

DESIGN NOTE



001 – Hydraulic Calculations

JOB NO:
G9000-24

DATE:
13/03/2026

PROJECT TITLE:
Lawrence Road, Tottenham

BY:
Elizabeth Broussard

Overview

This design note presents the hydraulic modelling results to satisfy the Surface Water Drainage planning condition.

01 Hydraulic Modelling Results

InfoDrainage software has been used in the analysis of this design. Comprehensive hydraulic calculations assessed over both 7-day and 24-hour durations are provided. InfoDrainage does not calculate the 1-in-1 storm event, therefore the 1-in-2 storm event has been presented along with the 1-in-30-year storm event and the 1-in-100-year storm event, including 40% climate change allowance.

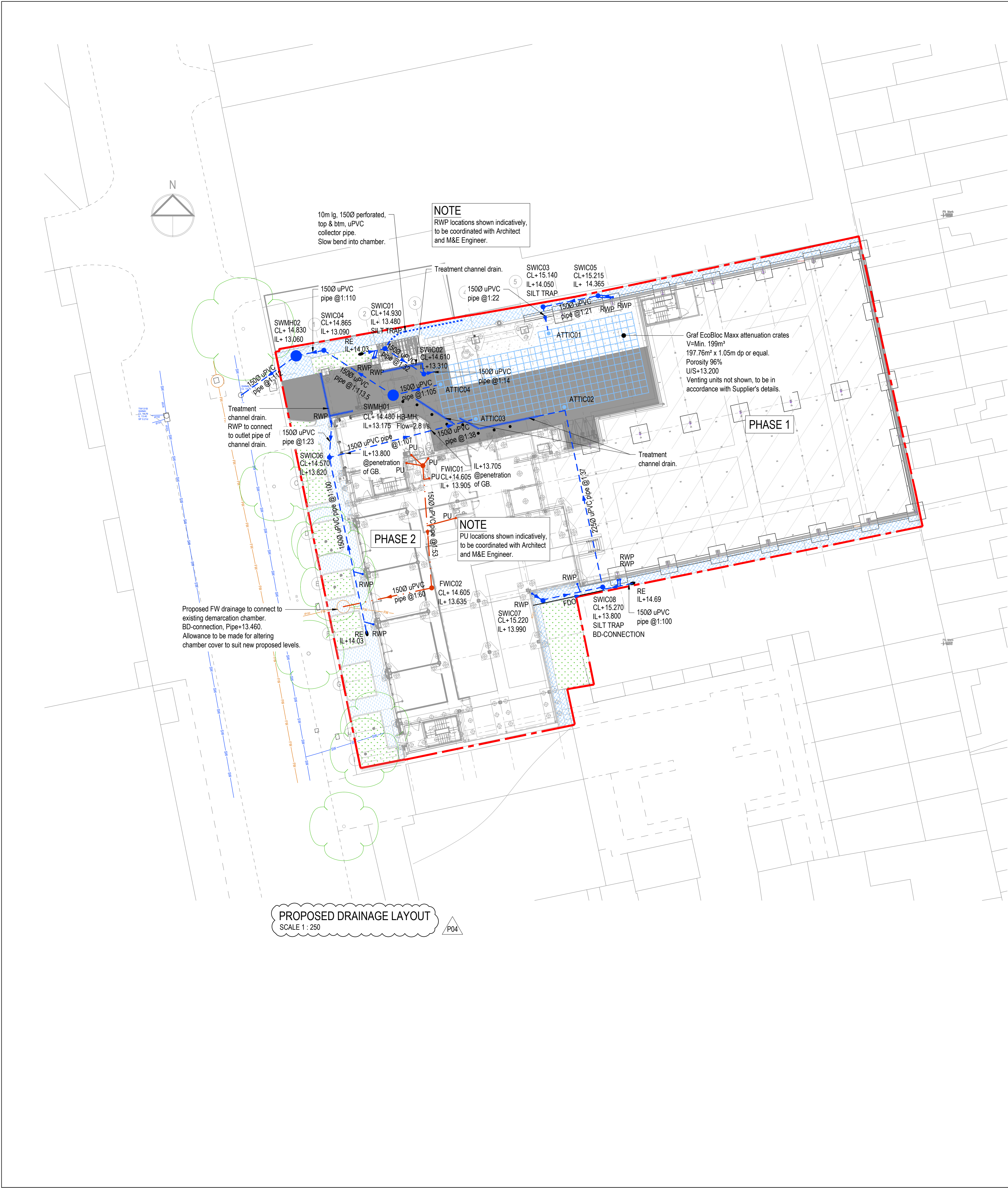
Drawing G09000-24-WRD-EX-ZZ-DR-C-50001-PO4_DrainageLayout is included for cross-referencing the hydraulic calculations.

