Twickenham Riverside

Flood Risk Assessment and SuDS Report

LONDON BOROUGH OF RICHMOND UPON THAMES

July 2021

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DOCUMENT CONTROL

Document number:	J3932-C-RP-0001		
Status:	S3	**Reason for issue:**	Planning
Date:	22.07.21	**Revision:**	06

Author:	Georgia Bertram	**Signature:**	Georgia Bertram Digitally signed by Georgia Bertram DN: E=Georgia.Bertram@webbyates.com, CN=Georgia Bertram, OU=LON, OU=Employees, DC=WEBBYATES, DC=LOCAL Reason: I am the author of this document Date: 2021.07.22 13:09:24+01'00'
Reviewer:	Andy Yates	**Signature:**	Andy Yates Digitally signed by Andy Yates DN: DC=LOCAL, DC=WEBBYATES, OU=Employees, OU=LON, CN=Andy Yates, E=andy.yates@webbyates.com Reason: I have reviewed this document Date: 2021-07-22 13:19:53
Approver:	John Gerrard	**Signature**	John Gerrard Digitally signed by John Gerrard DN: DC=LOCAL, DC=WEBBYATES, OU=Employees, OU=LON, CN=John Gerrard, E=John.Gerrard@webbyates.com Reason: I am approving this document Date: 2021-07-22 14:10:41

REVISION HISTORY

Date	Status	Revision
01/10/2020	S2	00
09/12/2020	S2	01
10/12/2020	S2	02
15/06/2021	S3	03
22/06/2021	S3	04
20/072021	S3	05
22/07/2021	S3	06

1. INTRODUCTION

Webb Yates Engineers (WYE) is part of a design team commissioned to undertake a Flood Risk Assessment (FRA) for the development associated with Twickenham Riverside Project. The FRA is to support a planning application for the proposed development

An FRA has been required for this specific site as the proposed development partially lies within Flood Zone 3.

This study considers the issues relating to Flood Risk and drainage associated with the development proposals. The purpose of this assessment is to assess how the development proposal affects flood risk both to the site and the surrounding areas and ensure the development will be safe for its lifetime considering the vulnerability of its users. This will be in accordance with national guidance and local guidance provided by the London Borough of Richmond upon Thames (LBRuT) the Lead Local Flood Authority (LLFA) for the site.

This document has been prepared with reference to:

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidance (NPPG) July 2018
- Sustainable Drainage Systems: Non-Statutory technical standards for sustainable drainage systems, March 2015.
- Assessing and Managing Flood Risk in Development Code of Practice BS8533:2011.
- Sewers for Adoption 7th Edition, October 2012.
- Environment Agency (EA) Flood Maps (https://flood-map-for-planning.service.gov.uk/).
- Defra's MAGIC Map (https://magic.defra.gov.uk/MagicMap.aspx.
- London Borough of Richmond upon Thames Strategic Flood Risk Assessment (SFRA), 2021
- The London Borough of Richmond Upon Thames (LBRuT) SuDS Guidance Document
- The LBRuT Surface Water Management Plan (SWMP).
- The LBRuT Local Flood Risk Management Strategy.
- London Borough of Richmond upon Thames Adopted Local Plan (2020)
- The London Plan (2021)
- The London Supplementary Planning Guidance (SPG) – Sustainable Design and Construction (www.london.gov.uk) 2014.
- London Borough of Richmond upon Thames: Guidance on Producing a Flood Emergency Plan, November 2011.
- Thames Estuary 2100 (TE2100) Plan
- Phase 1 and Phase 2 – Site Investigation Report, GeoSphere Environmental 4955,GI/GROUND/ PC,SG,JD,19-11-20/V2, 19/11/2020

2. GENERAL DESCRIPTION OF SITE

Details of the site location are included below in Table 1 supported by Figure 1 and Figure 2.

Table 1: Site location

Description	Site Location
Nearest post code	TW1 3DX
Lead Local Flood Authority	London Borough of Richmond upon Thames
Area	1.34 ha
Lat, Long	51.445646, -0.327590
Nat Grid	TQ163731 / TQ1632173177
OS X (Eastings)	516321
OS Y (Northings)	173177
Nearest watercourse	River Thames

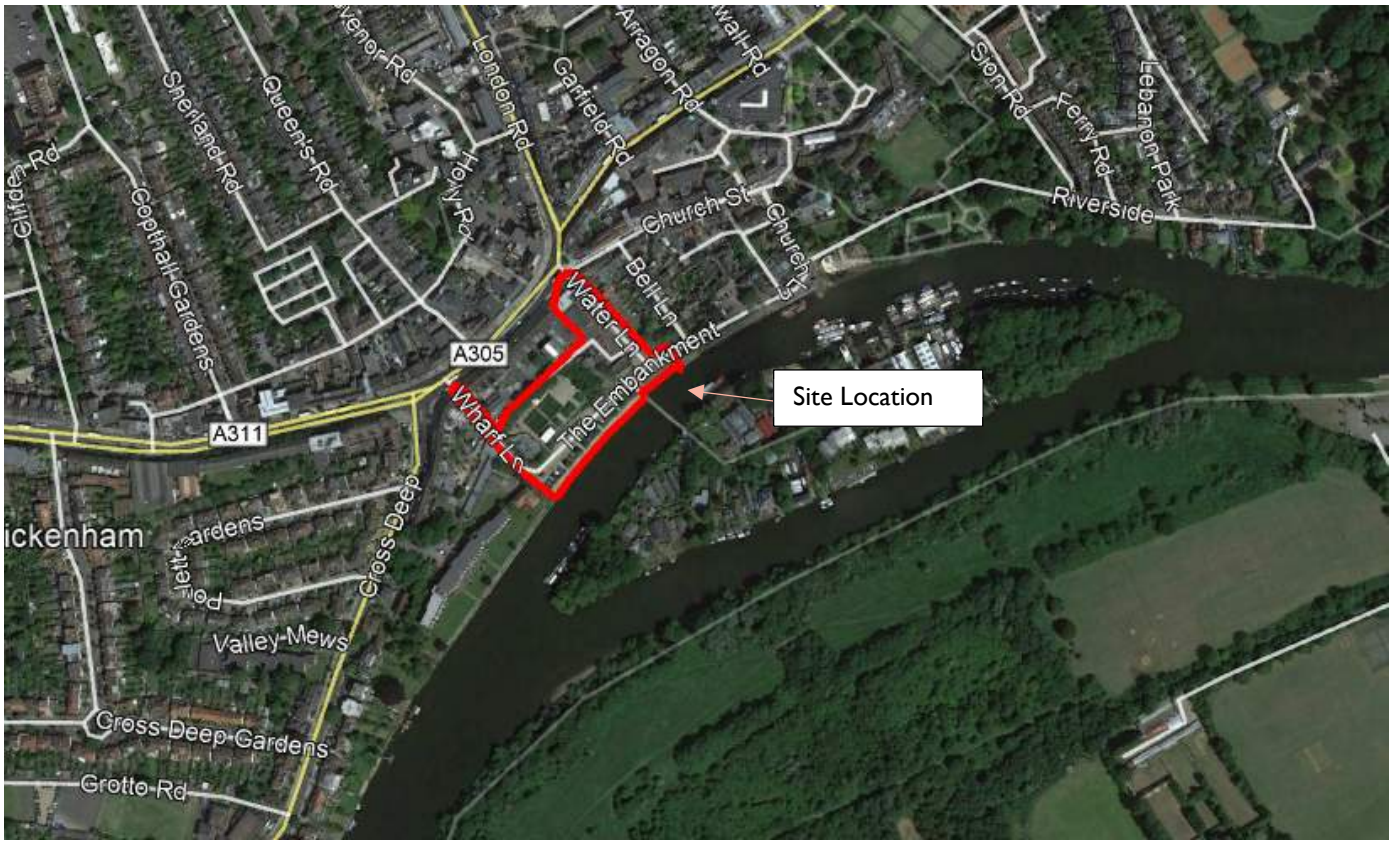


Figure 1. Site location (Satellite image)

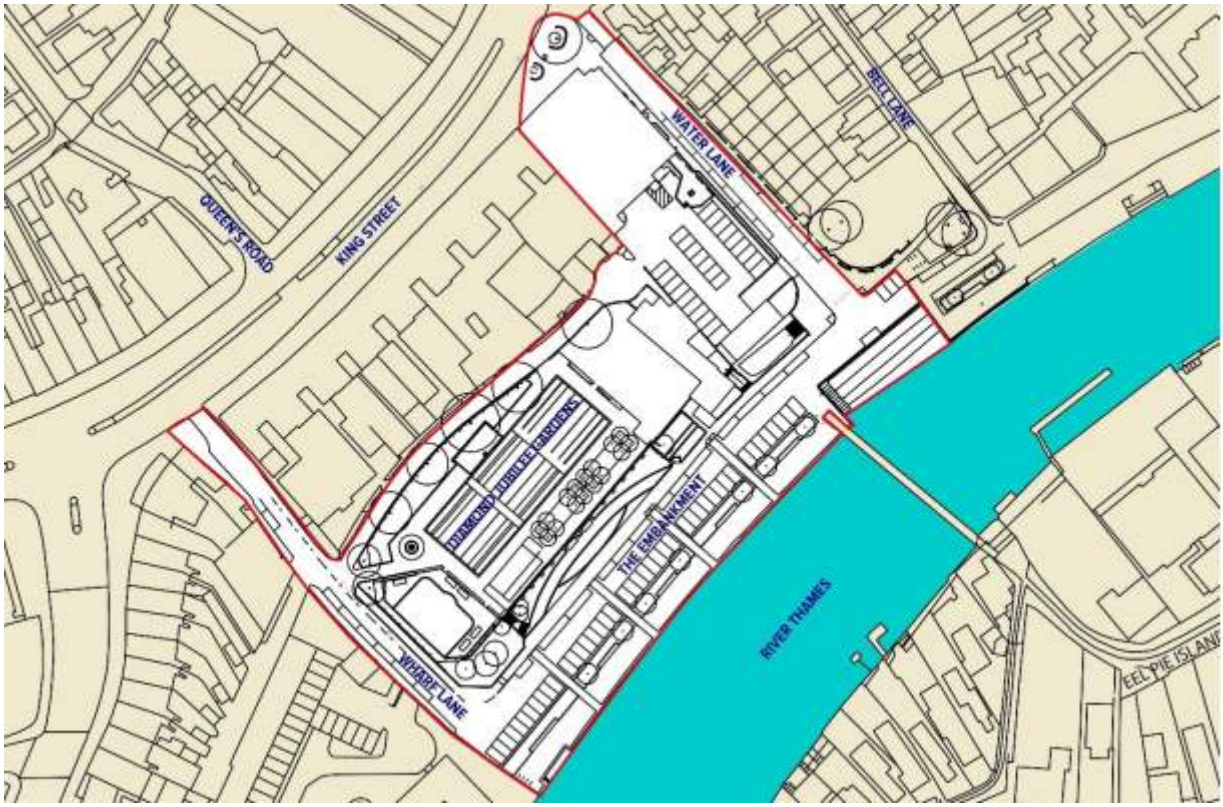


Figure 2. Site location

The site is bound by Water Lane to the north-east, retail units and Diamond Jubilee Gardens to the north-west, Wharf Lane to the south-west and The Embankment to the south-east. The total site area is approximately 1.34 ha. Currently, the southwestern portion of the site is occupied by the Diamond Jubilee Gardens. A car park is situated to the south-east of the site and commercial buildings occupy the north-east of the site. A topographical survey of the site can be found in Appendix A.

3. SITE CONTEXT

3.1. Geology

A desktop review of the geology in the area was undertaken using the British Geological Survey (BGS) maps. For more detailed geological information refer to the Phase 1 and Phase 2 – Site Investigation Report completed by Geosphere Environmental 08.12.2020, report reference: 4955,GI/GROUND/ PC,SG,JD,08-12-20/V3.

The bedrock material of the site was identified as The London Clay (refer to Figure 3). This material mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occurs in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels.

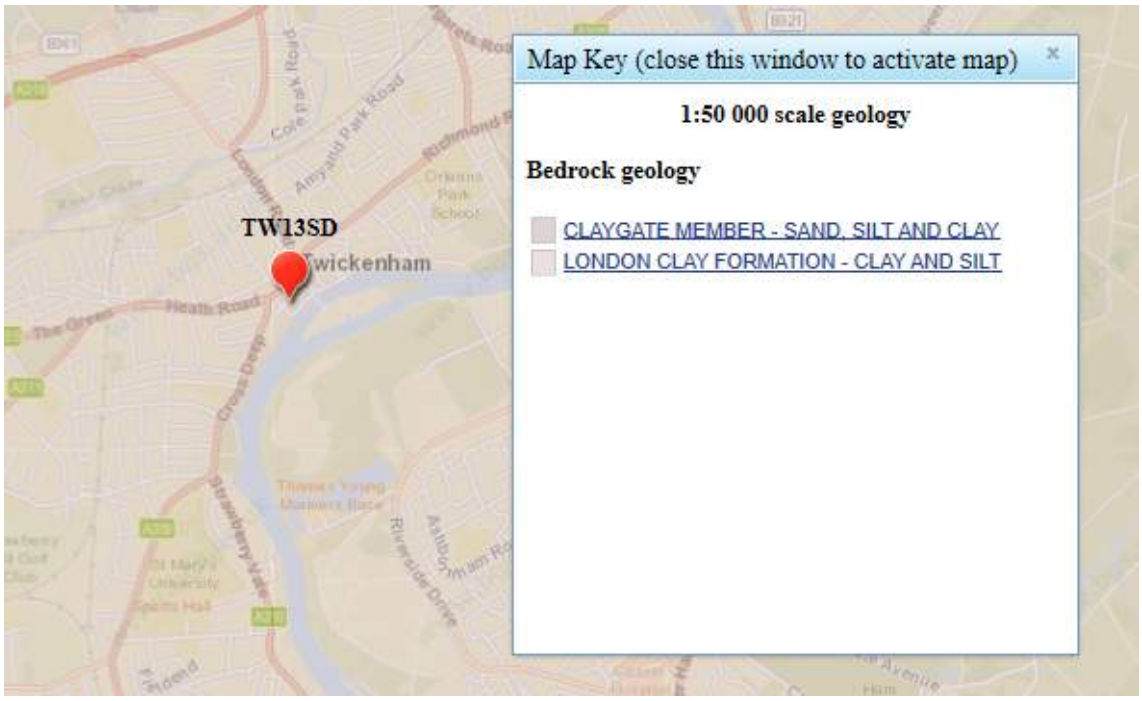


Figure 3. BGS Bedrock Material

The site superficial ground material was identified as Langley Silt Member- Clay and Silt. (refer to Figure 4).

