the use of partial infiltration is encouraged, with the remainder of runoff discharged via other SuDS systems.

Types of infiltration SuDS

Infiltration components include infiltration trenches, soakaways, swales and infiltration basins without outlets, rain gardens and permeable pavements. These are used to capture surface water runoff and allow it to infiltrate (soak) and filter through to the subsoil layer, before returning it to the water table below.

An infiltration trench is usually filled with permeable granular material and is designed to promote infiltration of surface water to the ground. An infiltration basin is a dry basin or depression designed to promote infiltration of surface water runoff into the ground. Soakaways are the most common type of infiltration device in the UK where drainage is often connected to over-sized square or rectangular, rubble-filled voids sited beneath lawns.

According to the guidance in Building Research Establishment (BRE) Digest 365 (2016) a soakaway must be able to discharge 50% of the runoff generated during a 1 in 10 year storm event within 24 hours in readiness for subsequent storm flow. This is the basic threshold criteria for a soakaway design and the internal surface area of the proposed soakaway design options should be calculated on this basis by taking into account the soil infiltration rate for the Site.

Developers need to ensure their design takes account of the construction, operation and maintenance requirements of both surface and subsurface components, allowing for any machinery access required.

SuDS maintenance and adoption

Regular maintenance is essential to ensure effective operation of the soakaway(s) over the intended lifespan of the proposed development. A maintenance schedule for SuDS is required. Sewerage undertakers or Local Authorities may adopt SuDS and will require maintenance issues to be dealt with in accordance with their Management Plan. If the SuDS will not be adopted other provision is required with associated financial implications. Maintenance is a long-term obligation requiring the upkeep of all elements of the SuDS, including mechanical components (e.g. pumps), as well as inspections, regular maintenance and repair.

Additional background SuDS information can be found on our website: http://geosmartinfo.co.uk/

13 Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products			
✓	Additional assessment: FloodSmart Report		The FloodSmart Report range provides clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at a Site. Our consultants assess available data to determine the level of risk based on professional judgement and years of experience. Please contact info@geosmartinfo.co.uk for further information.
✓	Additional assessment: EnviroSmart Report		Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

14 References and glossary

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Glossary

General terms

Attenuation	Reduction of peak flow and increased duration of a flow event.
Combined sewer	A sewer designed to carry foul sewage and surface water in the same pipe.
Detention basin	A vegetated depression, normally is dry except after storm events, constructed to store water temporarily to attenuate flows. May allow infiltration of water to the ground.
Evapotranspiration	The process by which the Earth's surface or soil loses moisture by evaporation of water and by uptake and then transpiration from plants.
FEH	Flood Estimation Handbook, produced by Centre for Ecology and Hydrology, Wallingford (formerly the Institute of Hydrology).
Filter drain or trench	A linear drain consisting of a trench filled with a permeable material, often with a perforated pipe in the base of the trench to assist drainage, to store and conduct water, but may also be designed to permit infiltration.
First flush	The initial runoff from a site or catchment following the start of a rainfall event. As runoff travels over a catchment it will collect or dissolve pollutants, and the "first flush" portion of the flow may be the most contaminated as a result. This is especially the case for intense storms and in small or more uniform catchments. In larger or more complex catchments pollution.
Flood plain	Land adjacent to a watercourse that would be subject to repeated flooding under natural conditions (see Environment Agency's Policy and practice for the protection of flood plains for a fuller definition).
Greenfield runoff	This is the surface water runoff regime from a site before development, or the existing site conditions for brownfield redevelopment sites.
Impermeable surface	An artificial non-porous surface that generates a surface water runoff after rainfall.
Permeability	A measure of the ease with which a fluid can flow through a porous medium. It depends on the physical properties of the medium, for example grain size, porosity and pore shape.

Runoff	Water flow over the ground surface to the drainage system. This occurs if the ground is impermeable, is saturated or if rainfall is particularly intense.
Sewerage undertaker	This is a collective term relating to the statutory undertaking of water companies that are responsible for sewerage and sewage disposal including surface water from roofs and yards of premises.
Soakaway	A subsurface structure into which surface water is conveyed to allow infiltration into the ground.
Treatment	Improving the quality of water by physical, chemical and/or biological means.

The terms included in this glossary have been taken from CIRIA (2015) guidance.