02 FEH Rainfall Data

For the calculations above, FEH rainfall datasets have been used as as seen on page 6/15 of the calculations.

03 Thames Water

Thames Water have confirmed that they will accept the proposed discharge rate of 2.8 l/s into their surface water sewer in Lawrence Road. Please refer to the attached confirmation letter.



LOCATION PLAN
OSGB: E:533187; N:189333
SCALE 1 : 2500

DRAINAGE STRATEGY - NOTES

SURFACE WATER DRAINAGE
Manage surface water discharge sustainably & at source, using SuDS to control quality & quantity of run-off.

TREATMENT
Green roof designed to comply with Simple Index Approach to mitigate against highest potential Pollution Hazard Indices (Commercial Roofing).

ATTENUATION
Surface water flow from Phase 2 to be limited to greenfield rate = 1.2 l/s via hydrobrake manhole.
Circa 90 m3 of surface water attenuation foreseen to suit planning/local flood authority statutory requirements provided by attenuation crates.

Surface water attenuation storage volumes to be verified during the Detailed Design stage.

DRAINAGE - NOTES

- GENERAL NOTES**
- All WRDg drawings to be read in conjunction with relevant / Architect's / Landscape Architect's / M&E's drawings and specifications.
 - Drawing to be read in colour.
 - 3rd Party Topographical Information provided by IMK Surveys, dated October 2025.
 - GPR Survey carried out by SVSG Ltd., dated May 2025.
 - Existing Site drainage pipeworks & structure locations based on GPR Survey information.
 - CCTV Survey of existing drainage within Lawrence Road carried out by Eilford Drainage Solutions, dated September 2025.
 - Further CCTV work has been instructed and drawing to be updated upon receipt of new information.
 - Indicated services does not exclude potential additional services within the Site. Contractor to carry out additional surveys to establish presence.
 - All new drainage to comply with Local Authority and best practice guidance.
 - Drainage design requirements subject to change following Thames Water approval.
 - Connection to existing Thames Water assets, subject to statutory approval.
 - Drainage layout is subject to agreement with Thames Water approval and local Authorities.

- EXISTING DRAINAGE**
- All existing sewer levels to be confirmed on Site prior to commencement of drainage installation.
 - Invert level (IL) & depth of existing manhole (MH) to be provided to WRDg at the earliest opportunity to check against current drainage proposal. Information to be conveyed to the Engineer for final design check prior to installation.
 - Contractor to liaise with local Authorities and Thames Water to obtain and submit required forms at appropriate stages of the project.

- PROPOSED DRAINAGE - BELOW GROUND**
- All new internal drainage runs / tails to be 1100 uPVC pipes, UNO.
 - Pipe diameters of primary lines are subject to detailed design, and may change during design development.
 - Ensure no new sewer change in direction exceeds 90°.
 - INTERNAL INSTALLATIONS** - All internal foul manholes, PPICs and rodding eyes to be double sealed.
 - SVPs, gullies and RWPs to be fitted with suitable vertical or horizontal rodding points at base. Finishes to allow for non-intrusive access points.
 - All levels shown are indicative and subject to change during design development.
 - All proposed Cover Levels (CL) are approximate and should match finished ground level.