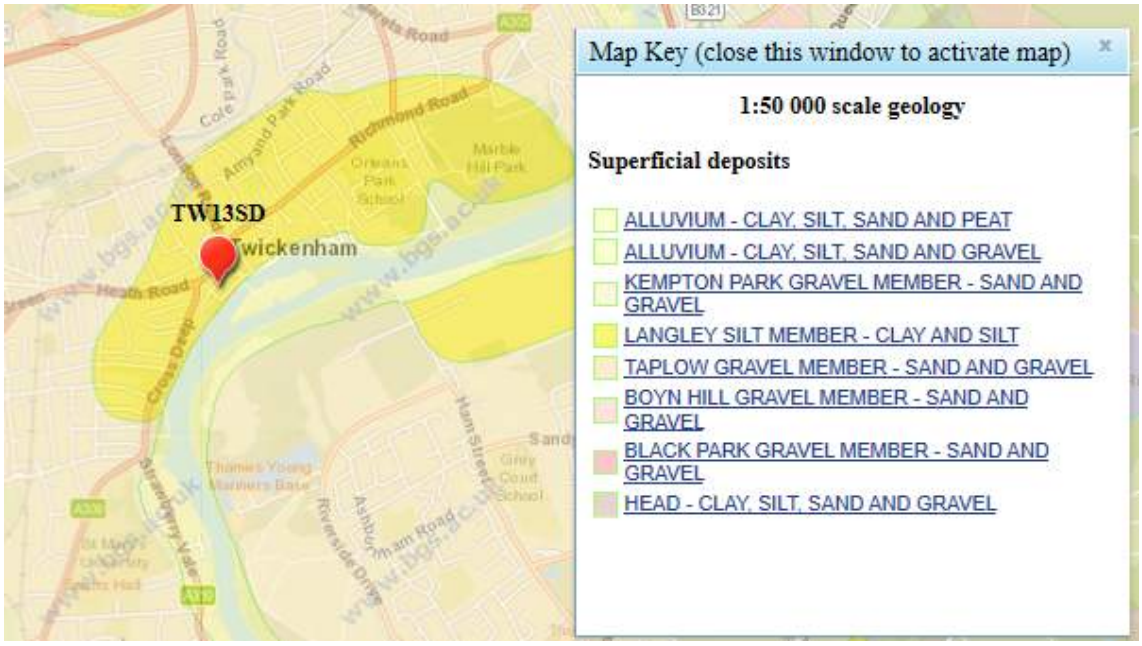


Figure 4. BGS Superficial Material

Historical boreholes, within the site boundary, were identified on the BGS website, refer to Figure 5.

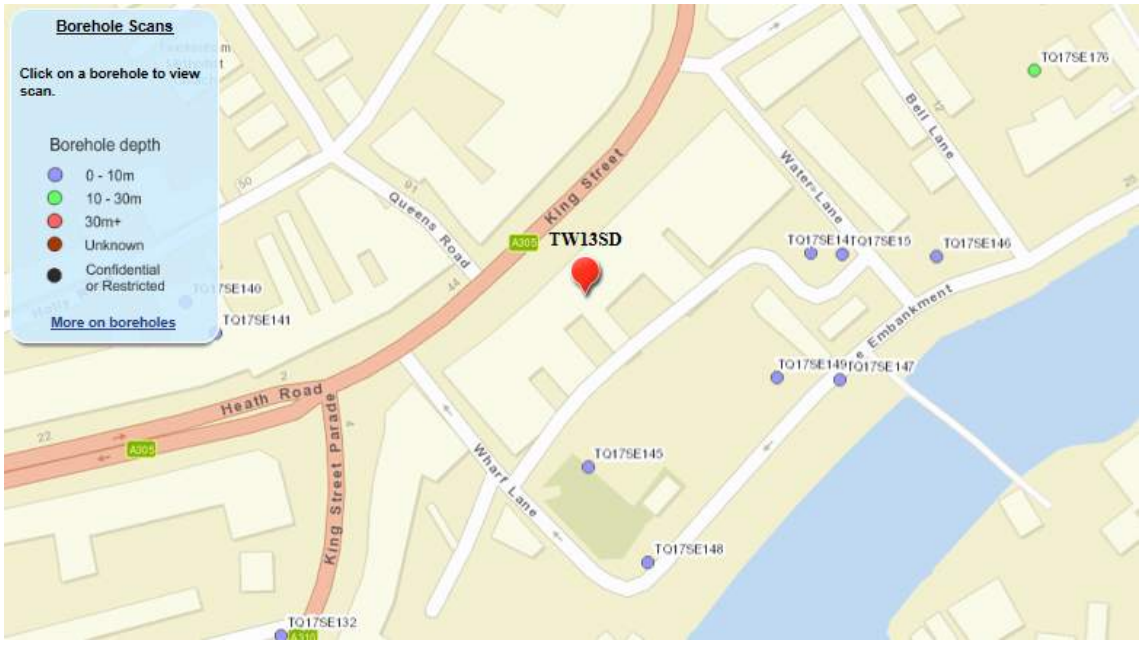


Figure 5. BGS Historical Boreholes

The results shall be subject to site specific investigation.

3.2. Existing drainage

Figure 6 shows the existing drainage infrastructure including the existing pipe network, flood defences and permeable area.

Figure 6. Existing drainage

3.2.1. Flood defences

The product 4 data for the site states the following bout the existing flood defences.

"The design standard of protection of the flood defences in this area of the Thames is 0.1% AEP; they are designed to defend London up to a 1 in 1000 year tidal flood event. The defences are all raised, man-made and privately owned. It is the riparian owners' responsibility to ensure that they are maintained to a crest level of 6.02 m mAOD (the Statutory Flood Defence Level in this reach of the Thames). We inspect them twice a year to ensure that they remain fit for purpose. The current condition grade for defences in the area is 2 (good), on a scale of 1 (very good) to 5 (very poor). There are no planned improvements in this area."

The infrastructure protected by the existing flood defence includes the Diamond Jubilee Park, Carparks and disused buildings. These protected areas are those which shall be removed or replaced as part of the proposed development. Therefore, the risk associated with changing the flood defence location is negligible to the surrounding area.

3.2.2. Existing Sewer/ Surface Water

Details of the existing sewer network was provided by Thames Water.

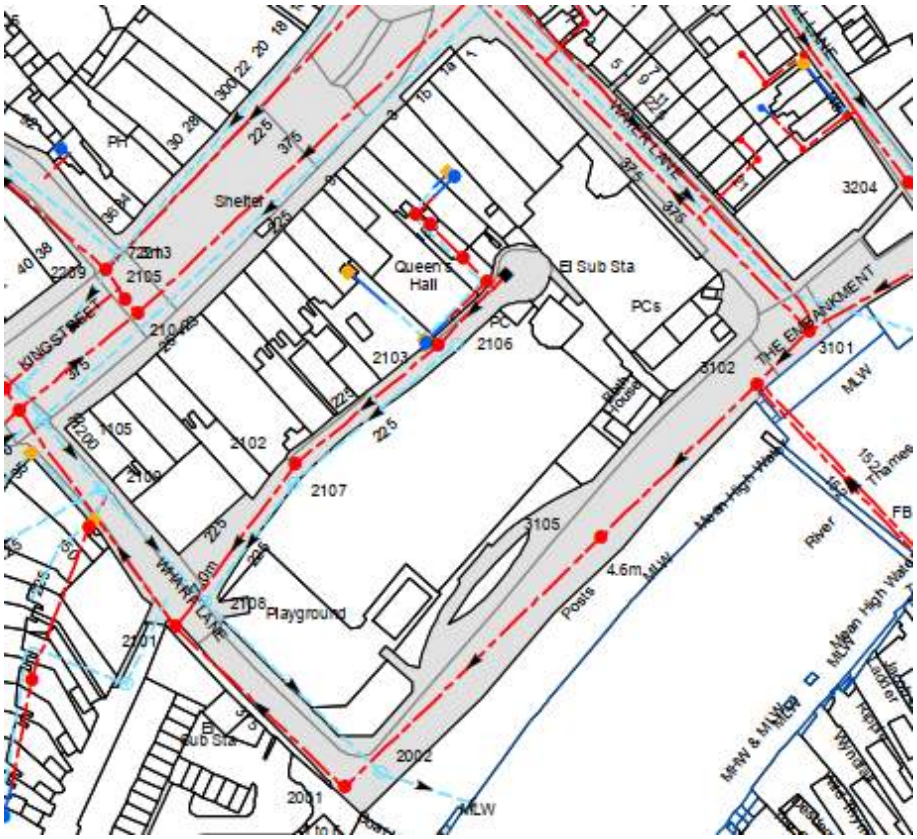


Figure 7. Extract from Thames Water Asset Search

4. PLANNING POLICY AND GUIDANCE

4.1. National Planning Policy Framework and Planning Practice Guidance

The revised National Planning Policy Framework (NPPF), published in Feb 2019, sets out the UK Government's planning policies for England, and how these are expected to be implemented. The Planning Practice Guidance (PPG) provides advice on how to account for and address the risks associated with flooding. It was first published in 2014 and is updated on a regular basis to meet the changes in the NPPF.

The NPPF aims to steer development away from areas at high risk of flooding. In order to achieve this, development types are classified according to vulnerability. The "Flood Risk and Coastal Change" chapter of the PPG details acceptable compatibility between Flood Zones and development types and is based on revised NPPF technical guidance (see tables below).

The NPPF states that a site-specific Flood Risk Assessment is required to identify and assess the risks of all forms of flooding to and from the development for all developments greater than 1.0 (ha) in Flood Zone. The Flood Zone definitions are provided in the "Flood risk and Coastal Change" chapter of the PPG, indicated below.

Table 2. Flood Zone definition

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Source: Planning Practice Guidance, Flood Risk and Coastal Change

Figure 8: Government Long term flood risk assessment for locations in England map showing Flood Zones [https://flood-map-for-planning.service.gov.uk/]

Table 3 identifies the extents of each Flood Zone based on the information provided by the Environment agency, and the definitions included in Table 2. The proposed design changes the topography of the site significantly including relocation of the flood defence wall, Figure 9 shows the extent of the Flood Zones following the proposed topography changes.

Table 3 Site specific Flood Zone elevations

Flood Zone	Tidal flood level	Fluvial flood level	Critical flood level
Flood Zone 1	≥ 6.9 m	≥ 6.98* m	≥ 6.98* m
Flood Zone 2	5.8 m - 6.90 m	5.69 m – 6.94 m	5.8 m - 6.98* m
Flood Zone 3**	≤ 5.8 m	≤ 5.69 m	≤ 5.8 m

*Conservatively estimated from existing EA Flood Zone extent map. Flood Zone 2 appears to extend higher on both Water Lane and Wharf Lane in the proposed Flood Zones. This is not due to change in road levels but due to the maximum level for Flood Zone 2 being conservative estimate.

**LBRuT SFRA classifies the Flood Zone 3 area of the site as Flood Zone 3b Functional Floodplain.

Figure 9: Flood Zone extents after proposed design changes

The "Flood Risk and Coastal Change" chapter of the PPG provides guidance on the suitable development types for each Flood Zone classification (see Table 4).

Table 4. Flood Risk Vulnerability and Flood Zone Compatibility

Flood risk vulnerability classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test Required	✓	✓
Zone 3a	Exception Test Required	✓	×	Exception Test Required	✓
Zone 3b "Functional Floodplain"	Exception Test Required	✓	×	×	×

Key *✓Development is appropriate.* *×Development should not be permitted.*

Source: Planning Practice Guidance, Flood Risk and Coastal Change

The proposed design includes a variety of development types. The risk vulnerability classification of each development type, in accordance with "Flood Risk and Coastal Change" chapter of the PPG, is summarised in Table 5 below.

Table 5 Site specific Flood Risk Vulnerability and Flood Zone Compatibility

Development Type	Flood risk vulnerability classification	Proposed within Flood Zone (worst case)	Allowable in accordance with PPG
Basement/Plant room	Highly Vulnerable	1	✓
Residential	More Vulnerable	1	✓
Pub			
Café	Less Vulnerable	1	✓
Commercial/Retail			
Workspace			
Boathouse	Water compatible	3b	✓

4.1.1. Sequential Test

The NPPF requires that a sequential, risk-based approach to the location of development is taken to avoid, where possible, the risk of flooding to people and property. The approach needs to take both current and future impacts of climate change into account. The Sequential Test requires that proposed development sites are located within areas of lowest flood risk.

The hatched area in Figure 10 shows the Twickenham Area Action Plan (TAAP) area 7, this area has previously passed the sequential test. There is a small area of the Wharf Lane building which extends past the TAAP 7 extent; however, this is located in Flood Zone 1 in the proposed condition.

The proposed design increases the topographic level of the Wharf Lane and Water Lane buildings to place them above the 1 in 1000-year flood level. This ensures that both buildings are above the level of flood risk and located within Flood Zone 1 – which is the lowest possible flood risk defined by the NPPF. Therefore, both the Water Lane building and the Wharf Lane building pass the sequential test which requires that proposed development sites are located within areas of lowest flood risk.

The boathouse is allowable within Flood Zone 3 according to the sequential test since it is water compatible development, does not reduce the storage capacity of the flood zone and does not impede the flow of water.

All other areas within the site boundary are existing roadway or landscaped areas where no intensification of development is proposed. Therefore, these areas also pass the sequential test.

Figure 10. TAAP overlay

4.1.2. Exception Test

The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

(a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

(b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

As the proposed design has all proposed Highly Vulnerable, More Vulnerable and Less Vulnerable development located in Flood Zone 1, no exception test is required, refer to Table 5.

The boathouse is within Flood Zone 3, this is Water Compatible development. The Proposed Development results in no reduction in flood storage volumes, overall reducing flood risk by increasing the volume of storage within Flood Zone 3b. Refer to drawing J3932-C-DR-2000 Flood Storage Assessment (located in Appendix B) for full details. In addition, the boathouse is a community amenity which provides benefit to the wider community. Therefore, the Boathouse would pass an exemption test if required.

4.2. The London Plan (2021)

Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to publish a Spatial Development Strategy (SDS) and keep it under review. The SDS is known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

Policy SI 12 Flood risk management states:

A. Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B. Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C. Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D. Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E. Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F. Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G. Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

Policy SI 13 Sustainable drainage states:

A. 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.

B. 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:

    a. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)

    b. rainwater infiltration to ground at or close to source

    c. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

    d. rainwater discharge direct to a watercourse (unless not appropriate)

    e. controlled rainwater discharge to a surface water sewer or drain

    f. controlled rainwater discharge to a combined sewer.

C. 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.

D. 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.

4.3. London Borough of Richmond upon Thames Strategic Flood Risk Assessment (SFRA), 2021

The purpose of this Level 1 Strategic Flood Risk Assessment (SFRA) is to deliver the planning and flood risk requirements as defined by the 2019 National Planning Policy Framework (NPPF). This SFRA supersedes the 2016 SFRA, enabling Richmond upon Thames to be compliant with the latest policy requirements and utilise the latest data to better assess flood risk.

4.4. London Borough of Richmond Upon Thames Local Plan

The London Borough of Richmond upon Thames (LBRT) Local Plan was adopted in July 2018. The Local Plan sets out policies and guidance for development in the borough over the next 15 years and replaces previous policies within the Core Strategy and Development Management Plan.

Policy LP21 of the Local Plan deals with Flood Risk and Sustainable Drainage. This policy states:

A. All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied. Unacceptable developments and land uses will be refused in line with national policy and guidance, the Council's Strategic Flood Risk Assessment (SFRA) and as outlined in the table below.

    In Flood Zones 2 and 3, all proposals on sites of 10 dwellings or more or 1000sqm of non-residential development or more, or on any other proposal where safe access/egress cannot be achieved, a Flood Emergency Plan must be submitted.

Where a Flood Risk Assessment is required, on-site attenuation to alleviate fluvial and/or surface water flooding over and above the Environment Agency's floodplain compensation is required where feasible.

Zone	Land uses and developments – restrictions	Sequential Test	Exception Test	Flood Risk Assessment
3b	The functional floodplain as identified in the Council's Strategic Flood Risk Assessment will be protected by not permitting any form of development on undeveloped sites unless it: • is for Water Compatible development. • is for essential utility infrastructure which has to be located in a flood risk area and no alternative locations are available and it can be demonstrated that the development would be safe, without increasing flood risk elsewhere and where possible would reduce flood risk overall. Redevelopment of existing developed sites will only be supported if there is no intensification of the land use and a net flood risk reduction is proposed; any restoration of the functional floodplain will be supported. Proposals for the change of use or conversion to a use with a higher vulnerability classification will not be permitted.	Required for essential utility infrastructure	Required for essential utility infrastructure	Required for all development proposals
3a	Land uses are restricted to Water Compatible, Less Vulnerable and More Vulnerable development. Highly Vulnerable developments will not be permitted. Self-contained residential basements and bedrooms at basement level will not be permitted.	Required for all developments unless exceptions outlined in the justification apply	Required for more vulnerable development	Required for all development proposals
2	No land use restrictions Self-contained residential basements and bedrooms at basement level will not be permitted.	Required for all developments unless exceptions outlined in the justification apply	Required for highly vulnerable development	Required for all development proposals unless for change of use from water compatible to less vulnerable
1	No land use restrictions	Not applicable	Not applicable	A Drainage Statement is required for sites all major developments. Required for all other development proposals where there is evidence of a risk from other sources of flooding, including surface water, ground water and sewer flooding.