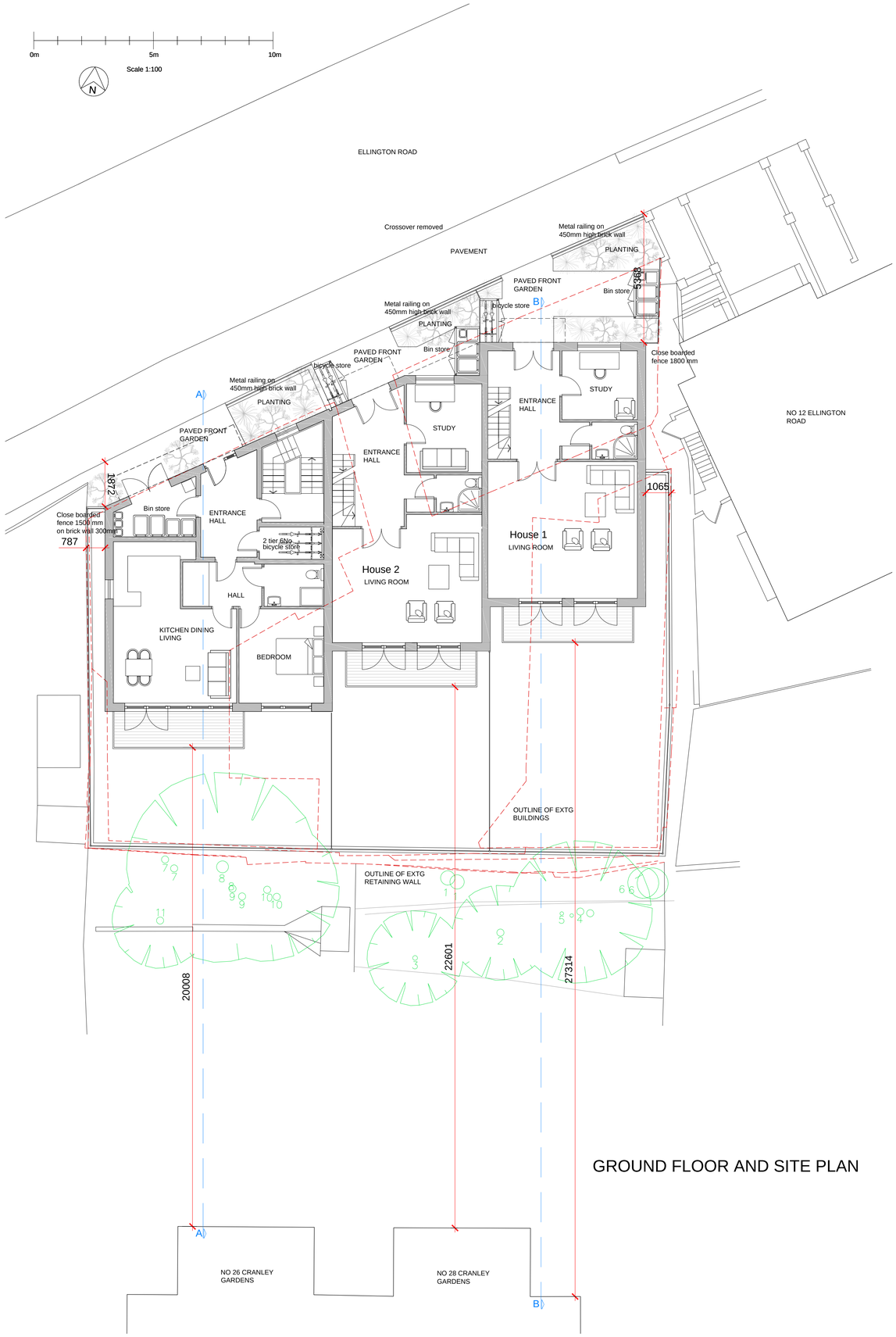
Data Sources

Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2023 BlueSky copyright and database rights 2023
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2023 Ordnance Survey data © Crown copyright and database right 2023
Flood Risk (RoFRS/Pluvial/Surface Water Features/SPZ)	Environment Agency copyright and database rights 2023 Ordnance Survey data © Crown copyright and database right 2023
Flood Risk (Groundwater) and SuDS infiltration suitability (SD50)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2023) Contains British Geological Survey materials © NERC 2023 Ordnance Survey data © Crown copyright and database right 2023
Sewer Location	Contains Ordnance Survey data © Crown copyright and database right 2023 Contains Thames Water Sewer Asset Location Search data 2023
Topographic Data	OS LiDAR/EA Contains Ordnance Survey data © Crown copyright and database right 2023 Environment Agency copyright and database rights 2023