- PROPOSED DRAINAGE - ABOVE GROUND**
- For above drainage refer to M&E Engineer's drawings.
 - All pop-ups (PU) & RWPs are to be confirmed by Architect and M&E Engineer, to allow underground sewer branches to be finalised.
 - All pop-ups (PU) & RWPs are shown indicatively. Setting-out by Architect's and M&E Engineer's drawings.

LEGEND

- Ex.FWMH/IC Denotes existing foul sewer pipework with associated chamber.
- Ex.SWMH/IC Denotes existing surface water pipework with associated chamber.
- Denotes proposed foul sewer pipework - Private.
- Denotes proposed surface water pipework - Private.
- FWMH01 Denotes proposed foul sewer manhole chamber - Private.
- FWIC01 Denotes proposed foul sewer PP inspection chamber.
- PU Denotes proposed Pop-Up location.
- SWMH01 Denotes proposed surface water manhole chamber - Private.
- SWIC01 Denotes proposed surface water PP inspection chamber.
- RWP Denotes proposed Rain Water Pipe location.
- RE Denotes proposed rodding eye location.
- Denotes proposed channel drain.
- Denotes proposed fin drain outlet.
- Denotes proposed permeable asphalt footway surface.
- Denotes proposed permeable asphalt footway surface - Infiltration.
- Denotes proposed attenuation crates extent with proprietary Inspection Chamber. IC requirement subject to Suppliers detail's and installation guidelines.
- ATTIC01

DRAWING REFERENCES

For Proposed Hardstanding Layout, refer to drg G09000-24-WRD-EX-ZZ-DR-C-33001.

For Proposed Drainage Details, Sheet 01, refer to drg G09000-24-WRD-EX-ZZ-DR-C-50011.

For Proposed Drainage Details, Sheet 02, refer to drg G09000-24-WRD-EX-ZZ-DR-C-50012.

For Proposed Drainage Details, Sheet 03, refer to drg G09000-24-WRD-EX-ZZ-DR-C-50013.

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT CONTACT PROJECT ENGINEER.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
- ALL LEVELS AND COORDINATES ARE IN METRES REFERENCED TO BRITISH NATIONAL GRID (OSGB 1936)
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE AND IS RESPONSIBLE FOR ACCURATE SETTING OUT.
- THE CONTRACTOR IS TO CONFIRM THE EXISTING BOUNDARY AND SITE STRUCTURES ETC. PRIOR TO COMMENCING THE WORKS AND IMMEDIATELY INFORM THE SUPERVISING OFFICER SHOULD THESE BE AT VARIANCE WITH THE ASSUMPTIONS SHOWN ON THE DRAWING.

ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE VERIFIED BY THE ARCHITECT PRIOR TO FABRICATION / MANUFACTURE / CONSTRUCTION

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

THE DESIGNS ON THIS DRAWING ARE PREPARED WITH CONSIDERATION OF THE NEED TO IDENTIFY HAZARDS AND GIVE REGARD TO THEIR ELIMINATION OR MINIMISATION. REFERENCE MUST BE MADE TO HEALTH AND SAFETY INFORMATION PREPARED BY THE PRINCIPAL DESIGNER.