B. Basements within flood affected areas of the borough represent a particularly high risk to life, as they may be subject to very rapid inundation. Applicants will have to demonstrate that their proposal complies with the following:

Flood Zone 3b (Functional Floodplain)	Basements, basement extensions, conversions of basements to a higher vulnerability classification or self-contained units will not be permitted
Flood Zone 3a (Tidal / Fluvial)	In areas of Extreme, Significant and Moderate Breach Hazard (as set out in the Council's SFRA): New basements: • restricted to Less Vulnerable / Water Compatible use only. • 'More Vulnerable' uses will only be considered if a site-specific Flood Risk Assessment demonstrates that the risk to life can be managed. Bedrooms at basement levels will not be permitted. • 'Highly Vulnerable' such as self-contained basements/bedrooms use will not be permitted. Existing basements: • No basement extensions, conversions or additions for 'Highly Vulnerable' uses. • 'More Vulnerable' uses will only be considered if a site-specific Flood Risk Assessment demonstrates that the risk to life can be managed. In areas of Low or No Breach Hazard (as set out in the Council's SFRA): • New basements: if the Exception Test (where applicable) is passed, basements may be permitted for residential use where they are not self-contained or used for bedrooms. • Existing basements: basement extensions, conversions or additions may be permitted for existing developments where they are not self-contained or used for bedrooms. If a basement, basement extension or conversion is acceptable in principle in terms of its location, it must have internal access to a higher floor and flood resistant and resilient design techniques must be adopted.
Flood Zone 2	In areas of Extreme, Significant and Moderate Breach Hazard (as set out in the Council's SFRA): • New Basements: if the Exception Test (where applicable) is passed, basements may be permitted for residential use where they are not self-contained or used for bedrooms. • Existing Basements: basement extensions, conversions or additions maybe permitted for existing developments where they are not self-contained or used for bedrooms. If a basement, basement extension or conversion is acceptable in principle in terms of its location, it must have internal access to a higher floor and flood resistant and resilient design techniques must be adopted.
Flood Zone 1	No restrictions on new or extensions to existing basements

C. The Council will require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:

   a. A reduction in surface water discharge to greenfield run-off rates wherever feasible.

   b. Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development

D. Applicants will have to demonstrate that their proposal complies with the following:

   a. Retain the effectiveness, stability and integrity of flood defences, riverbanks and other formal and informal flood defence infrastructure.

   b. Ensure the proposal does not prevent essential maintenance and upgrading to be carried out in the future.

c. Set back developments from riverbanks and existing flood defence infrastructure where possible (16 metres for the tidal Thames and 8 metres for other rivers).

d. Take into account the requirements of the Thames Estuary 2100 Plan and the River Thames Scheme, and demonstrate how the current and future requirements for flood defences have been incorporated into the development.

e. The removal of formal or informal flood defences is not acceptable unless this is part of an agreed flood risk management strategy by the Environment Agency

4.5. Thames Estuary 2100 (TE2100)

The TE2100 plan is the overarching flood management strategy for the Thames Estuary and therefore any development planning should be based on the same underlying data.

The TE2100 in-channel levels take into account operation of the Thames Barrier when considering future levels.

In west London there is a heavy influence from upriver flows (fluvial flows). The flood defences are built to manage tidal flood risk only. With very high fluvial flows, the river levels in west London could be above the 0.1% annual probability tidal level.

The climate change levels are assessed to determine the future tidal defence levels. For this reason, they only account for extreme tidal events and not extreme fluvial flow events.

The EA Product 4 data shows that the closest node to the site is 2.3. The present-day water level at this node is 5.8 m AOD and future water level, in 2100, is 6.42 m AOD. New development should either include future defence raising or demonstrate that future raising will be feasible to a level of 6.90 m AOD.

5. PROPOSED DEVELOPMENT

The proposed development includes the removal of the existing buildings from the site and includes 2 proposed buildings, referred to as the Wharf Lane building and the Water Lane building.

The Water Lane development is 4 stories high and contains 21 residential dwellings above ground level. Ground level shall contain a café space, retail space, bike storage and plant room.

The Wharf Lane building is 5 stories high with a basement. The top 4 floors of the building are proposed to be 24 residential apartments. The ground floor contains a pub and office/retail space. The basement is proposed for WC, storage, pub kitchen and plant room.

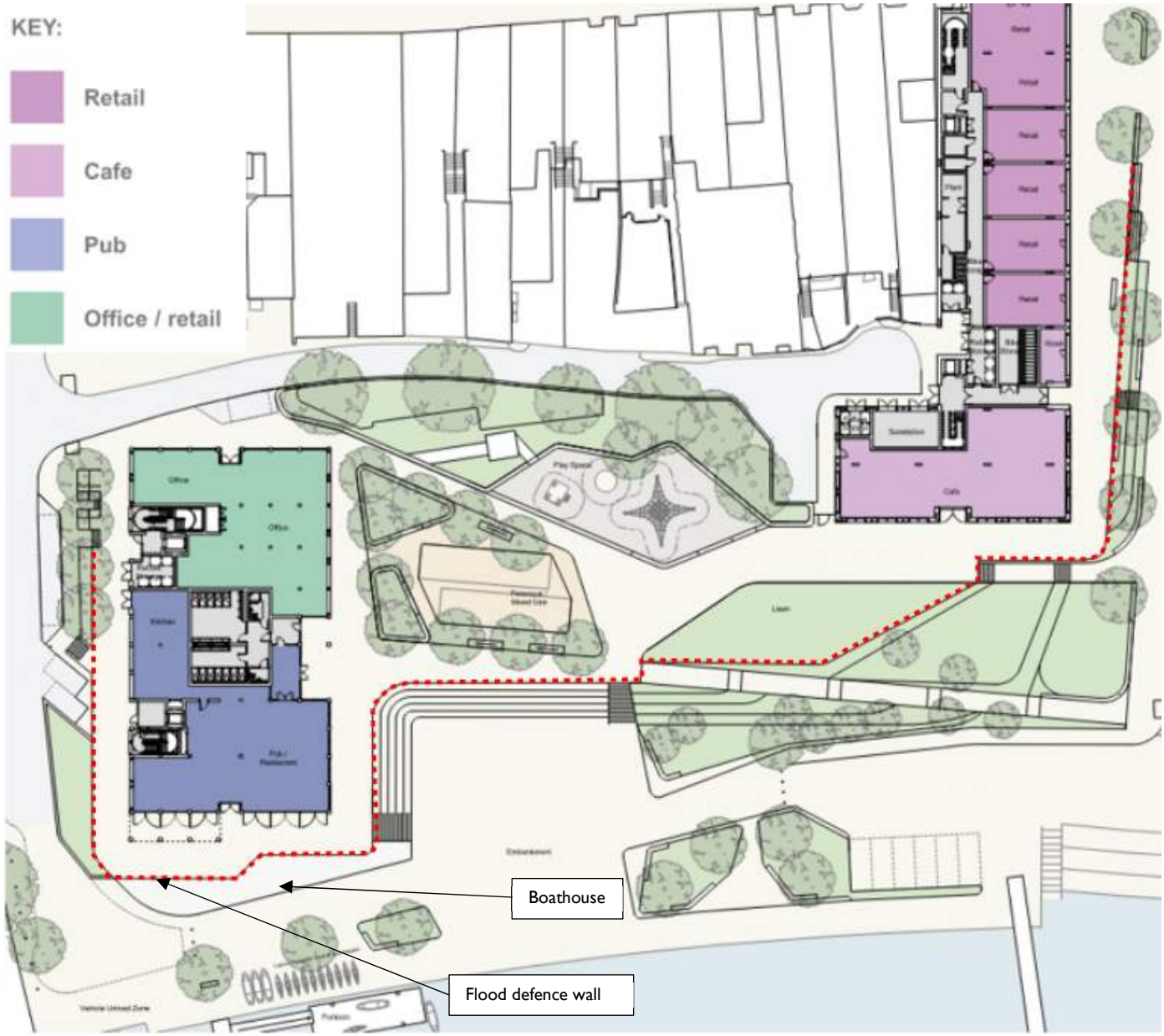


Figure 11: Proposed Site

In December 2020 a meeting was held with the Environment Agency to discuss the possibility of locating a boat storage facility in front of the food defence wall by the Wharf Lane building. It was agreed that this would be possible provided it met certain criteria:

- Flood defence wall to be visible through structure (no back) for inspection
- Top of food defence wall to be visible from above for inspection
- Structure to be water permeable and floodable
- Structure to be easily removable/demountable to allow repair work to the food defence wall

The image below shows the intent for the removable boathouse which has been designed to meet EA requirements. Refer to Stage 3 report for more details of this structure.

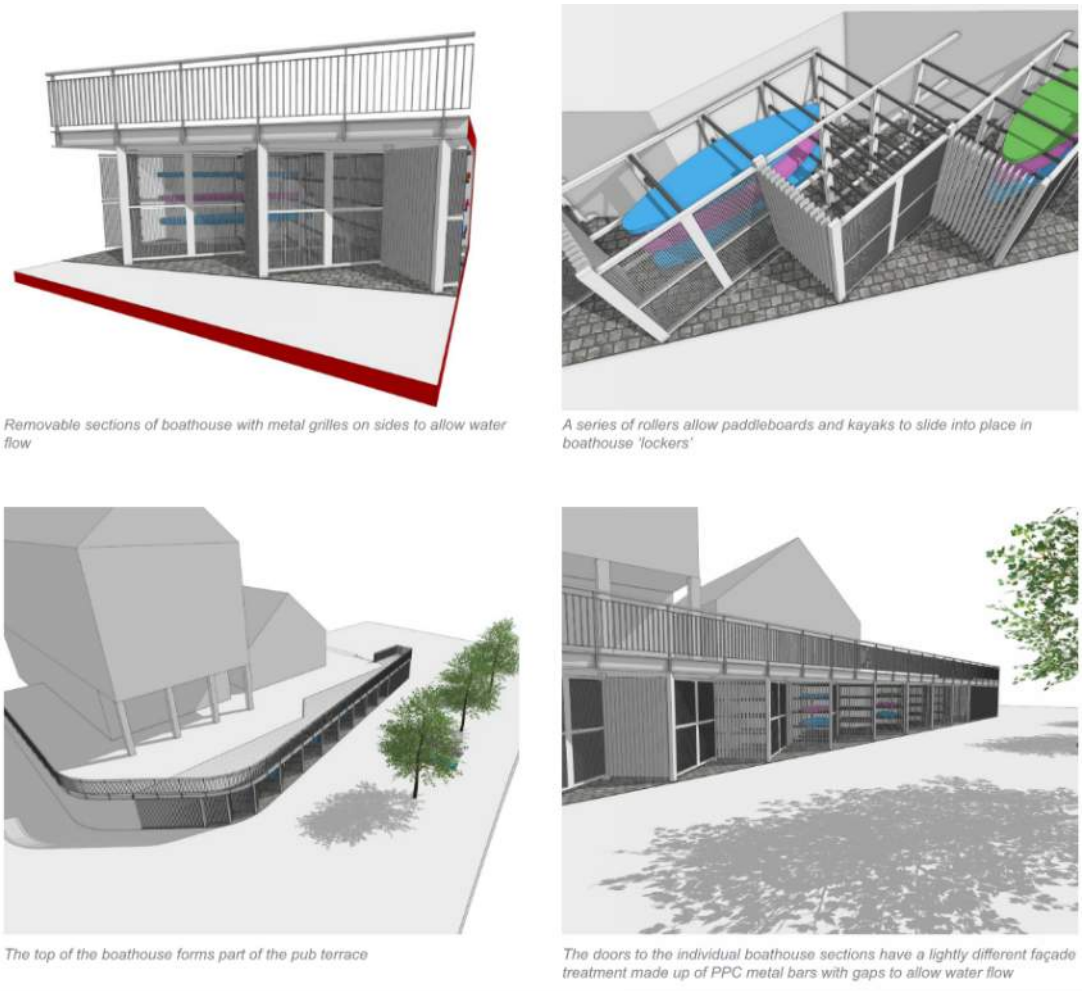


Figure 12. Proposed boathouse design.

A large area of open space has been provided in the centre of the site, this area is required to be above the 1 in 100-year rainfall event + 35% climate change as part of the project conditions.

The project also includes the removal of parking from The Embankment area and alteration to the existing retaining walls and landscaping. Refer to Appendix B for drawings of the proposed design.

The Environment Agency met with the design team June 2021 to review the latest design. They approved the design approach and the flood storage calculations in principle however shall not give formal written approval until they review the design submitted as part of the planning application.

6. POTENTIAL SOURCES OF FLOODING

6.1. Flooding from Sea and Rivers

6.1.1. Climate change

In accordance with the NPPF guidance, the effects of climate change should be included within the assessment of future flood risk. Peak river flow allowances show the anticipated changes to peak flow by river basin district. The table below is an extract of the NPPF peak river flow climate change allowances for the River Thames basin.

Table 6. peak river flow climate change allowances for the River Thames

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Thames	Upper end	25%	35%	70%
	Higher central	15%	25%	35%
	Central	10%	15%	25%

To determine which allowance category to apply, it is necessary to consider the Flood Zone and the flood vulnerability risk classification. From the PPG it was assessed that the following climate change allowances are appropriate:

1. highly vulnerable – use higher central and upper end allowances to assess a range of allowances – 35% - 70%
2. more vulnerable – use the higher central and upper end allowances to assess a range of allowances - 35% - 70%
3. less vulnerable – use the higher central allowances - 35%
4. water compatible – use the central allowance – 25%

The proposed Diamond Jubilee Park area is required to have a 35% climate change allowance applied as part of the project conditions.

6.1.2. Existing flood risk

Fluvial and tidal flooding occurs when the capacity of a watercourse is exceeded such that water overtops the channel. The risk of flooding from rivers or seas is classified as **High**, based on Figure 13.

The EA's modelled floodplain map shows that part of the site is within Flood Zone 3. Therefore, it is at risk of flooding from the River Thames. Land in Flood Zone 3 is assessed as having annual probability of fluvial flooding greater than 1% or tidal flooding greater than 0.5% and comprises of land utilise for flow and storage in times of flood.