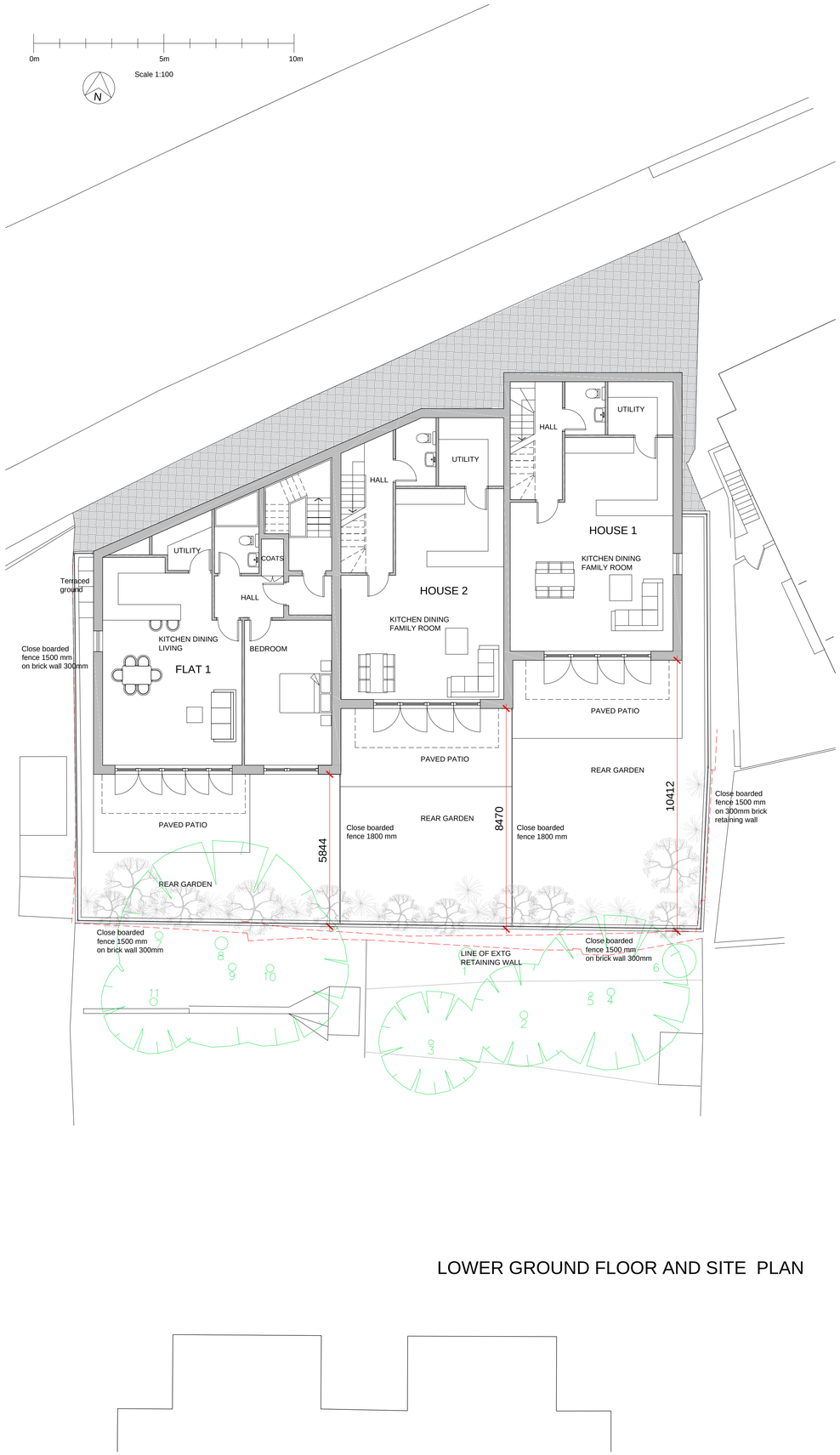
15 Appendices

Appendix A

Site plans



GROUND FLOOR AND SITE PLAN



LOWER GROUND FLOOR AND SITE PLAN

NOTE
This drawing is copyright.
~~Do not scale, use~~ figured dimensions only.
The contractor is to check all dimensions on site before commencement of the works.
Discrepancies must be reported immediately to the architect before proceeding.