P04	ISSUE FOR X28 TENDER. DRAINAGE SCHEME & LEGEND REVISED.	06.03.2026	JA	EB
P03	ISSUE FOR X28 TENDER. UPDATES MADE IN LINE WITH SITE LAYOUT CHANGES. LEGEND REVISED.	19.11.2025	JA	AMP
P02	ISSUE FOR WORK IN PROGRESS.	31.10.25	JA	EB
P01	ISSUE FOR INFORMATION.	30.10.25	JA	EB
ISSUE	DETAILS	DATE	BY	CHK

STATUS:

TENDER

Will Rudd

Will Rudd Davidson (Glasgow) Ltd
Consulting Civil & Structural Engineers
100 Brunswick St
Glasgow G1 1TF
T: 0141 248 4866
E: glasgow@ruddconsult
www.ruddconsult.com

CLIENT:
STOREX SELF STORAGE

PROJECT TITLE:
STOREX SELF STORAGE LAWRENCE ROAD, TOTTENHAM

DRG TITLE:
PROPOSED DRAINAGE LAYOUT

DRAWN BY:	JA	DATE DRAWN:	29/10/2025
CHECKED BY:	EB	DATE CHECKED:	30/10/2025
SCALES:	1:250	SHEET SIZE:	A1
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER			REV:
G09000-24 - WRD - EX - ZZ - DR - C - 50001			P04

Project: STOREX Self Storage Lawrence Road Tottenham	Date: 06/03/2026		
	Designed by: EB	Checked by:	Approved By:
Report Details: Type: Inflows Storm Phase: SURFACE WATER NETWORK	Will Rudd Davidson: 100 Brunswick Street Glasgow		



Existing Roof South

Type : Catchment Area

Area (ha)	0.07
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Existing Roof North

Type : Catchment Area

Area (ha)	0.064
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Extension Roof East

Type : Catchment Area

Area (ha)	0.031
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Extension Roof West

Type : Catchment Area

Area (ha)	0.037
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

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	Will Rudd Davidson: 100 Brunswick Street Glasgow			



Extension Roof North

Type : Catchment Area

Area (ha)	0.036
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Hardstanding North

Type : Catchment Area

Area (ha)	0.015
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100



Hardstanding West

Type : Catchment Area

Area (ha)	0.015
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Dynamic Sizing

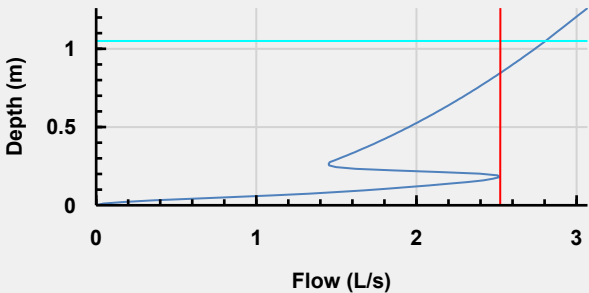
Runoff Method	Time of Concentration
Summer Volumetric Runoff	0.750
Winter Volumetric Runoff	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Junctions Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			

Inlets

Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
SWIC06	Inlet	Hardstanding West 4.000 (1)	(None)	No Restriction
SWMH01	Inlet	1.002	(None)	No Restriction
SWMH02	Inlet	1.004	(None)	No Restriction
SWIC04	Inlet	1.003	(None)	No Restriction
SWIC01	Inlet	Hardstanding North Extension Roof North	(None)	No Restriction
SWIC02	Inlet	1.000	(None)	No Restriction
SWIC03	Inlet	2.000	(None)	No Restriction
SWIC05	Inlet	Existing Roof North	(None)	No Restriction
SWIC08	Inlet	3.000 3.002	(None)	No Restriction
SWIC07	Inlet	Extension Roof East	(None)	No Restriction
RE01	Inlet	Existing Roof South	(None)	No Restriction
Ex.MH1304	Inlet	1.005	(None)	No Restriction
Simple Junction	Inlet	4.000 Extension Roof West	(None)	No Restriction

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
RE02	Outlet	4.000	Free Discharge
SWIC06	Outlet	4.001	Free Discharge
SWMH01	Outlet	1.003	Hydro-Brake®
	Invert Level (m)	13.175	
	Design Depth (m)	1.050	
	Design Flow (L/s)	2.8	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☐	
	Unit Reference	CHE-0075-2800-1050-2800	
			