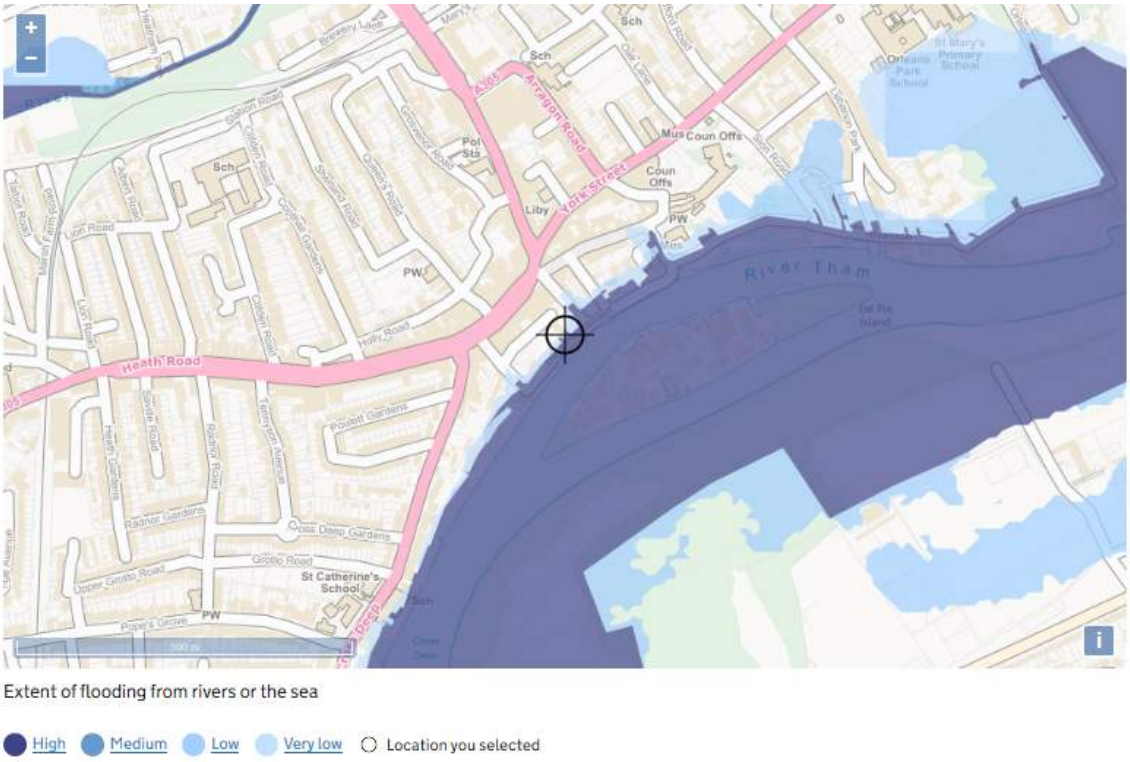


Figure 13: EA Online Flood Map from Sea and Rivers (Source: https://flood-map-for-planning.service.gov.uk).

The tidal flood risk was provided by the EA with the product 4 information. The TE2100 flood level is 6.45 m and the TE2100 flood defence level is 6.90 m AOD.

Product 7 fluvial flood information was provided by the EA which identified that the maximum flood level for the site in a 1 in 100-year event + 35% allowance for climate change was 6.94 m AOD.

As shown in the flood storage assessment (J3932-C-DR-2000 Flood Storage Assessment, located in Appendix B) the overall flood risk to the site has been reduced due to the increased flood storage within Flood Zone 3. Due to the size of the Thames River this increased flood storage does not equate to a reduction in the peak flood event water levels. However, it does stand to reason that increased flood storage volume within the Flood Zone 3 is beneficial to the site.

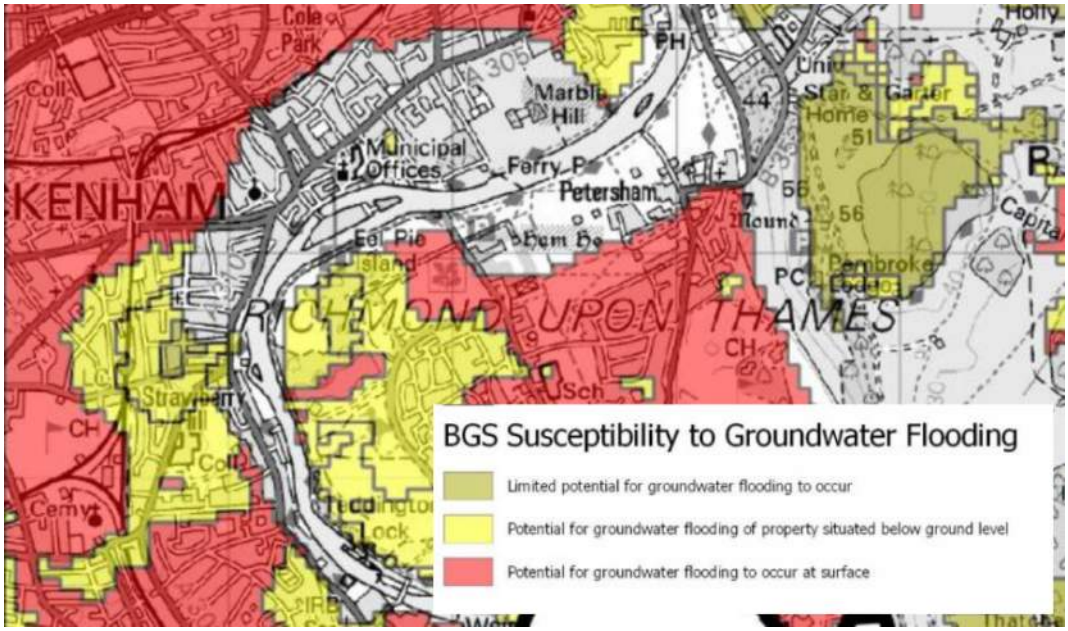
6.2. Flooding from groundwater

The Site Investigation report notes that the Envirocheck data indicates the site is not in an area with potential for groundwater flooding to occur.

A perched groundwater table is anticipated to be present within the Kempton Park Gravels based on the groundwater monitoring data at around 2.6 m OD. The site and the general surrounding areas are relatively flat. The site has an external elevation of approximately +7.0 m OD that is at a higher elevation approximately 2 m higher than the surrounding street level.

Furthermore, the SFRA shows that the site is not situated in an area susceptible to groundwater flooding. The "Area Susceptible To Groundwater Flood © Environment Agency" data does identify the area as at risk of groundwater flooding, however, this data is very coarse and therefore highly inaccurate.The data "Susceptibility to Groundwater Flooding Version 6 © British Geological Survey" is based on smaller assessment grid and therefore is more reliable for the proposed site. The risk of flooding from groundwater is considered **Low.**

Figure 14: BGS Susceptibility to Groundwater Flooding.



According to the LBRuT SFRA maps, the site is located in a Throughflow Catchment Area. The LRBuT SFRA requires a screening assessment is carried out as part of the planning application submission for all basement and cellar proposals within the throughflow and groundwater policy zones. A Basement Impact Assessment has been completed as part of this design. Refer to 'Twickenham Riverside TW1 3SD- Basement Impact Assessment *(1829-A2S-XX-XX-RP-Y-0001-00)* for full details.

6.3. Flooding from Sewers

The LBRuT SFRA identified zero sewer flooding incidents at the proposed site. An extract from the SFRA Sewer Flooding map is below in Figure 15. Therefore, the risk of flooding from sewer is considered **Low.**

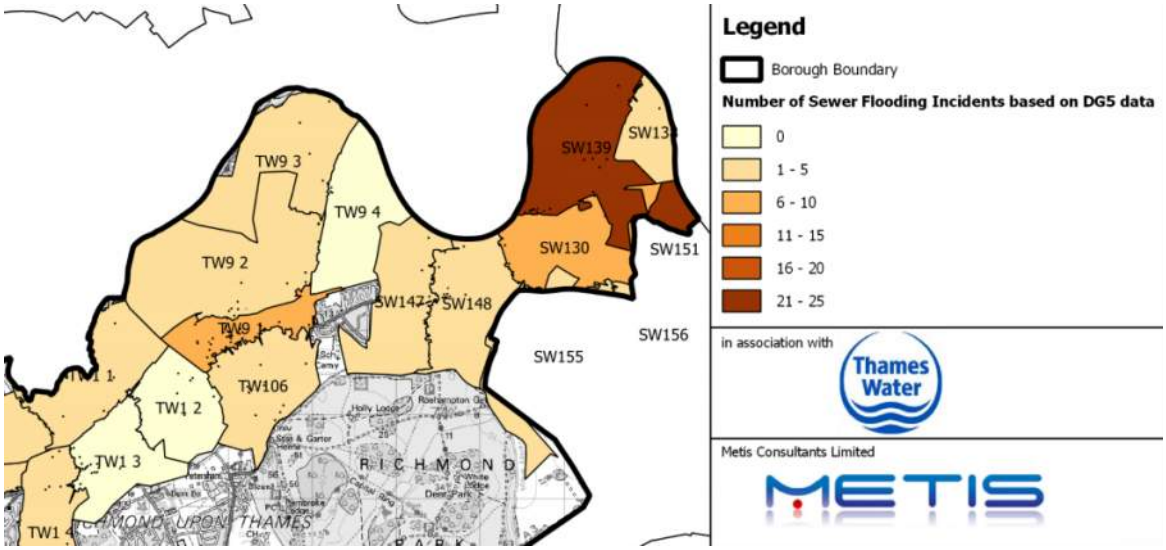


Figure 15: Sewer Flooding Incidents Map (LBRuT SFRA Extract)

6.4. Flooding from Surface Water

6.4.1. Climate change

In accordance with the NPPF guidance, the effects of climate change should be included within the assessment of future flood risk. As the site area is less than 5 km^2, the site is classified as 'small' and therefore the climate change allowances in NPPF Technical Guidance Table 2 are appropriate. This table has been included below for reference.

Table 7. Table showing climate change allowances (Extract from NPPF Technical Guidance, Table 2)

Table 2: peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

Based on these values the hydraulic drainage design for the proposed drainage network has been modelled for a range of rainfall intensities up to and including ones for a 1 in 100 year event plus 40% allowance for climate change.

6.4.2. Existing flood risk

Flooding from surface water maps provided by the Environment Agency have been used to assess the effects of flooding from pluvial effects. There are four levels of risk as defined by the Environment Agency:

- High – each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium – each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low – Each year, the area has a chance of flooding of less than 1 1000 (0.1%) and 1 in 100 (1%)

- Very low – each year, the area has a chance of flooding of less than 1 in 1000 (0.1%)

Figure 16: EA Online Surface Water Flood Map (Source: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map).

Figure 16 identifies that there is a **Low** risk of flooding on Water Lane and Wharf Lane.

The proposed changes to Wharf Lane and Water Lane are not likely to change the risk of surface water flooding in these areas. Overflow and flood waters will continue to flow by gravity to the edge of The Embankment into the River Thames.

Surface water in Flood Zone 3b shall drain directly into the river. Surface water in the areas protected by the flood structures shall either infiltrate into the proposed soft landscaping, or be captured within a drainage network and attenuated prior to discharge into the existing Thames Water network which outfalls through the River Thames wall. Therefore, the risk of surface water flooding remains **Low** for Wharf Lane and Water Lane and **Very Low** for the area protected by the flood defence structures.

6.5. Flooding from Reservoirs, Canals and Other Artificial Sources

The 'Risk of flooding from reservoirs' map, produced by the Environment Agency (Figure 13) indicates that there is a **Negligible** Risk of flooding from this source at the location of the Proposed Development buildings which will be protected by the elevated topography. There is some residual risk to the areas of the site within Flood Zone 3b however this is not increased from the existing condition. There are no other known sources of flood risk that would pose a risk to the development site.

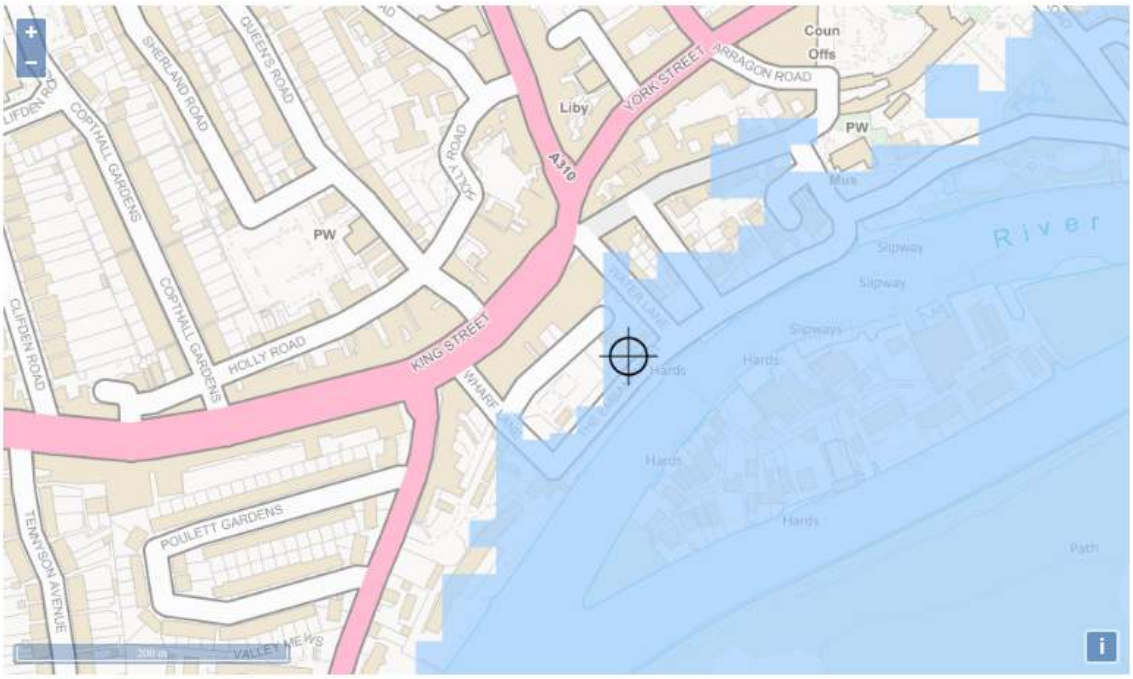


Figure 17: EA Online Flooding from Reservoirs Map (https://flood-warning-information.service.gov.uk/long-term-flood-risk/map).

7. SURFACE WATER DRAINAGE STRATEGY

7.1. Design Assumptions, Constraints and Parameters

This section outlines the engineering principles and design criteria which have been followed to produce the proposed design. These include British & European standards, codes of best practice and guidance which were used by Webb Yates Engineers during the design process.

7.1.1. Climate Change Effects

In accordance with the National Planning Policy Framework (NPPF), the effects of climate change are included within the assessment to reduce future flood risk. Following the recommended contingency allowances from the 19th February 2016, the following allowances should be made for the proposed development:

- Peak Rainfall Intensity: +40% (Upper End Allowance) for 2070 to 2115
- Peak Rainfall Intensity: +20% (Central Allowance) for 2070 to 2115

The new surface water drainage systems for the site will include SUDS and will be designed to accommodate increases in peak rainfall intensity.

7.1.2. Impermeable Areas

The table below compares the hardstanding areas for the proposed and existing developments.

Table 8. Table of Impermeable Areas

		Impervious Area		
Surface Description	PIMP (%)	Existing (m^2)	Proposed (m^2)	Difference (m^2)
Building roof	95%	1201	1993	+792
Green roof	95%	0	32	+32
Paving	50%	1219	975	-244
Soft landscaping	0%	0	0	0
Road and hardstand areas	90%	7628	6908	-720
Playground	50%	205	140	-65
Total		10253	10048	-205

7.1.3. Hydrological Parameters.

A MicroDrainage model was developed to assess the performance of the proposed drainage network using the hydrological parameters found in Table 9.

Table 9. Assumed Hydrological Parameters

Hydrological Character	Parameter	Unit	Value
Rainfall Model	-	-	FSR Rainfall*
	M5-60 (mm)		20.4
	Ration R		0.428
Summer Volumetric Run-off Coefficient	-	-	1.0
Winter Volumetric Run-off Coefficient	-	-	1.0

*FSR rainfall data was used as it is considered conservative when the critical storm duration is less than 60 minutes.

7.2. SuDS Hierarchy

The development of the site is in-line with the relevant policies of London Plan (refer to Section 4.2). The London Plan states that the development should utilise sustainable urban 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 drainage hierarchy in Table 10.