PLANNING

REV	DATE.	DESCRIPTION.	CHK.

jane duncan architects+ interiors

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CLIENT
CLARKE PROPERTY GROUP

ADDRESS
10 ELLINGTON ROAD LONDON N10 3DG

PROJECT
RESIDENTIAL DEVELOPMENT

DRAWING TITLE
PROPOSED SITE & FLOOR PLANS

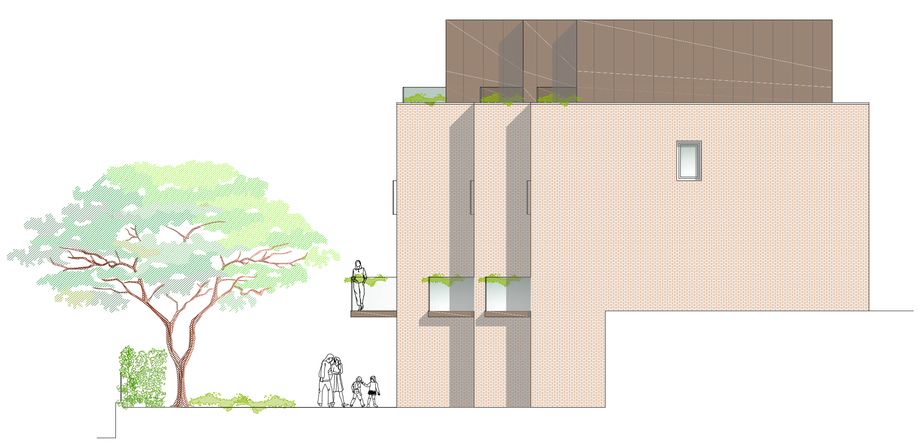
DRAWING NO. CER 209 PL 100
REV.

SCALE	DATE	DRAWN	CHECKED
1:100@A1	FEB 2023	ADB	

Front Elevation
Scale 1:100@A1

Flank Elevation West
Scale 1:100@A1

Rear Elevation
Scale 1:100@A1



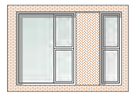
Flank Elevation East
Scale 1:100@A1

NOTE
This drawing is copyright.
~~Do not scale, use~~ figured dimensions only.
The contractor is to check all dimensions on site before commencement of the works.
Discrepancies must be reported immediately to the architect before proceeding.

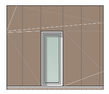
PLANNING

REV	DATE.	DESCRIPTION.	CHK.

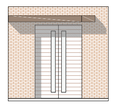
MATERIALS KEY



Brick wall
Powder coated metal windows
Herringbone brick panel between windows



Powder coated metal cladding
Powder coated metal windows
Powder coated metal trim to brick walls



Stained timber doors
Powder coated metal canopy
Brick walls

Powder coated metal balcony with glass balustrade
Brick walls

Side Windows
Powder coated metal with frosted glass, bottom hung

jane duncan
architects+
interiors

The Old Warehouse
Chalfont Station Road
Little Chalfont, Amersham
Bucks HP7 9PN

+44 (0)1494 766 999
info@janeduncanarchitects.co.uk
janeduncanarchitects.co.uk

CLIENT
CLARKE PROPERTY GROUP

ADDRESS
10 ELLINGTON ROAD LONDON N10 3DG

PROJECT
RESIDENTIAL DEVELOPMENT

DRAWING TITLE
PROPOSED ELEVATIONS

DRAWING NO. CER 209 PL 130
REV.

SCALE	DATE	DRAWN	CHECKED
1:100@A1	JAN 2023	ADB	

Street View - With Landscaping

Aerial Street View

Aerial Rear View

Aerial Rear View - With Landscaping

NOTE
This drawing is copyright.
~~Do not scale, use~~ figured dimensions only.
The contractor is to check all dimensions on site before commencement of the works.
Discrepancies must be reported immediately to the architect before proceeding.