SWMH02	Outlet	1.005	Free Discharge
SWIC04	Outlet	1.004	Free Discharge
SWIC01	Outlet	1.000	Free Discharge
SWIC02	Outlet	1.001	Free Discharge
SWIC03	Outlet	2.001	Free Discharge
SWIC05	Outlet	2.000	Free Discharge
SWIC08	Outlet	3.001	Free Discharge
SWIC07	Outlet	3.000	Free Discharge
RE01	Outlet	3.002	Free Discharge
Simple Junction	Outlet	4.000 (1)	Free Discharge

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Stormwater Controls Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



Cellular Storage (1)

Type : Cellular Storage

Dimensions

Exceedance Level (m)	14.580
Depth (m)	1.050
Base Level (m)	13.200
Number of Crates Long	22
Number of Crates Wide	14
Number of Crates High	3
Porosity (%)	96
Crate Length (m)	0.8
Crate Width (m)	0.8
Crate Height (m)	0.35
Total Volume (m³)	199.027

Inlets

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	2.001
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (2)

Inlet Type	Point Inflow
Incoming Item(s)	1.001
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	4.001
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	3.001
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	1.002
Outlet Type	Free Discharge

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Network Design Criteria Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			

Flow Options

Peak Flow Calculation	(UK) Modified Rational Method
Min. Time of Entry (mins)	5
Max. Travel Time (mins)	30

Pipe Options

Lock Slope Options	None
Design Options	Minimise Excavation
Design Level	Level Soffits
Min. Cover Depth (m)	1.200
Min. Slope (1:X)	500.00
Max. Slope (1:X)	40.00
Min. Velocity (m/s)	1.0
Max. Velocity (m/s)	3.0
Use Flow Restriction	☐
Reduce Channel Depths	☐

Manhole Options

Apply Offset	☐
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Project: STOREX Self Storage Lawrence Road Tottenham	Date: 06/03/2026			
Report Details: Type: Rainfall Analysis Criteria	Designed by: EB <table border="1"> <tr> <td>Checked by:</td> <td>Approved By:</td> </tr> </table>		Checked by:	Approved By:
Checked by:	Approved By:			
	Will Rudd Davidson: 100 Brunswick Street Glasgow			

Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Default
Urban Creep	Apply Global Value
Urban Creep Global Value (%)	0
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall		
FEH		Type: FEH
Site Location	GB 533187 189365 TQ 33187 89365	
Rainfall Version	2022	
Summer	☒	
Winter	☒	

Return Period

Return Period (years)	Increase Rainfall (%)
2.0	40.000
30.0	40.000
100.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
240	480
360	720
480	960
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Inflows Summary Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



FEH: 2 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Existing Roof South	FEH: 2 years: +40 %: 15 mins: Winter	0.07	16.2	7.491
Existing Roof North	FEH: 2 years: +40 %: 15 mins: Winter	0.06	14.8	6.843
Extension Roof East	FEH: 2 years: +40 %: 15 mins: Winter	0.03	7.1	3.279
Extension Roof West	FEH: 2 years: +40 %: 15 mins: Winter	0.04	8.6	3.972
Extension Roof North	FEH: 2 years: +40 %: 15 mins: Winter	0.04	8.3	3.822
Hardstanding North	FEH: 2 years: +40 %: 15 mins: Winter	0.01	3.4	1.563
Hardstanding West	FEH: 2 years: +40 %: 15 mins: Winter	0.02	3.5	1.596

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FEH: 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Existing Roof South	FEH: 30 years: +40 %: 15 mins: Winter	0.07	40.6	18.748
Existing Roof North	FEH: 30 years: +40 %: 15 mins: Winter	0.06	37.1	17.139
Extension Roof East	FEH: 30 years: +40 %: 15 mins: Winter	0.03	17.8	8.214
Extension Roof West	FEH: 30 years: +40 %: 15 mins: Winter	0.04	21.5	9.946
Extension Roof North	FEH: 30 years: +40 %: 15 mins: Winter	0.04	20.7	9.574
Hardstanding North	FEH: 30 years: +40 %: 15 mins: Winter	0.01	8.5	3.915
Hardstanding West	FEH: 30 years: +40 %: 15 mins: Winter	0.02	8.7	3.999