Table 10. SuDS hierarchy

	SuDS hierarchy	Constraints/ Opportunities
1	Store rainwater for later use	Water reuse is not proposed as part of the development. The financial viability of the project was considered along with the additional space and materials required for water reuse throughout the buildings.
2	Use infiltration techniques, such as porous surfaces in non-clay areas	Infiltration shall be used across the site. Soft landscaped areas have been increased by 547 m^2 from the existing condition. The paved areas of the site are also assumed to be 50% impervious with the other 50% of water lost to evaporation and infiltration. An attenuation tank is proposed for the site, located where the historic lido was located. The lido was buried with unknown materials. The tank has been sized assuming no infiltration is possible since attempts to collect borehole and infiltration rate data from this location has been unsuccessful due to buried obstructions assumed to be associated with the lido. However, infiltration tests shall be carried out at the base of the tank prior to installation to determine if infiltration at that level is possible.
3	Attenuate rainwater in ponds or open water features for gradual release.	37 m^2 of green roof is proposed for the Water Lane building. This option has not been considered viable for the site at ground level since open space at low level on the embankment has been to maximised to provide flood storage within Flood Zone 3b. Areas within Flood Zone 3b are freely draining to ensure flood waters can flow freely across the site. This also ensures no ponded water at the time of a flood event to maximise available storage.

	SuDS hierarchy	Constraints/ Opportunities
4	Attenuate rainwater by storing in tanks or sealed water features for gradual release.	A 114 m^3 cellular attenuation tank is proposed for the upper area of the site. This shall attenuate flow to 10 l/s prior to discharge into the existing Thames Water Sewer. The catchment for this area shall be the roof of both building and any landscaped areas with either trapped low points or are unable to safely drain directly to the Thames River.
5	Discharge rainwater direct to watercourse.	Runoff from areas of Wharf Lane, Water Lane, and The Embankment within Flood Zone 3b shall drain via gravity to the river edge. This is consistent with the existing condition. Areas of paving and which grade towards the river shall also discharge directly into the River Thames.
6	Discharge rainwater to a surface water sewer/drain.	Attenuated rainwater from the proposed buildings shall be discharged into an existing surface water sewer.
7	Discharge rainwater to the combined sewer.	There is no proposed discharge of surface water into a combined sewer.

7.3. Greenfield Runoff

The total catchment area of the site is approximately 1.34 ha. The Greenfield runoff rate was calculated using UKSUDS.com tool, a summary is in Table 11. Full UKSUDS output is included in Appendix D.

Table 11. Greenfield Runoff Rates

Storm Event	Greenfield runoff rates (l/s)
Q_{BAR}	2.04
1 in 1 year	1.73
1 in 30 year	4.68
1 in 100 year	6.49

7.4. Existing runoff rate

There are existing catchpits and gullies located within the Diamond Jubilee Park and the raised carpark. However, details of the connection points are unknown and therefore have conservatively been excluded from the peak runoff calculation. No flow control devices or existing attenuation infrastructure have been found on the site.

The calculation of the existing runoff, draining to the existing Thames Water surface water network, has been limited to the building roof area and assessed using MicroDrainage Source Control. The results of this assessment are summarised in Table 12.

7.5. Proposed Development

The proposed drainage strategy is shown in the drawing in Appendix B.

The conveyance network is designed to prevent flooding in the 1 in 100 year event plus allowance for 40% climate change.

The results of the MicroDrainage assessment are shown outlined in the table below to compare the existing and proposed runoff rates to the existing Thames Water network.

Table 12. Surface water design performance

	Existing	Proposed
1:1 yr Max outflow (l/s)	21.7	8.1
1:30 yr Max outflow (l/s)	47.3	5.0
1:100 yr + 40%CC Max outflow (l/s)	61.3	10
Maximum flooding 1: 100 yr + 40%CC	NA	0(m^3)

The MicroDrainage results are included in Appendix E.

From the table above, the proposed design does not reduce the runoff rate into existing surface water network to greenfield runoff rates. However, the runoff rate is reduced by more than 50% which is in line with the requirements of RBRuT LP21 Policy requirements.

Runoff from the roadways which enters the existing Thames Water surface network is assumed to remain the same as the existing condition where gullies have been retained or reinstated. The Embankment and southern extents of Water Lane and Wharf Lane shall drain directly into the River Thames. This shall prevent flood waters entering the surface water network via road gullies during fluvial or tidal flooding from the River Thames. Therefore, the runoff rate from roadways into the existing Thames Water network has been reduced from the existing condition.

The remainder of the site shall drain via infiltration or by overland flow directly into the River Thames. This is in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems S1 requirement which identifies that:

"Where the drainage system discharges to a surface water body that can accommodate uncontrolled surface water discharges without any impact on flood risk from that surface water body (e.g. the sea or a large estuary) the peak flow control standards (S2 and S3 below) and volume control technical standards (S4 and S6 below) need not apply."

7.5.1. Exceedance Flow

If the storage within the below ground proprietary 'crate' system was to be exceeded and flooding was to occur, water would follow topographic gradients and flow southwards down onto The Embankment and into the Thames River as shown in Figure 18.

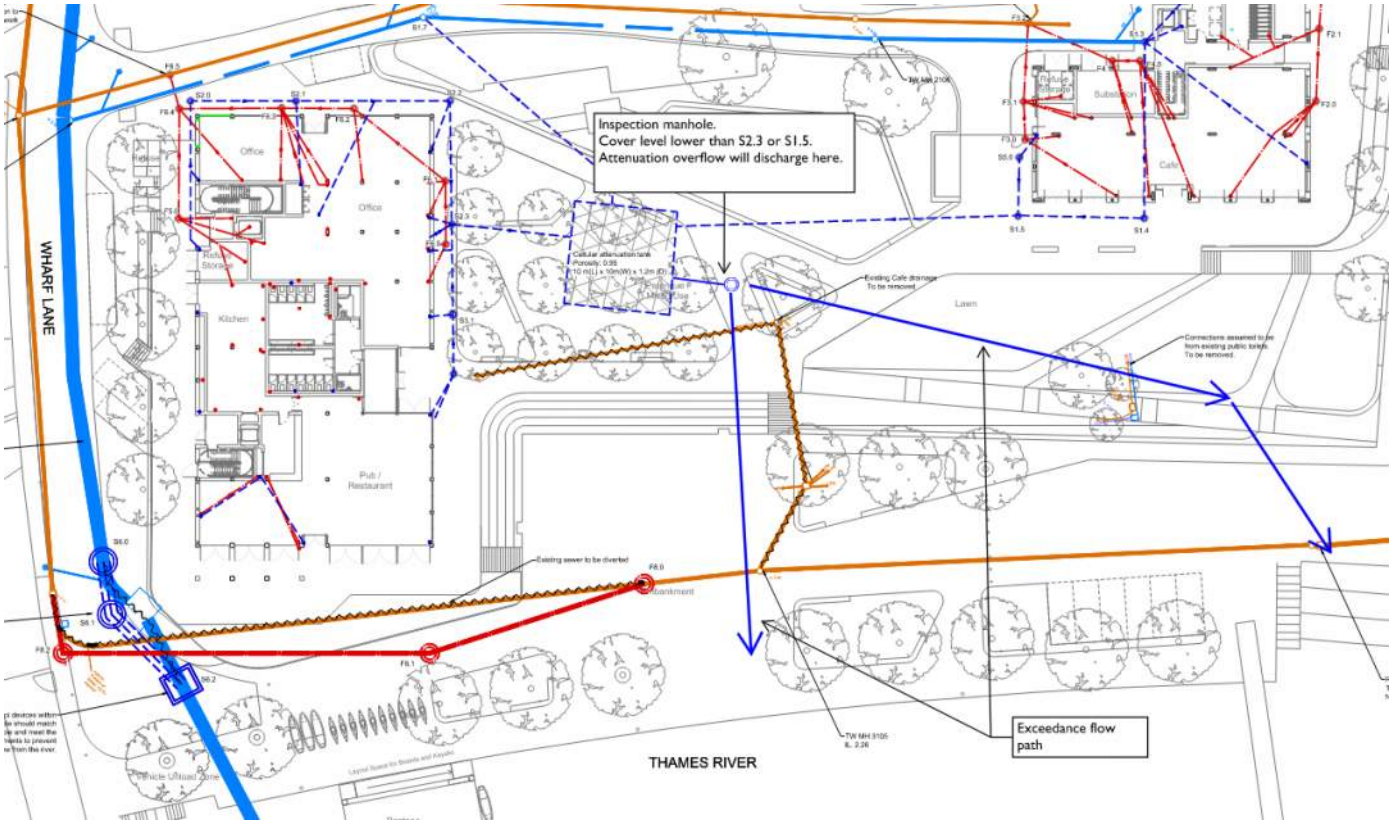


Figure 18: Exceedance flow paths

7.6. Water Quality

The proposed design removes an existing carpark from Water Lane and reduces vehicle movement along the embankment from the existing condition. This will significantly reduce pollution from vehicle movements which may be washed into the adjacent River Thames. The Embankment is in Flood Zone 3 and therefore is unsuitable for installation of oil interceptors.

Garden beds are proposed along The Embankment and Wharf lane which provide some filtration of site runoff prior to discharge into the river. Catch pits upstream of the proposed attenuation tank will remove particulates from the proposed roof runoff.

7.7. Proposed Flood Defences

The proposed design shall remove the existing flood defence and provide new flood defence structures around the proposed development. The flood defence wall shall provide protection equal or greater than the TE2100 defence level of 6.90 m. The level of the proposed flood defence structure has been set to suit the proposed design 7.40 m, significantly greater than then minimum requirement of 6.90 m.

To ensure no increase in flood risk for the area, the new flood wall location and the proposed design has been assessed to confirm there is no loss of flood storage in a level for level volume assessment. The Stage 3 Flood Storage Assessment is included in Appendix B.

7.8. Foul Water Drainage

It is proposed to keep the new above ground foul drainage runs separate from the surface water drainage and connect into the existing Thames Water foul network. Thames Water has confirmed their foul drainage network has capacity for the proposed development to be connected to the network, refer to Appendix F for correspondence from Thames Water.

During the next design stage Thames Water shall be contacted to coordinate connection points and diversion approvals. Appendix B contains the Below Ground Drainage Layouts for the proposed site.

8. FLOOD RISK MITIGATION MEASURES

The following flood risk mitigation measures shall continue to be developed as the design progresses.

8.1. Flood Emergency Plan

A Flood Emergency Plan has been produced for the site in accordance with the LBRuT document: Guidance on Producing a Flood Emergency Plan – November 2011. Refer to J3932-C-RP-0003.

8.2. Freeboard

The proposed development ground floor level has an FFL of 7.4 m AOD which provides 0.5 m of freeboard above the TE2100 future defence level. This provides 0.46 m freeboard above the fluvial flood level for the 1 in 100 year event + 35% climate change. This is greater than the minimum freeboard of 300 mm specified by the LBRuT SFRA.

8.3. Flood Compensation

Loss of available floodplain storage due to changes to flood defence walls locations and landscaping can result in an increase in the risk of flooding elsewhere along the river and the EA will not accept an increase in flood risk off site. The flood storage volume has been assessed for the pre and post development surfaces to assess the impact on the flood storage, with a requirement that there is no net reduction in storage at any level.

The Proposed Development showed no reduction in flood storage volumes. Refer to drawing J3932-C-DR-2000 Flood Storage Assessment (located in Appendix B) for full details. As the design develops the flood storage assessment shall be adjusted to confirm that there is no reduction in flood storage from the existing condition.

8.4. Flood risk permit

A Flood Risk Activity Permit is required from the EA prior to construction and all works to the flood defence line will be in accordance with the EA's flood defence guidance and specifications.

The proposed flood defence strategy has been reviewed with the EA and the overall principles were viewed positively. Key elements of the strategy are as follow:

- Maintain an adequate offset between the flood defence wall and adjacent structures to allow for access to inspect, maintain and repair.
    - Typically, 4 m offset at on the high side of the proposed structure.
    - Typically, 8 m minimum offset at the base of the retaining structure.
- Ensure that there is potential for future extension / raising of the flood defence line
- Flood defence level set to the TE2100 level

- Ensure that the flood defences are independent of any other structure.
- Flood defence shall be suitable to withstand interaction with moving flood waters including the salinity of the sea water.

9. MAINTENANCE

The drainage system will be designed to minimise maintenance requirements; however, a full maintenance scheme will be established for those elements not being offered for adoption. The surface and foul drains, will be maintained by the Freeholder to the manufacturer's recommendations as part of their property maintenance program.

9.1.1. Below Ground Drainage Piped Systems

The below ground piped system (based on assessed flood risk) should be inspected every 10 years as a minimum and repaired and cleansed where necessary.

9.1.2. Sewage Treatment Plants

This will be maintained as per the manufacturer's requirements.

9.1.3. Permeable Pavement

The pervious pavement should be inspected annually, particularly for silt accumulation, to establish brushing frequencies. During the first 6 months after installation the pavement should be inspected, for evidence of poor operation, within 48 hours of each major storm. Additional maintenance shall be as per the manufacturer's requirements.

9.1.4. Surface water and foul pumps

These will be maintained as per the manufacturer's requirements.

9.1.5. Green Roof

These will be maintained as per the manufacturer's requirements.

9.1.6. Flood Defence Structure

The flood defence structure shall be maintained by the Environment Agency in accordance with their inspection and repair requirements. The design ensures that access is available for inspection of the structure in accordance with the EA requirements.

9.1.7. Boathouse

The boathouse has been designed to have all elements be removable and to allow water to flow through during flood events. After every flood event the boathouse should be inspected, and any debris or silt removed.

9.1.8. Attenuation Storage tanks

Inspection and maintenance shall be in line with the SuDS manual.

Operation and maintenance requirements for attenuation storage tanks

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

10. CONCLUSION

The site is partially within Flood Zone 3b and Flood Zone 1. The proposed development is "water compatible" within Flood Zone 3b and all other proposed buildings are located in Flood Zone 1 protected by the flood defence structures. This is compatible with the sequential test, NPPF guidance and the LBRuT Local Plan LP21.

This report assessed the risk of flooding from a variety of sources. A summary of these risks is included in the table below:

Table 13: Flood Risk Summary Table

Source of flooding	Risk summary and mitigations
Rivers and the Sea (Raised land FZ1)	Very Low risk of flooding including in a breach scenario.
Rivers and the Sea The Embankment and areas of the site lower than 6.94m	High Risk of flooding. Flood evacuation plan has been developed and only Water Compatible development is within the high risk area.
Groundwater	Based on the SFRA information and the Site Investigation report the risk of groundwater flooding is Low.
Sewers	Low risk based on historic data available in the SFRA.
Surface Water	Low risk of surface water flooding for Water Lane, Wharf Lane and The Embankment. Very Low risk of surface water flooding for the raised residential area of the site. The runoff rate to the surface water network has been reduced and new site attenuation is proposed. Therefore, the risk of surface water flooding has been reduced.
Reservoirs, Canals	There is some risk of flooding from reservoirs and canals, however this flood risk is contained to areas with Water Compatible infrastructure. The reminder of the proposed development is at a topographic level above this flood risk.

The proposed design includes the relocation of flood defence structures. In accordance with LBRuT and Environment Agency requirements the proposed flood defence structures have been designed to a level greater than the minimum prescribed by the TE2100 level. The design allows essential maintenance and upgrading to be carried out in the future.

The EA has been consulted regarding minimum offset from the flood defence structures and the river wall in accordance with LBRuT SFRA. This design will still require approval by the EA. To ensure that there is no increase in risk of flooding to the adjacent areas, a flood storage capacity check has been undertaken. The Proposed Development provides the required level for level storage to prevent an increase to the site flood risk.

The preliminary site investigation results indicate that there are below ground obstructions which would prevent reliable infiltration for the area of the site located within Flood Zone 1.

During the next design stage Thames Water shall be consulted to obtain permission for the proposed connections and build over agreements.