PLANNING

REV	DATE.	DESCRIPTION.	CHK.

jane duncan
architects+
interiors

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CLIENT
CLARKE PROPERTY GROUP

ADDRESS
10 ELLINGTON ROAD LONDON N10 3DG

PROJECT
RESIDENTIAL DEVELOPMENT

DRAWING TITLE
PROPOSED 3D MODEL VIEWS

DRAWING NO. CER 209 PL 140
REV.

SCALE	DATE	DRAWN	CHECKED
No Scale	MAR 2023	ADB	

GeoSmart Information

Appendix B

Rainfall runoff calculations

Greenfield Site Run-Off Calculations usng the IoH124 method

Greenfield peak run-off rate (QBAR):

Parameters	Input	Units	Comments
Area	50	ha	mimimum 50ha
SAAR	689	mm	FEH CD ROM (NERC, 2009)
SPR	0.47	N/A	Soil run-off coefficient
Region	6	N/A	Region on Hydrological area map

QBAR

$$Q_{BAR(rural)} = 1.08AREA^{0.89}SAAR^{1.17}SPR^{2.17}$$

Where:

$Q_{BAR(rural)}$	is the mean annual flood (a return period of 2.3 years) in l/s
AREA	is the area of the catchment in km² (minimum of 0.5km²)
SAAR	is the standard average rainfall for the period 1941 to 1970 in mm
SPR	is the soil run-off coefficient

$Q_{BAR(rural)}$ can be factored by the UK Flood Studies Report regional growth curves to produce peak flood flows for any return period.

$Q_{BAR(rural)}$	=	236.96	l/s for 50ha site
Divided by 50 to scale down	=	4.74	l/s/ha
Actual Area of the entire Site	=	0.05	ha

Return Periods (Growth curves obtained from DEFRA report)

Return Period		Growth Factor	l/s/ha	Peak site run-off rate (l/s)
1	**$Q_{BAR(rural)}$ x**	**0.85**	**4.03**	**0.193**
2	$Q_{BAR(rural)}$ x	0.88	4.17	0.20
5	$Q_{BAR(rural)}$ x	1.28	6.07	0.29
10	$Q_{BAR(rural)}$ x	1.62	7.68	0.37
25	$Q_{BAR(rural)}$ x	2.14	10.14	0.48
30	**$Q_{BAR(rural)}$ x**	**2.24**	**10.62**	**0.507**
50	$Q_{BAR(rural)}$ x	2.62	12.42	0.59
100	**$Q_{BAR(rural)}$ x**	**3.19**	**15.12**	**0.72**
200	$Q_{BAR(rural)}$ x	3.86	18.29	0.87

Greenfield total run-off volume:

= actual area of the entire site x SPR x 6 hour rainfall depth

Return Period	6 hour rainfall (mm) from FEH CD-ROM	Area (ha)	SPR	Total run-off (m^3)
2.3 (QBAR)	28.95	0.05	0.47	6.5
1	26.87	0.05	0.47	6.0
10	47.69	0.05	0.47	10.7
30	63.33	0.05	0.47	14.2
100	87.56	0.05	0.47	19.7

Developed site run-off calculation sheet

1 in 1 year

Proposed impermeable area	0.035	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	9.46	m^3
Total volume for 6 hour event inc CC	13.24	m^3
Total volume for 6 hour event exc CC	9.46	m^3

Duration	Rainfall 1 yr event	Run-off rate 1 yr event	Run-off rate 1 yr +cc event
hours	mm	m^3	m^3
0.25	7.57	2.66	3.73
0.5	9.59	3.38	4.73
0.75	10.69	3.76	5.27
1	11.59	4.08	5.71
2	17.42	6.13	8.58
3	21.00	7.39	10.35
4	23.52	8.28	11.59
5	25.39	8.94	12.51
6	26.87	9.46	13.24
8	29.10	10.24	14.34
10	30.77	10.83	15.16
12	32.10	11.30	15.82
16	34.17	12.03	16.84
20	35.77	12.59	17.63
24	37.13	13.07	18.30
28	38.37	13.51	18.91
32	39.53	13.91	19.48
36	40.63	14.30	20.02
40	41.67	14.67	20.53
44	42.67	15.02	21.03
48	43.64	15.36	21.51

1 in 30 year

Proposed impermeable area	0.035	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	22.29	m^3
Total volume for 6 hour event inc CC	31.21	m^3
Total volume for 6 hour event exc CC	22.29	m^3