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		Will Rudd Davidson: 100 Brunswick Street Glasgow			



FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Existing Roof South	FEH: 100 years: +40 %: 15 mins: Winter	0.07	52.7	24.451
Existing Roof North	FEH: 100 years: +40 %: 15 mins: Winter	0.06	48.1	22.355
Extension Roof East	FEH: 100 years: +40 %: 15 mins: Winter	0.03	23.1	10.711
Extension Roof West	FEH: 100 years: +40 %: 15 mins: Winter	0.04	27.9	12.969
Extension Roof North	FEH: 100 years: +40 %: 15 mins: Winter	0.04	26.9	12.485
Hardstanding North	FEH: 100 years: +40 %: 15 mins: Winter	0.01	11.0	5.111
Hardstanding West	FEH: 100 years: +40 %: 15 mins: Winter	0.02	11.2	5.216

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FEH: 2 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RE02	FEH: 2 years: +40 %: 15 mins: Winter	14.57 0	14.03 0	14.033	0.003	0.1	0.000	0.000	0.0	0.003	OK
SWIC06	FEH: 2 years: +40 %: 15 mins: Winter	14.57 0	13.82 0	13.902	0.082	11.8	0.013	0.000	11.3	5.560	OK
SWMH01	FEH: 2 years: +40 %: 360 mins: Winter	14.48 0	13.17 5	13.545	0.370	2.6	0.418	0.000	2.5	65.442	Surcharged
SWMH02	FEH: 2 years: +40 %: 960 mins: Winter	14.83 0	13.06 0	13.101	0.041	2.5	0.046	0.000	2.5	106.903	OK
SWIC04	FEH: 2 years: +40 %: 960 mins: Winter	14.86 5	13.09 0	13.133	0.043	2.5	0.007	0.000	2.5	106.906	OK
SWIC01	FEH: 2 years: +40 %: 15 mins: Winter	14.93 0	13.48 0	13.550	0.070	11.7	0.011	0.000	11.5	5.382	OK
SWIC02	FEH: 2 years: +40 %: 360 mins: Winter	14.61 0	13.31 0	13.545	0.235	2.0	0.037	0.000	2.0	17.297	Surcharged
SWIC03	FEH: 2 years: +40 %: 15 mins: Winter	15.14 0	14.05 0	14.127	0.077	14.7	0.012	0.000	14.5	6.839	OK
SWIC05	FEH: 2 years: +40 %: 15 mins: Winter	15.21 5	14.36 5	14.434	0.069	14.8	0.011	0.000	14.7	6.841	OK
SWIC08	FEH: 2 years: +40 %: 15 mins: Winter	15.27 0	13.80 0	13.892	0.092	22.8	0.015	0.000	22.2	10.647	OK
SWIC07	FEH: 2 years: +40 %: 15 mins: Winter	15.22 0	13.99 0	14.042	0.052	7.1	0.008	0.000	7.0	3.277	OK
RE01	FEH: 2 years: +40 %: 15 mins: Winter	15.26 0	14.69 0	14.819	0.129	16.2	0.021	0.000	15.8	7.488	OK
Ex.MH1304	FEH: 2 years: +40 %: 960 mins: Winter	14.69 0	12.99 0	13.029	0.039	2.5	0.000	0.000	2.5	106.903	OK
Simple Junction	FEH: 2 years: +40 %: 15 mins: Winter		13.95 7	14.034	0.077	8.6			8.3	3.972	OK

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		Approved By:		
		Will Rudd Davidson: 100 Brunswick Street Glasgow		