11. APPENDIX A TOPOGRAPHIC SURVEY

12. APPENDIX B PROPOSED DESIGN DRAWINGS

13. APPENDIX C EXSITING SEWER/WATER MAPS

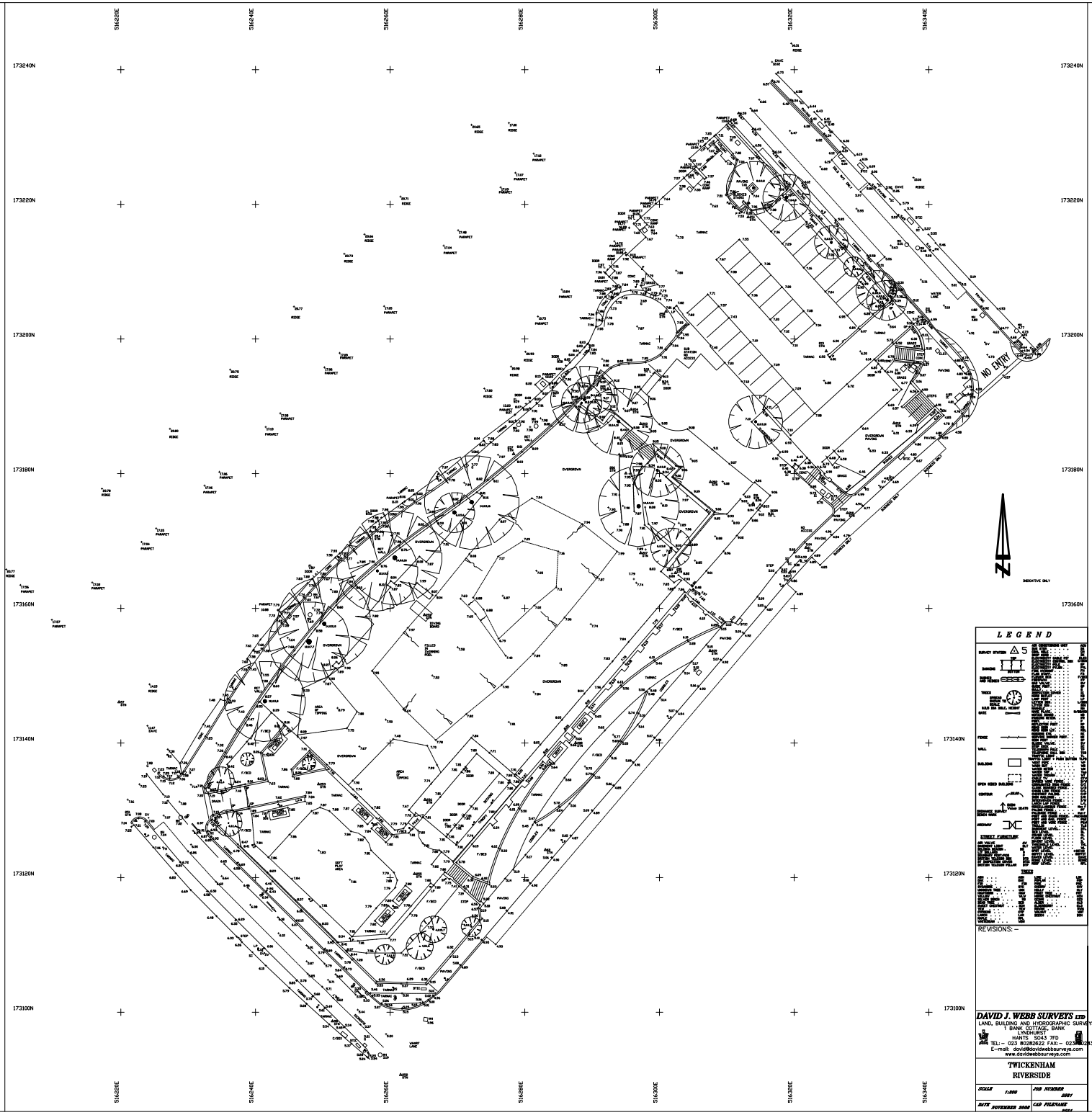
14. APPENDIX D GREENFIELD RUNOFF RATES

15. APPENDIX E MICRODRAINAGE CALCULATIONS

16. APPENDIX F THAMES WATER FOUL CAPACITY CHECK

17. APPENDIX G SUDS PROFORMA

11. APPENDIX A TOPOGRAPHIC SURVEY



LEGEND

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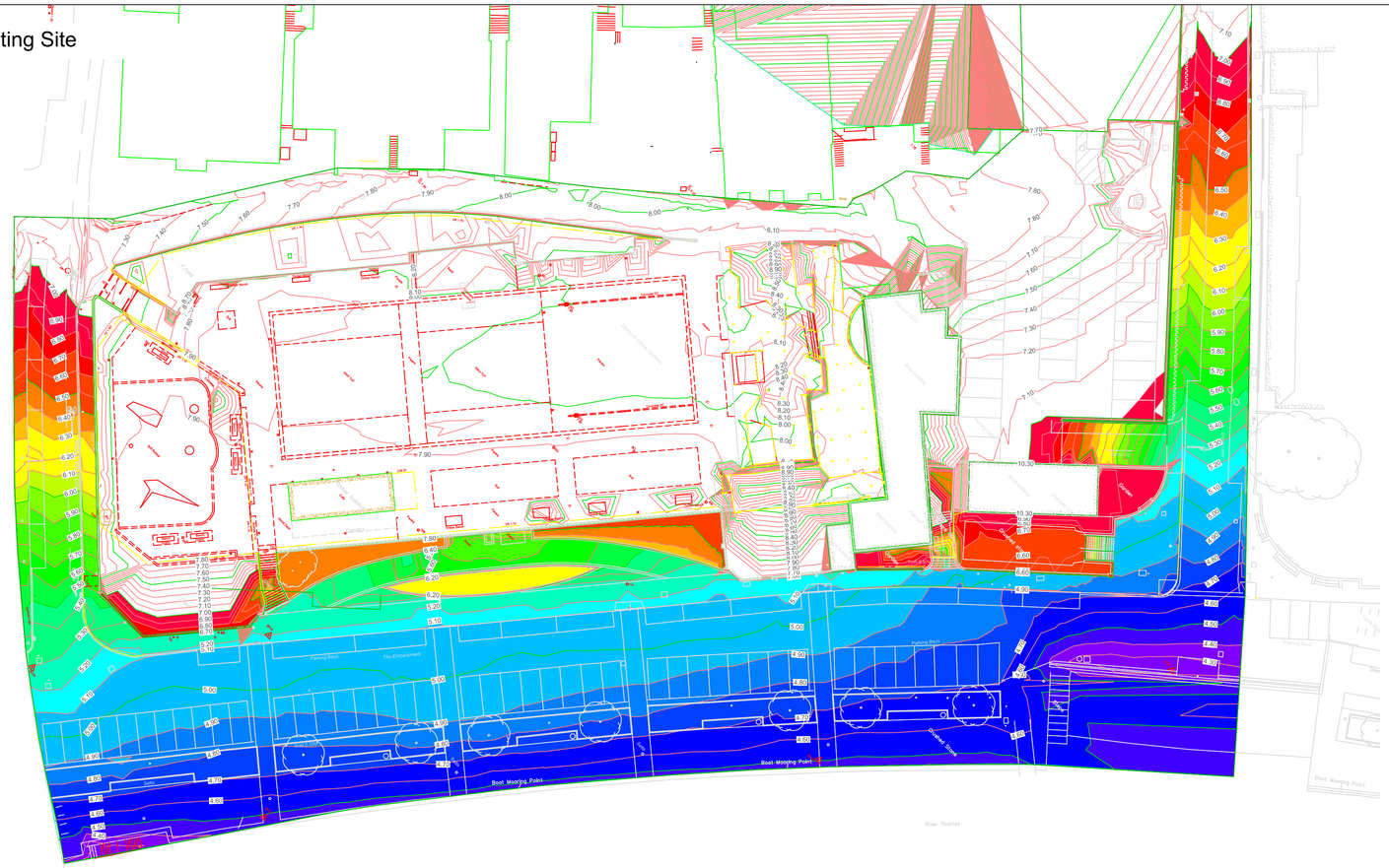
TWICKENHAM
RIVERSIDE

SCALE	1:200	JOB NUMBER	5001
DATE	NOVEMBER 2008	CAD FILENAME	5001

12. APPENDIX B PROPOSED DESIGN DRAWINGS

Existing Site



Proposed Site

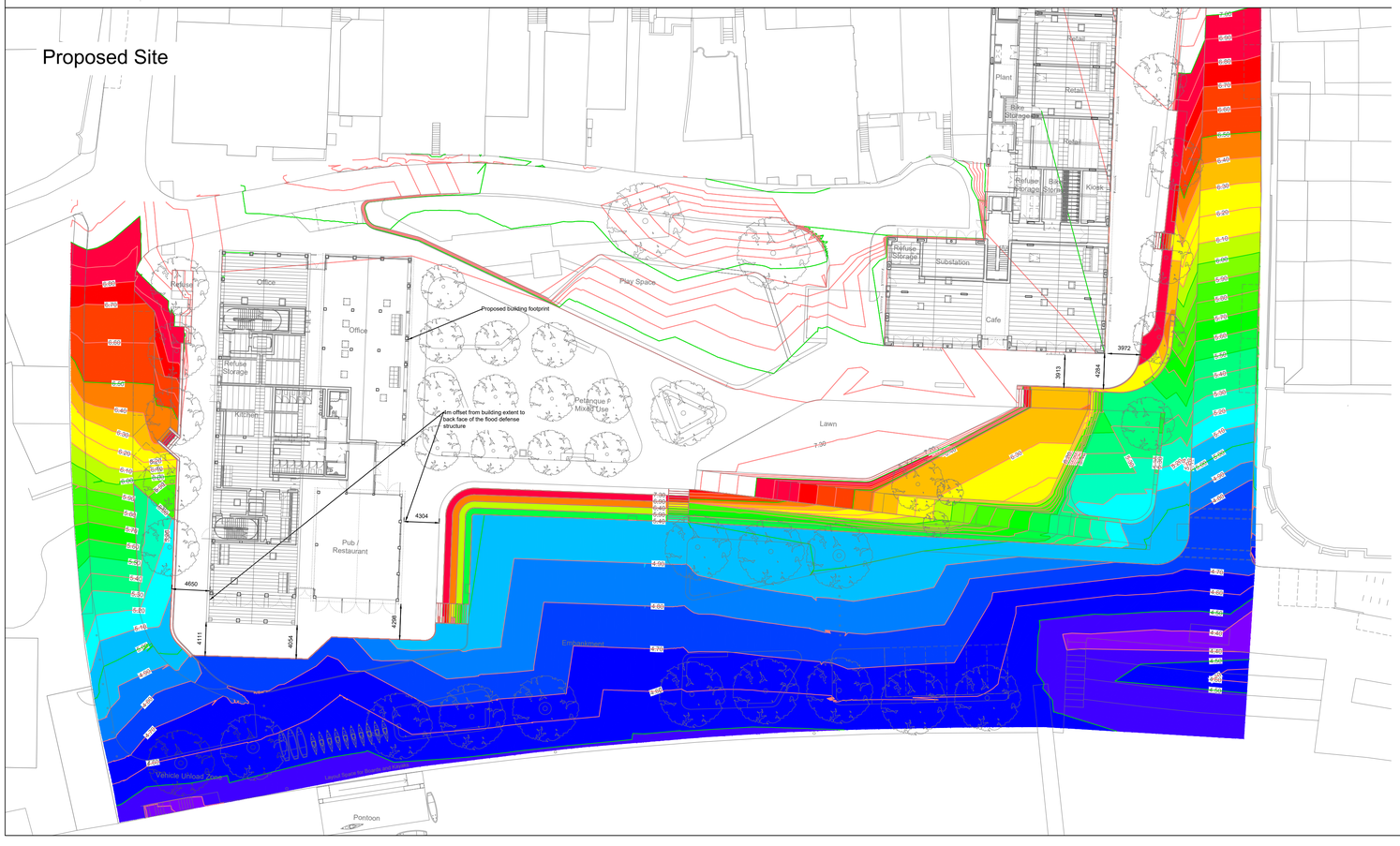


Table 1: Flood Storage Assessment

Maximum Elevation	Minimum Elevation	Existing	Proposed	Surface comparison	
		Volume (m3)	Volume (m3)	Difference	
6.9	6.8	488.0	511.9	23.95	
6.8	6.7	478.6	503.4	24.79	
6.7	6.6	468.7	495.1	26.41	
6.6	6.5	456.5	485.2	28.74	
6.5	6.4	443.5	473.0	29.54	
6.4	6.3	430.7	456.1	25.44	
6.3	6.2	423.2	440.3	17.12	
6.2	6.1	413.4	429.7	16.27	
6.1	6	408.0	421.3	13.35	
6	5.9	402.2	413.1	10.88	
5.9	5.8	396.2	406.5	10.30	
5.8	5.7	390.6	399.8	9.24	
5.7	5.6	381.0	392.9	11.95	
5.6	5.5	373.0	382.2	9.17	
5.5	5.4	364.9	372.5	7.60	
5.4	5.3	356.1	362.5	6.43	
5.3	5.2	344.3	351.2	6.93	
5.2	5.1	320.0	338.9	18.88	
5.1	5	294.0	330.2	36.22	
5	4.9	239.5	291.0	51.47	
4.9	4.8	188.3	247.4	59.14	
4.8	4.7	144.3	196.8	52.57	
4.7	4.6	104.4	137.0	32.63	
4.6	4.5	65.5	75.1	9.63	
4.5	4.4	22.1	19.8	-2.26	Refer to Note 7.
4.4	4.3	7.7	3.1	-4.64	Refer to Note 7.
4.3	4.2	1.8	0.1	-1.64	Refer to Note 7.
				529.02	

Notes

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3. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers
4. From EA Product 4 and Product 7 data:
   - TE2100 = 6.90 m
   - 1 in 100 year + 35% Climate change = 6.94 m
5. Through discussions with EA, flood defence structure to be at least 4 m away from proposed building extent.
6. The existing surface was created using multiple site topographic surveys, small discrepancies from the actual surface levels may result from the triangulation process. An effort has been made to review the model and any remaining discrepancies are considered negligible to the accuracy and overall outcome of this assessment.
7. No area of the existing site with an elevation below 4.5mAOD is proposed to be raised as part of the proposed works. The flood storage assessment table shows a decrease in storage volume between 4.5 m AOD and 4.2 m AOD. This is a result of the surface triangles changing at the interface of the proposed and existing surface in Civil 3D.