Duration	Rainfall 30 yr event	Run-off volume 30 yr event	Run-off volume 30 yr +cc event	Outflow at 1 l/s	inflow from rain	Diff (storage required)
hours	mm	m^3	m^3			
0.25	23.76	8.36	11.71	0.90	8.36	7.46
0.5	30.21	10.63	14.89	1.80	10.63	8.83
0.75	34.08	12.00	16.79	2.70	12.00	9.30
1	36.75	12.94	18.11	3.60	12.94	9.34
2	47.12	16.59	23.22	7.20	16.59	9.39
3	53.32	18.77	26.28	10.80	18.77	7.97
4	57.63	20.29	28.40	14.40	20.29	5.89
5	60.82	21.41	29.97	18.00	21.41	3.41
6	63.33	22.29	31.21	21.60	22.29	0.69
8	66.99	23.58	33.01	28.80	23.58	-5.22
10	69.67	24.52	34.33	36.00	24.52	-11.48
12	71.78	25.27	35.37	43.20	25.27	-17.93
16	75.02	26.41	36.97	57.60	26.41	-31.19
20	77.46	27.27	38.17	72.00	27.27	-44.73
24	79.46	27.97	39.16	86.40	27.97	-58.43
28	81.19	28.58	40.01	100.80	28.58	-72.22
32	82.76	29.13	40.78	115.20	29.13	-86.07
36	84.20	29.64	41.49	129.60	29.64	-99.96
40	85.55	30.11	42.16	144.00	30.11	-113.89
44	86.83	30.56	42.79	158.40	30.56	-127.84
48	88.05	30.99	43.39	172.80	30.99	-141.81

1 in 100 year

Proposed impermeable area	0.035	ha
CC Factor	40%	
Total volume for surfaces during 6 hour event	30.82	m^3
Total volume for 6 hour event inc CC	43.15	m^3
Total volume for 6 hour event exc CC	30.82	m^3

Duration	Rainfall 100 yr event	Run-off volume 100 yr event	Run-off volume 100 yr +cc event	Outflow at 1 l/s	inflow from rain	100yr Scenario Diff (storage required)	CC Scenario Diff (storage required)
hours	mm	m^3	m^3				
0.25	31.50	11.09	15.52	0.90	15.52	10.19	14.62
0.5	40.40	14.22	19.91	1.80	19.91	12.42	18.11
0.75	45.52	16.02	22.43	2.70	22.43	13.32	19.73
1	49.22	17.33	24.26	3.60	24.26	13.73	20.66
2	63.30	22.28	31.19	7.20	31.19	15.08	23.99
3	72.33	25.46	35.64	10.80	35.64	14.66	24.84
4	78.81	27.74	38.84	14.40	38.84	13.34	24.44
5	83.69	29.46	41.24	18.00	41.24	11.46	23.24
6	87.56	30.82	43.15	21.60	43.15	9.22	21.55
8	93.38	32.87	46.02	28.80	46.02	4.07	17.22
10	97.57	34.34	48.08	36.00	48.08	-1.66	12.08
12	100.76	35.47	49.65	43.20	49.65	-7.73	6.45
16	105.29	37.06	51.89	57.60	51.89	-20.54	-5.71
20	108.43	38.17	53.43	72.00	53.43	-33.83	-18.57
24	110.80	39.00	54.60	86.40	54.60	-47.40	-31.80
28	112.62	39.64	55.50	100.80	55.50	-61.16	-45.30
32	114.16	40.18	56.26	115.20	56.26	-75.02	-58.94
36	115.52	40.66	56.93	129.60	56.93	-88.94	-72.67
40	116.74	41.09	57.53	144.00	57.53	-102.91	-86.47
44	117.86	41.49	58.08	158.40	58.08	-116.91	-100.32
48	118.89	41.85	58.59	172.80	58.59	-130.95	-114.21

GeoSmart Information

Appendix C

Thames Water Sewer Asset Location Search

Asset location search

Property Searches

GeoSmart Information Ltd
1st Floor,Old Bank Buildings,S Old Bank Buildings

SHREWSBURY
SY1 1HU

Search address supplied 10
Ellington Road
London
N10 3DG

Your reference 79287

Our reference ALS/ALS Standard/2023_4823558

Search date 5 May 2023

Notification of Price Changes

From 1st April 2023 Thames water Property Searches will be increasing the prices of its CON29DW, CommercialDW Drainage & Water Enquiries and Asset Location Searches. Historically costs would rise in line with RPI but as this currently sits at 14.2%, we are capping it at 10%.