FEH: 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RE02	FEH: 30 years: +40 %: 15 mins: Winter	14.570	14.030	14.207	0.177	2.3	0.028	0.000	0.1	0.281	Surcharged
SWIC06	FEH: 30 years: +40 %: 15 mins: Winter	14.570	13.820	14.063	0.243	25.5	0.039	0.000	24.0	13.941	Surcharged
SWMH01	FEH: 30 years: +40 %: 360 mins: Winter	14.480	13.175	13.976	0.801	2.6	0.906	0.000	2.5	84.010	Surcharged
SWMH02	FEH: 30 years: +40 %: 960 mins: Summer	14.830	13.060	13.101	0.041	2.5	0.046	0.000	2.5	184.393	OK
SWIC04	FEH: 30 years: +40 %: 960 mins: Summer	14.865	13.090	13.133	0.043	2.5	0.007	0.000	2.5	184.419	OK
SWIC01	FEH: 30 years: +40 %: 360 mins: Winter	14.930	13.480	13.978	0.498	4.1	0.079	0.000	4.0	34.848	Surcharged
SWIC02	FEH: 30 years: +40 %: 360 mins: Winter	14.610	13.310	13.978	0.668	4.0	0.106	0.000	3.9	34.358	Surcharged
SWIC03	FEH: 30 years: +40 %: 15 mins: Winter	15.140	14.050	14.224	0.174	34.9	0.028	0.000	34.0	17.140	Surcharged
SWIC05	FEH: 30 years: +40 %: 15 mins: Winter	15.215	14.365	14.557	0.192	37.1	0.031	0.000	34.9	17.135	Surcharged
SWIC08	FEH: 30 years: +40 %: 360 mins: Winter	15.270	13.800	13.978	0.178	8.2	0.028	0.000	8.2	70.180	OK
SWIC07	FEH: 30 years: +40 %: 15 mins: Winter	15.220	13.990	14.088	0.098	17.8	0.016	0.000	17.6	8.210	OK
RE01	FEH: 30 years: +40 %: 15 mins: Winter	15.260	14.690	15.064	0.374	40.6	0.059	0.000	39.1	18.742	Flood Risk
Ex.MH1304	FEH: 30 years: +40 %: 960 mins: Summer	14.690	12.990	13.029	0.039	2.5	0.000	0.000	2.5	184.393	OK
Simple Junction	FEH: 30 years: +40 %: 15 mins: Winter		13.957	14.210	0.252	21.5			16.8	10.224	Surcharged

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Junctions Summary Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Depth

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
RE02	FEH: 100 years: +40 %: 480 mins: Winter	14.570	14.030	14.466	0.436	0.1	0.069	0.000	0.3	0.545	Flood Risk
SWIC06	FEH: 100 years: +40 %: 480 mins: Winter	14.570	13.820	14.466	0.646	4.5	0.103	0.000	4.5	51.331	Flood Risk
SWMH01	FEH: 100 years: +40 %: 480 mins: Winter	14.480	13.175	14.463	1.288	3.1	1.457	0.000	3.0	130.384	Flood Risk
SWMH02	FEH: 100 years: +40 %: 480 mins: Winter	14.830	13.060	13.105	0.045	3.0	0.051	0.000	3.0	130.228	OK
SWIC04	FEH: 100 years: +40 %: 480 mins: Winter	14.865	13.090	13.137	0.047	3.0	0.008	0.000	3.0	130.292	OK
SWIC01	FEH: 100 years: +40 %: 480 mins: Winter	14.930	13.480	14.465	0.985	4.4	0.157	0.000	4.2	49.180	Surcharged
SWIC02	FEH: 100 years: +40 %: 480 mins: Winter	14.610	13.310	14.465	1.155	4.2	0.184	0.000	4.1	48.511	Flood Risk
SWIC03	FEH: 100 years: +40 %: 480 mins: Winter	15.140	14.050	14.465	0.415	5.5	0.066	0.000	5.5	63.106	Surcharged
SWIC05	FEH: 100 years: +40 %: 15 mins: Winter	15.215	14.365	14.901	0.536	48.1	0.085	0.000	44.0	22.354	Surcharged
SWIC08	FEH: 100 years: +40 %: 480 mins: Winter	15.270	13.800	14.465	0.665	8.7	0.106	0.000	8.7	99.185	Surcharged
SWIC07	FEH: 100 years: +40 %: 480 mins: Winter	15.220	13.990	14.465	0.475	2.6	0.076	0.000	2.7	30.276	Surcharged
RE01	FEH: 100 years: +40 %: 15 mins: Winter	15.260	14.690	15.225	0.535	52.7	0.085	0.000	50.5	24.447	Flood Risk
Ex.MH1304	FEH: 100 years: +40 %: 480 mins: Winter	14.690	12.990	13.033	0.043	3.0	0.000	0.000	3.0	130.228	OK
Simple Junction	FEH: 100 years: +40 %: 480 mins: Winter		13.957	14.466	0.509	3.2			3.2	37.232	Surcharged

