DO NOT SCALE OFF THIS DRAWING

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.

4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

Drainage Strategy

The site is located within flood zone 1 with alow risk of flooding from rivers or the sea.

The existing site consists of residential properties.

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Surface Water:

Soakaway will be investigate via on site percolation testing, however based on UK Geological Maps the site is underlain by London Clay formation and it is unlikely that percolation would be suitable. As such we have assumed for the purposes of this strategy that percolation is not a suitable means of discharging SW.

The site has no watercourses recorded in the vicinity, therefore it is proposed to connect to sewer.

The existing impermeable area is 410m2, with a 1in1 year SW rate of 5.6l/s.

Greenfield flow from site at 1.4l/s/ha - 0.28l/s
Existing flow from site 1in1 year - 5.6l/s
Existing flow from site 1in 30 year -40l/s
Existing flow from site 1in 100 year-80l/s
Proposed flow rate- 2l/s as per LLFA requirements

A 50% betterment of this rate would equate to 2.3l/s. However LLFA require flows to be restricted to 2l/s therefore SW flows will be restricted to 2l/s. Attenuation will be required up to 1in100 years plus 40% climate change.

The proposed impermeable area is 1.250m² including 10% Urban Creep

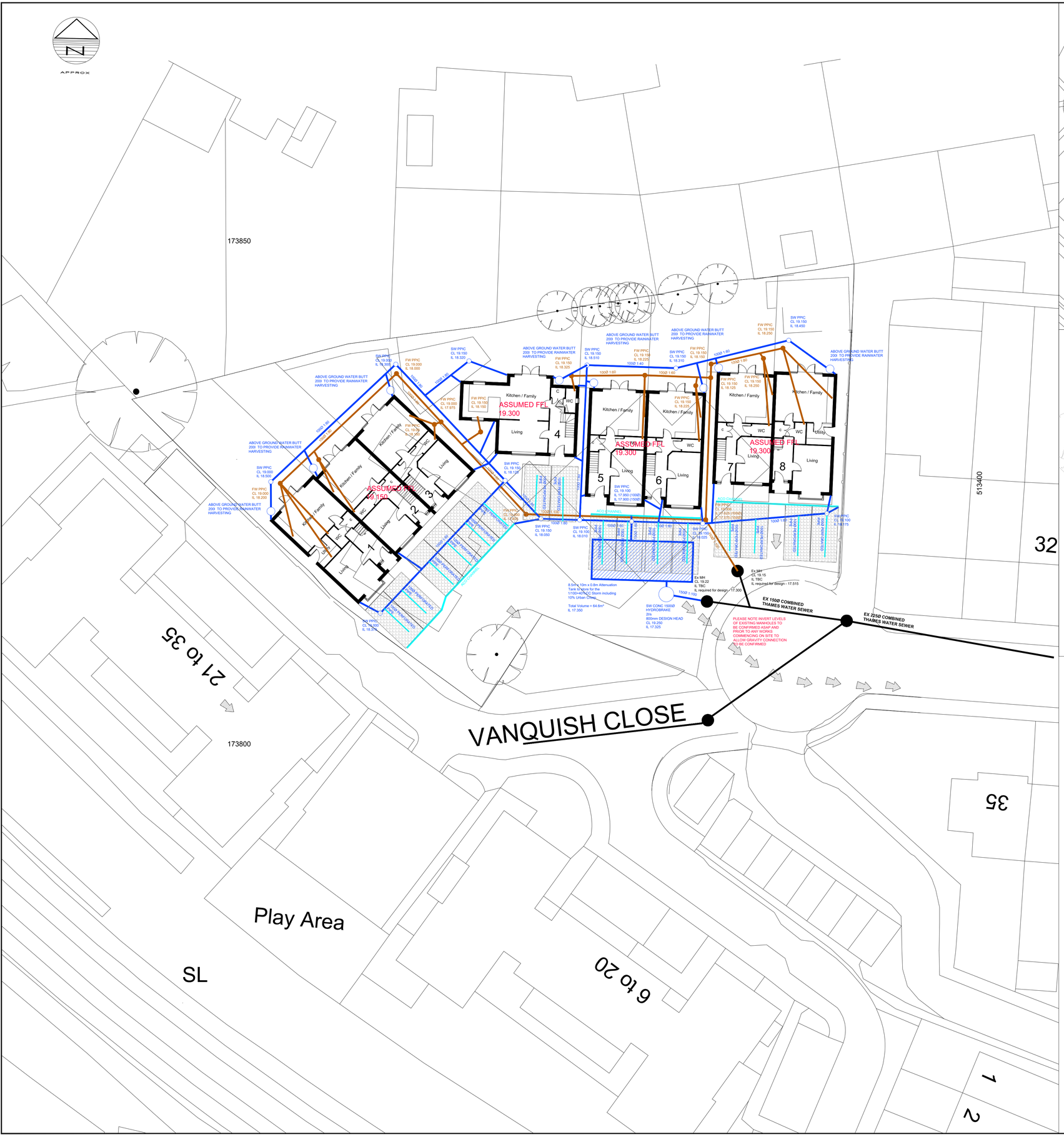
Based on these rates and an impermeable area of 1,250m2 and a SW rate of 2l/s the attenuation required for the peak return period of 1 in 100 year plus 30% climate change is **64.6m3.**

This will be achieved by Storage Crates measuring

8.5m x 10m x 0.8m = 64.6m³

Foul Water:

The foul water is proposed to connect to Thames Water sewer via existing connection as shown.



PLEASE NOTE:
RWP AND SVPS LOCATIONS ARE INDICATIVE ONLY AND SUBJECT TO CONFIRMATION BY ARCHITECT

KEY

- Surface Water Sewer and Manhole
- Attenuation Crates
- FW Sewer and Manhole
- Existing Watercourse
- Overland Flood Routing
- Permeable Surfacing

No.	Revision	Date	Drwn

Status: PRELIMINARY

TOPPING ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Aire House 12 Victoria Avenue
Harrogate HG1 1ED
t: 01423 522 293
w: www.topping-engineers.com
e: info@topping-engineers.com

Client: NFC Homes

Project: Vincam Close, Whitton

Drawing title: Drainage Strategy

Drawn	Chkd	Date	Scale
AD	AD	AUG 21	1:200

Contract No.	Drg No.	Revision
21495	DR-C-0100	P5