Customers will be emailed with the new prices by January 1st 2023.

Any orders received with a higher payment prior to the 1st April 2023 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk

Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW

searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk

0800 009 4540

Asset location search

Property Searches

Search address supplied: 10, Ellington Road, London, N10 3DG

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This searchprovides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2023_4823558

The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528773,189189

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
821A	n/a	n/a
8205	n/a	n/a
8206	n/a	n/a
8204	78.62	75.37
8203	78.56	76.27
8202	81.97	76.69
8201A	81.82	77.47
71VX	n/a	n/a
8110	69.41	64.84
81XW	n/a	n/a
81WX	n/a	n/a
81XV	n/a	n/a
81WW	n/a	n/a
81XT	n/a	n/a
81WS	n/a	n/a
8105	66.03	n/a
81XS	n/a	n/a
81WR	n/a	n/a
6102	79.98	75.15
7106	n/a	n/a
711A	n/a	n/a
7103	74.34	70.44
7104	74.02	68.98
711B	n/a	n/a
711D	n/a	n/a
711C	n/a	n/a
7101	83.17	75.46
7102	83.13	76.21
7105	73.09	n/a
71XP	n/a	n/a
711E	n/a	n/a
71WQ	n/a	n/a
71WZ	n/a	n/a
711H	n/a	n/a
71WP	n/a	n/a
711F	n/a	n/a
71WY	n/a	n/a
711G	n/a	n/a
71VZ	n/a	n/a
7204	n/a	n/a
7203	n/a	n/a
711I	n/a	n/a
7201	83.03	76.26
7202	82.87	77.01
71WX	n/a	n/a
6103	78.32	73.9
6104	78.21	73.71
611D	n/a	n/a
6101A	80.06	74.39

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Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

Storm Sewer

Sludge Sewer

Foul Trunk Sewer

Surface Trunk Sewer

Combined Trunk Sewer

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Vacuum

Thames Water Proposed

Vent Pipe

Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

Sewer

Culverted Watercourse

Proposed

Decommissioned Sewer

Content of this drainage network is currently unknown

Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

Air Valve

Meter

Dam Chase

Vent

Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

Ancillary

Drop Pipe

Control Valve

Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

Inlet

Outfall

Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

Change of Characteristic Indicator

Public / Private Pumping Station

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Chamber

Operational Site

Ducts or Crossings

Casement

Ducts may contain high voltage cables. Please check with Thames Water.