Rev	Date	Description	Drn	App
01	02.06.21	Stage 3 submission	GB	GPD
00	07.12.20	Stage 2 submission	GB	GPD

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Project
Twickenham Riverside

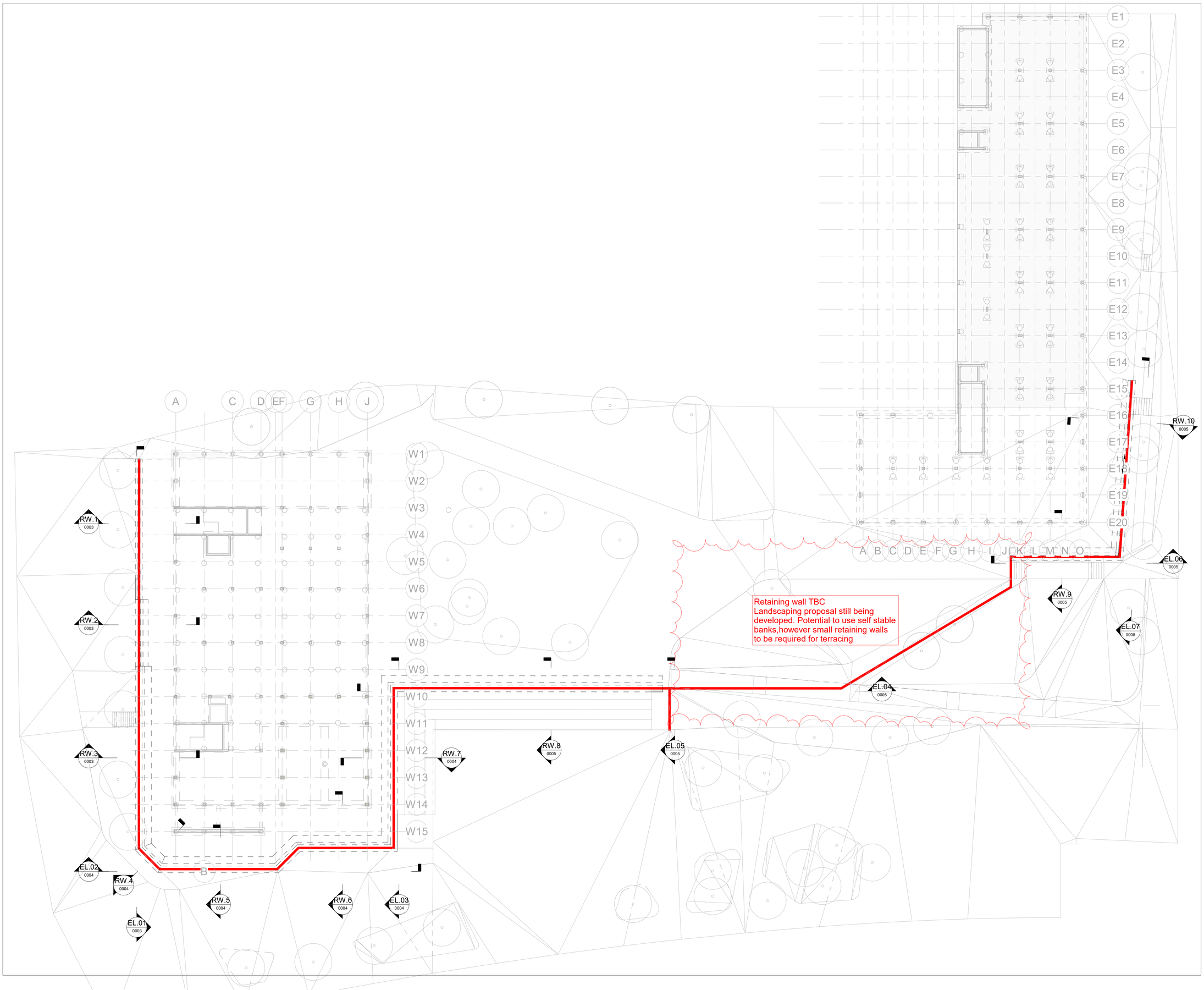
Drawing Title
Flood Storage Assessment

Drawing Status
For Information

Drawn by	Checked by	Sheet size	Scale	Rev status
GB	AM	A1	NTS	S9

Drawing Number
J3932-C-DR-2000

Revision
01



Notes

SAFETY, HEALTH AND ENVIRONMENT
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following :
Construction
Maintenance & Cleaning
Decommissioning & Demolition
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Rev	Date	Description	Drn	App
00	21.05.21	Draft Stage 3 Issue	SNE	LB

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Project
Twickenham Riverside Site

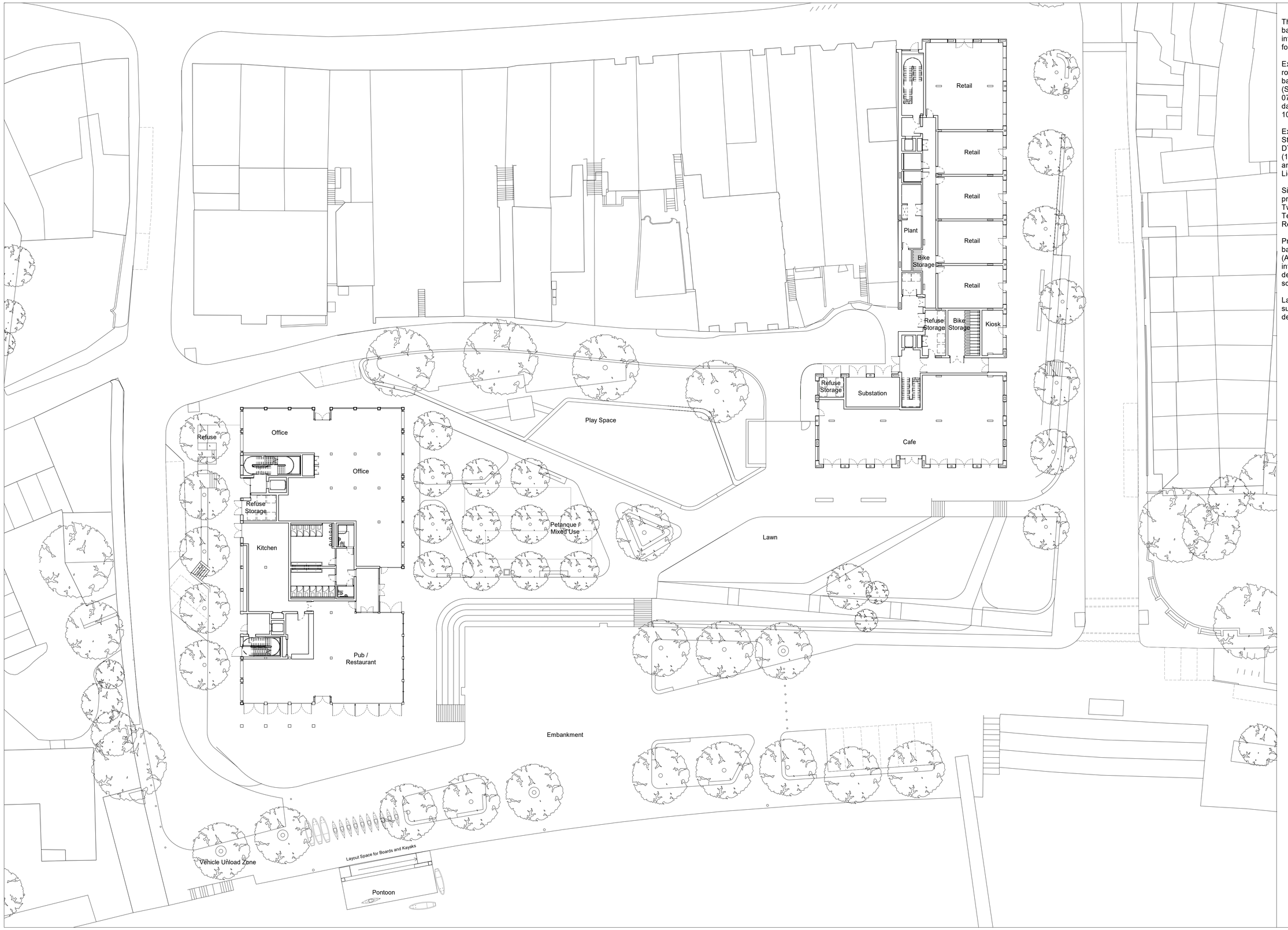
Drawing Title
Retaining Wall General Arrangement

Drawing Status
Developed Design

Drawn by	Checked by	Sheet size	Scale	Rev Status
MM	LB	A1	1 : 200	S3

Drawing Number
J3932-S-GA-00-0002

Revision
00



This drawing is illustrative, not based on accurate survey information and should not be used for legal purposes.

Existing locations of buildings, roads, waterways and parkland based on Ordnance Survey data (Stanfords OS MasterMap 07/06/2019) © Crown copyright and database rights 2019 OS Licence 100035409

Existing site levels based on Stanfords Portal LIDAR Height Data DTM Survey Information (13/06/2019) © Crown copyright and database rights 2019 OS Licence 100035409.

Site boundary based on mark-up provided by LBRuT as part of Twickenham Riverside Invitation to Tender document, June 2019. Requires legal verification.

Proposed buildings and landscaping based on competition scheme (August 2019) and does not take into account any design development following this. This scheme is subject to change.

Landscape design and levels subject to change following further design development.

Date	Rev.	Description	Approved By
30/10/2020	P07	M031 - Issue to Transport Engineer - Service Road Connection - Updated Landscape	MB
03/11/2020	P08	M032 - Issue to Client and Cost Consultant	MB
20/11/2020	P09	M038 - Issue to LDA	MB
20/11/2020	P10	M039 - Issue to WSP	MB
25/11/2020	P11	M041 - Issue to Planners	MB
27/11/2020	P12	M042 - Stage 2 Report Addendum Issue	MB
22/01/2021	P13	M050 - Issue to Structural Engineer	MB
08/02/2021	P14	M055 - Issue to Arcadis	MB
17/02/2021	P15	M061 - Issue to Planners	MB

Date	Rev.	Description	Approved By
19/02/2021	P16	M062 - Issue to Design Team	MB
26/02/2021	P17	M064 - Issue to Arcadis	MB
19/03/2021	P18	M075 - Issue to Design Team	MB
25/03/2021	P19	M079 - Issue to Design Team	MB
06/05/2021	P20	M095 - Issue to Consultants for Background	MB
14/05/2021	P21	M103 - Issue to LDA	MB
21/05/2021	P22	M107 - Stage 3 Draft Issue	MB
27/05/2021	P23	M110 - Issue to WSP	MB
28/05/2021	P24	M115 - Issue to Design Team and Building Control	MB

N

Scale at 1:250

0 2 5 10m

Project	Twickenham Riverside	Code TRS	File Name	Number	Rev.
Subject	Ground Floor Plan		TRS-HAL-00-00-DR-A-	3101	P24
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk		Date 30/07/19	Scale 1 : 250	at A1

X:\JOBS\6975_TWICKENHAM_RIVERSIDE\7CAD\DRAWINGS\6975_100.D

CORNER REDUCTION AND MANHOLE LOCATIONS TO BE REVIEWED

ACCESSIBLE BAY

LINEAR DRAIN

SERVICE BAY

BOAT HOUSE

PETANQUE AREA

RAILINGS WALL

STORE

LOCKABLE GATE

1140MM- 2 TERRACE 570MM, 7 STEPS 163 RISERS

540MM 3 STEPS 180 RISER

3 TERRACE 506MM

BIN RELOCATION

RAMP

+VARIES WITH TIDE

PILE TO PONTOON

PONTOON

Retail

Plant

Bike Storage

Refuse Storage

Kiosk

Substation

Kitchen

Servery

Cafe

Office/Retail

Pub

PHONE BOX

CCTV

BINS

BIN

0 10m

+(0.00) EXISTING LEVELS

+0.00 PROPOSED LEVELS

HARDWORKS

HARD SURFACING

SAFETY SURFACING

SELF BINDING GRAVEL

RETAINING WALL

BALUSTRADE

SEATING TERRACES

STEPS

BENCHES

PLAY EQUIPMENT

EXISTING LAMPPOSTS (LP), GULLEYS (GG), SIGNS (SI), FEEDER PILLARS (FP) & MANHOLES (MH)

PROPOSED POP UP POWER

PROPOSED POP UP POWER

PROPOSED MULTI DIRECTIONAL LIGHT POSTS

PROPOSED LED STRIP LIGHTING TO BENCHES AND HANDRAILS

SOFTWORKS

HERBACEOUS PLANTING

RAIN GARDENS

LAWN

EXISTING TREES

PROPOSED TREES

DRAFT

REV. DESCRIPTION APP. DATE

LDĀDESIGN

PROJECT TITLE
TWICKENHAM RIVERSIDE

DRAWING TITLE
General Arrangement Plan

ISSUED BY	London	T: 020 7467 1470	
DATE	JUNE 2020	DRAWN	ER
SCALE@A1	1:250	CHECKED	TW
STATUS	Draft	APPROVED	AH

DWG. NO **6975_100**

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

Sources Ordnance Survey

DRAINAGE KEY

- Proposed Surface Water Drain
- Proposed Foul Drain
- Existing Surface Water Drain
- Existing Foul Drain
- Existing Drain to be Removed
- S#.# / F#.# — Proposed Manhole Surface Water / Foul
- Proposed Trapped Gully
- FG — Floor Gully
- RWP# — Proposed Rainwater Pipe (With Roddable access)
- SVP# — Proposed Soil Vent Pipe (With Roddable Access)
- ATT# — Proposed Attenuation Tank

KING STREET

TW MH 2207
CL=7.71
IL=1.99

New foul water connection to Thames Water network

TW MH 2212
CL = 7.64
IL=4.06

WATER LANE

F1.1
F1.0
F2.3
F2.2
F2.1
F2.0
S1.2
S1.1
S1.3
S1.4
S1.5
F3.2
F3.1
F3.0
S5.0
F4.1
F4.0

Retail
Refuse Storage
Bike Storage
Kiosk
Plant
Substation
Cafe

Adjusting existing connection to Thames water network

TW MH 2109
CL:7.49
Il = 3.15

New foul water connection to Thames Water network

TW MH 2106

S1.7
F6.5
S2.0
S2.1
S2.2
F6.4
F6.3
F6.2
F6.1
S2.3
F5.0
F6.0
S3.1
S1.6

Flow control hydrobrake.
Max outflow 10 l/s

Play Space
Office
Refuse
Refuse Storage
Kitchen
Pub / Restaurant
Pétanque / Mixed Use
Lawn

Cellular attenuation tank
Porosity: 0.95
10 m(L) x 10m(W) x 1.2m (D)

Existing Cafe drainage To be removed

Inspection manhole.

Connections assumed to be from existing public toilets. To be removed.

TW MH 2101
CL=7.02
IL = 2.01

TW MH 2108
CL = 7.01
IL = 3.15

WHARF LANE

Existing 1200 Ø Thames Water surface water pipe

S6.0
S6.1
S6.2
F8.2
F8.1
F8.0

Thames Water sewer diversion

Existing sewer to be diverted

Embankment

Flow control devices within relocated manhole should match the existing manhole and meet the EA requirements to prevent backflow from the river.

Vehicle Unload Zone
Layout Space for Boards and Kayaks
Pontoon

TW MH 3105
IL 2.26

Receives connection from Eel Pie Island
TW MH 3102
No more TW detail

THAMES RIVER

Notes

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4. For below ground drainage drawings for Water Lane building refer to J3932-C-DR-1001
5. For below ground drainage drawings for Wharf Lane building refer to J3932-C-DR-1002 and 1003

General Notes to Drainage

1. This drawing is to be read in conjunction with the drainage details and other relevant Architects and Engineers drawings and specifications.
2. Comply with technical standards and British standards as detailed in the specification.
3. All pipework is to be installed to the recommended falls with suitable provision for venting and cleaning as required by the British standards.
4. RWP locations are to be determined at the next design stage.
5. Allow for rodding access points in all locations to conform to specification. Notify contractor and architect of places where access in required to these rodding points in addition to those shown on plans.
6. Provide 25mm foil face mineral wool insulation to all RWPs & SVPs.
7. Provide rodding points to RWPs and SVPs before the below ground connection.
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9. Appliances, pipes and fittings shall comply with relevant European standards where applicable.
10. Any part of the existing drainage system retained as part of the new scheme shall be cleaned and inspected. Any defects shall be reported to the Engineer.
11. All pipes passing through fire compartments shall be provided with fire collars and fire seals. Fire stopping detailed shall be submitted for approval
12. Existing drainage connectivity & condition to be confirmed by Contractor. Before starting work, check invert levels & positions of existing drains, sewers, inspection chambers & manholes against drawings. Report discrepancies.
13. Ventilating pipes open to outside air should finish at least 900mm above any opening into the the building within 3m and should be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air.
14. Private foul water and surface water drainage is to be constructed in accordance with the building regulations part H (2015), BS EN 12056:2000 (inside buildings), BS EN 752:2017 (outside buildings) and all relevant agreement certificates.
15. All rodding eyes and access points shall be of 'double-seal' type.
16. HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
17. HEALTH AND SAFETY: Care should be taken to locate services prior to any excavation.