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



FEH: 2 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residant Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Cellular Storage (1)	FEH: 2 years: +40 %: 360 mins: Winter	13.545	13.545	0.345	0.345	10.7	65.351	0.000	0.000	2.6	65.675	67.165	OK

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



FEH: 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Avg. Depth

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Cellular Storage (1)	FEH: 30 years: +40 %: 360 mins: Winter	13.977	13.977	0.777	0.777	21.5	147.128	0.000	0.000	2.6	84.704	26.076	OK

Project: STOREX Self Storage Lawrence Road Tottenham		Date: 06/03/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: SURFACE WATER NETWORK		Designed by: EB	Checked by:		Approved By:
		Will Rudd Davidson: 100 Brunswick Street Glasgow			



**FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By:
Max. Avg. Depth**

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Cellular Storage (1)	FEH: 100 years: +40 %: 480 mins: Winter	14.465	14.465	1.265	1.265	22.9	198.971	0.000	0.000	3.1	131.402	0.028	OK



Elisabeth Broussard

Rudd Consult
100 Brunswick Street
Glasgow
G1 1TF



03 March 2026

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: Storex Tottenham, 30-48 Lawrence Road, London, N15 4EG

Dear Elisabeth,

Thank you for providing information on your development at above site.

Existing 3256m² commercial premises (dry cleaner) to be altered, extended and converted.

Proposed 1062m² and 3909m² of commercial premises in phases 1 and 2 with occupation dates 2026 and 2027 respectively.

Proposed Foul Water discharge into a 712mm diameter Foul Water public sewer in Lawrence Road via manhole ref. TQ3389131A via gravity.

Proposed Surface Water discharge into a 375mm diameter Surface Water public sewer in Lawrence Road via manhole ref. TQ33891304 via gravity limited at 2.8l/s via gravity for all storm events.

Impermeable area 0.284 ha

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3 and the National SuDS Standards, positive connection of surface water to a public sewer will only be consented when it can be

demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

When developing a site, policy SI 13 of the London Plan states "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:".

National SuDS Standards, Standard 1.2: Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

priority 1: collected for non-potable use

priority 2: infiltrated to ground

priority 3: discharged to an above ground surface water body

priority 4: discharged to a surface water sewer, or another piped surface water drainage system

priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with the National SuDS Standards or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 2.8 l/s connected to manhole TQ33891304 then Thames Water would not have any objections to the proposal.

Please see our [FAQ's leaflet](#) for additional information.

What happens next?

Please make sure you submit your [connection application](#), giving us at least 21 days' notice of the date you wish to make your new connections.

If you've any further questions, please contact me on 07747640466 or through our Helpdesk on 0800 009 3921 and by email at developer.services@thameswater.co.uk

Yours sincerely,

Maria Merchan

Adoptions & Pre-Planning Engineer

Developer Services