Conduit Bridge

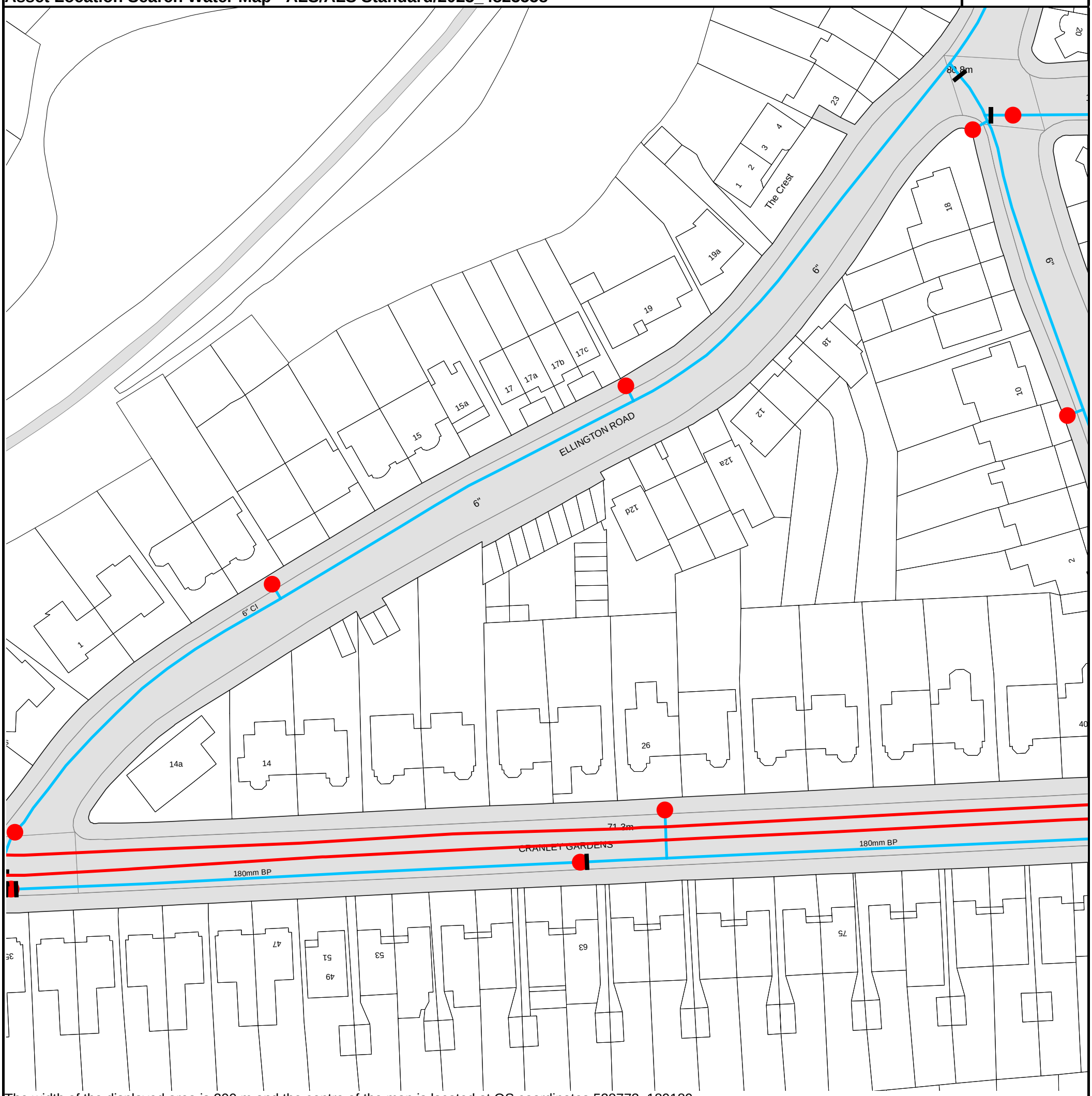
Subway

Tunnel

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plan are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters.
Text next to a manhole indicates the manhole reference number and should not be taken as a measurement.
If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Asset Location Search Water Map - ALS/ALS Standard/2023_4823558



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 528773, 189189.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3.6')
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Casement: Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment within 14 days of the date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service or will be held to be invalid.
4. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
5. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
6. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

If you are unhappy with our service, you can speak to your original goods or customer service provider. If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager for resolution who will provide you with a response.

If you are still dissatisfied with our final response, and in certain circumstances such as you are buying a residential property or commercial property within certain parameters, The Property Ombudsman will investigate your case and give an independent view. The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience because of your search not keeping to the Code. Further information can be obtained by visiting www.tpos.co.uk or by sending an email to admin@tpos.co.uk.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0300 034 2222 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	**BACS Payment**	**Telephone Banking**
Please Call **0800 009 4540** quoting your invoice number starting CBA or ADS	Account number **90478703** Sort code **60-00-01** A remittance advice must be sent to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.** or email **ps.billing@thameswater.co.uk**	By calling your bank and quoting: Account number **90478703** Sort code **60-00-01** and your invoice number

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see http://geosmartinfo.co.uk/terms-conditions

Further information

Information on confidence levels and ways to improve this report can be provided for any location on written request to info@geosmart.co.uk or via our website. Updates to our model are ongoing and additional information is being collated from several sources to improve the database and allow increased confidence in the findings. Further information on groundwater levels and flooding are being incorporated in the model to enable improved accuracy to be achieved in future versions of the map. Please contact us if you would like to join our User Group and help with feedback on infiltration SuDS and mapping suggestion.

GeoSmart Information

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 9-11, 1st Floor, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

GeoSmart Information

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Martin Lucass

Commercial Director

GeoSmart Information Limited

Suite 9-11, 1st Floor,

Old Bank Buildings,

Bellstone, Shrewsbury, SY1 1HU

Tel: 01743 298 100

martinlucass@geosmartinfo.co.uk

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Terms and conditions can be found on our website:

http://geosmartinfo.co.uk/terms-conditions/

CDM regulations can be found on our website:

http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/