Rev	Date	Description	Drn	App
00	09.06.21	Stage 3 submission	GB	GPD

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Project
Twickenham Riverside

Drawing Title
Below Ground Drainage Layout Site Wide

Drawing Status
Developed Design

Drawn by	Checked by	Sheet size	Scale	Rev status
GB	GPD	A1	1:250	S3

Drawing Number
J3932-C-DR-1000

Revision
00

General Notes to Drainage

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Notes

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DRAINAGE KEY

- Proposed Surface Water Drain
- Proposed Foul Drain
- Existing Surface Water Drain
- Existing Foul Drain
- Existing Drain to be Removed
- S#.# / F#.# — Proposed Manhole Surface Water / Foul
- CH — Proposed Drainage Channel
- FG — Floor Gully
- RWP# — Proposed Rainwater Pipe (With Roddable access)
- SVP# — Proposed Soil Vent Pipe (With Roddable Access)
- Foul Pipe Transfer at High Level
- Surface WaterPipe Transfer at High Level
- SS# — Proposed Stub Stack Connection
- ATT# — Proposed Attenuation Tank
- SPC#.# / FPC#.# — Proposed Pumping Chamber Surface Water / Foul

TW MH 2106
IL 5.94
225 Ø
S1.5
S5.0
F3.0
F3.1
150 Ø
F3.2
IL 6.17
New connection to existing Thames Water Sewer
Refuse Storage
Substation
Ø 150
F4.1
AR
7.75
S1.4
225 Ø
F4.0
S1.3
Cafe
150 Ø
Existing manhole to be retained. Connections from neighboring building to be retained, redundant connections to be removed or grouted.
Plant
Bike Storage
RWP
FG
SVP
S1.2
IL 6.52
Refuse Storage
Bike Storage
Kiosk
Retail
100 Ø
IL 6.28
F2.0
F2.1
S1.1
F2.2
150 Ø
S1.0
F1.0
F1.1
DR
150
Old Quay Path
IL 7.18
JUNCTION
Existing Thames Water manhole to be retained and altered to be a buried junction mnahole with no access.
New mnahole connection to existing pipe with backdrop to lower level
IL 2.63
Existing manhole to be removed
New connection to existing Thames Water Sewer
F2.3
6.74
WATER LANE

Rev	Date	Description	Drn	App
00	09.06.21	Stage 3 submission	GB	GPD

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Project
Twickenham Riverside

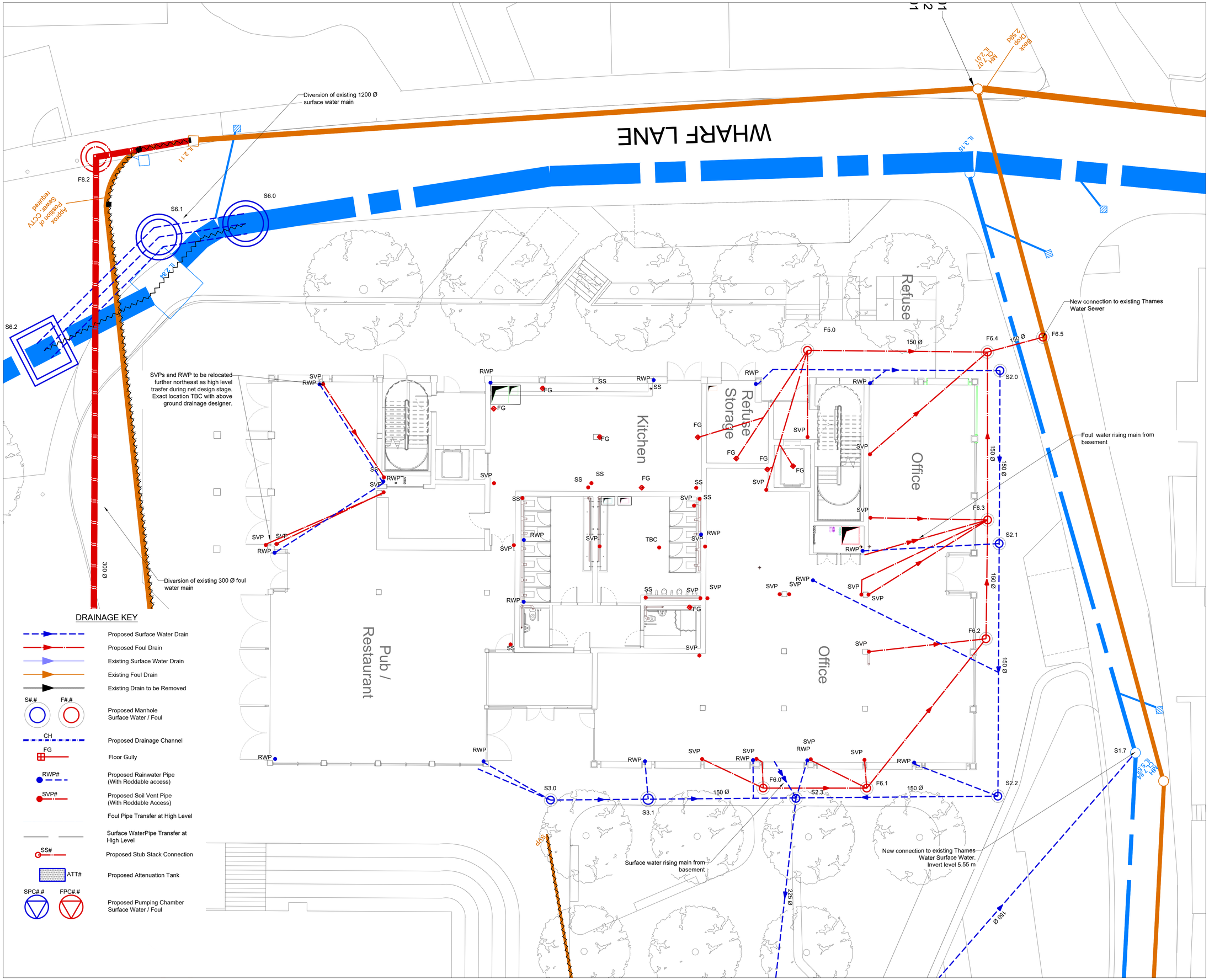
Drawing Title
Below Ground Drainage Layout
Water Lane Lane Ground Level

Drawing Status
Developed Design

Drawn by	Checked by	Sheet size	Scale	Rev status
GB	GPD	A1	1:100	S3

Drawing Number
J3932-C-DR-1001

Revision
00



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Rev	Date	Description	Drn	App
00	09.06.21	Stage 3 submission	GB	GPD

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Project

Twickenham Riverside

Drawing Title

Below Ground Drainage Layout
Wharf Lane Ground Level

Drawing Status

Developed Design

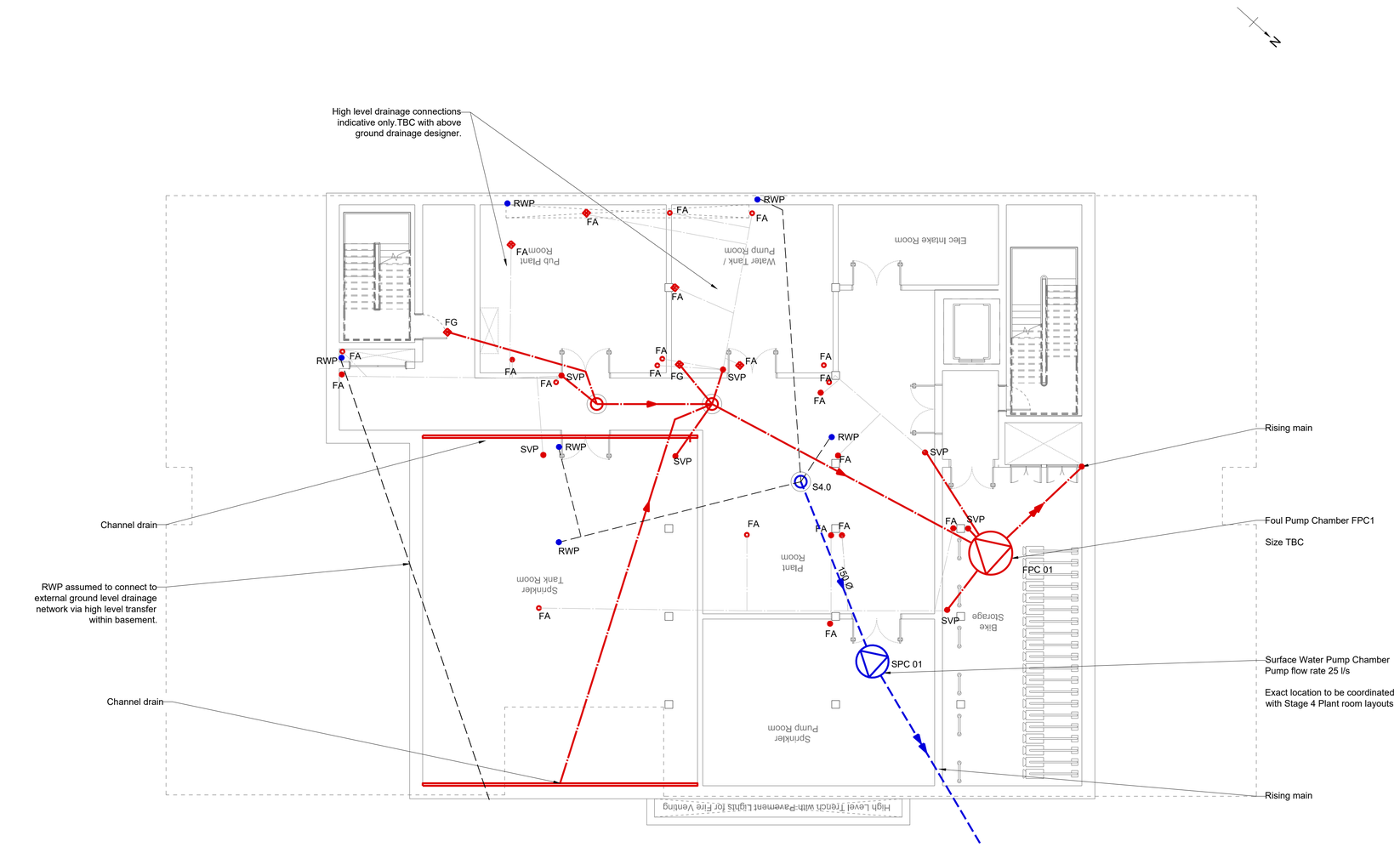
Drawn by	Checked by	Sheet size	Scale	Rev status
GB	GPD	A1	1:100	S3

Drawing Number

J3932-C-DR-1002

Revision

00



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Rev	Date	Description	Drn	App
00	09.06.21	Stage 3 submission	GB	GPD

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Project
Twickenham Riverside

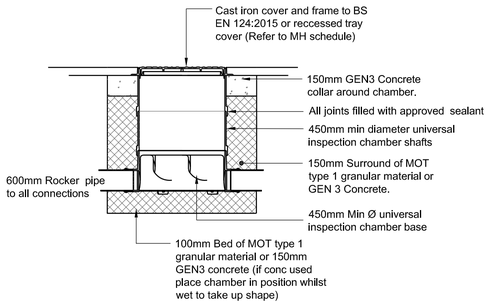
Drawing Title
Below Ground Drainage Layout
Wharf Lane Basement Level

Drawing Status
Developed Design

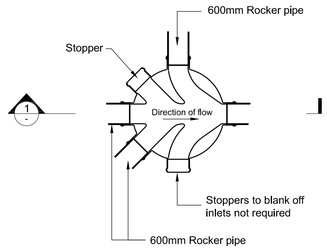
Drawn by	Checked by	Sheet size	Scale	Rev status
GB	GPD	A1	NTS	S3

Drawing Number
J3932-C-DR-1003

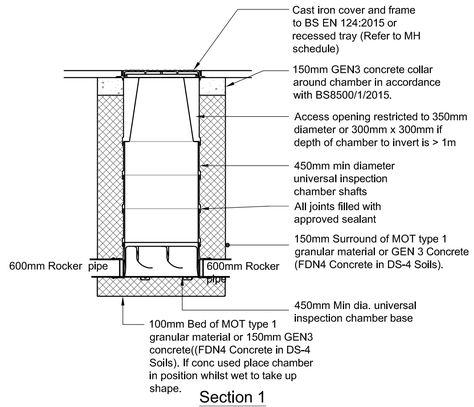
Revision
00



1.2m Max depth to invert

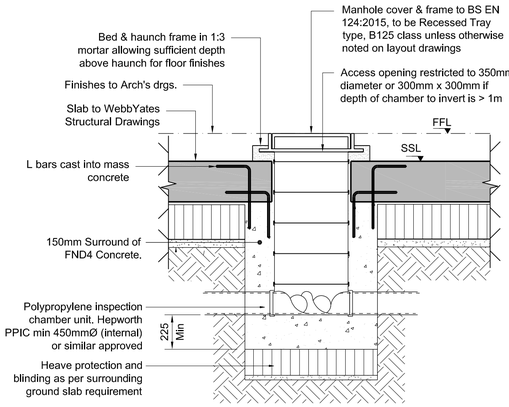


Typical Plan View 450Ø/600Ø PPIC Inspection Chamber Base



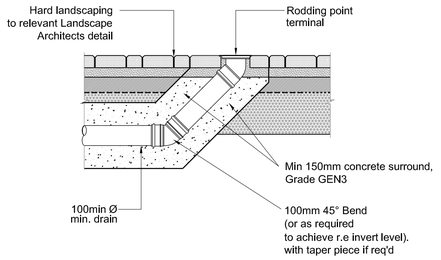
Section 1

Polypropylene Inspection Chamber Within External Landscaping 3.0m Max depth to invert

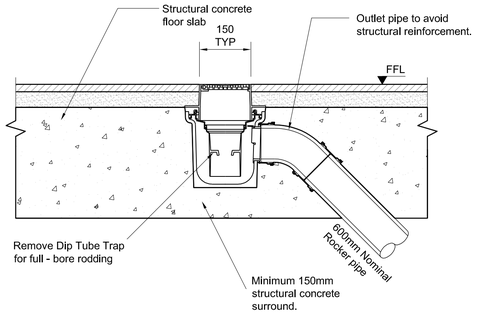


Section 1

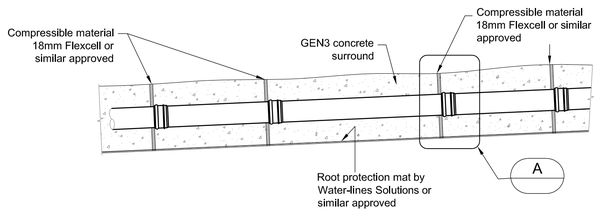
Polypropylene Inspection Chamber Within New Slab 3.0m Max depth to invert

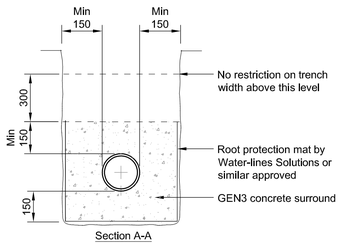


Rodding Eye



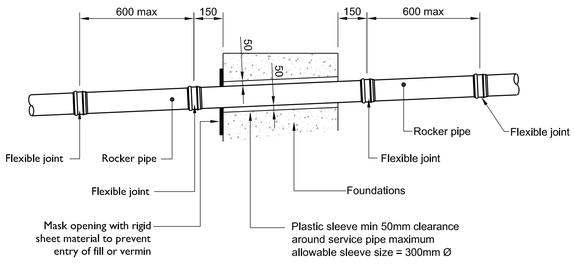
Internal Trapped Gulley Typical Connection Detail - Within New Slab





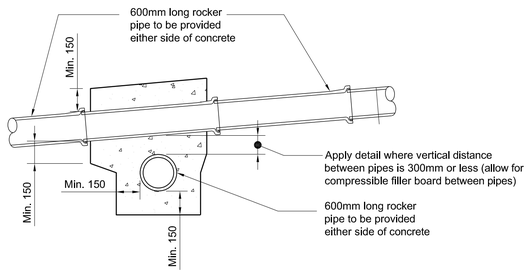
Pipe Protection Against Root Intrusion

(Flexible joints at joint of pipes)
Scale NTS



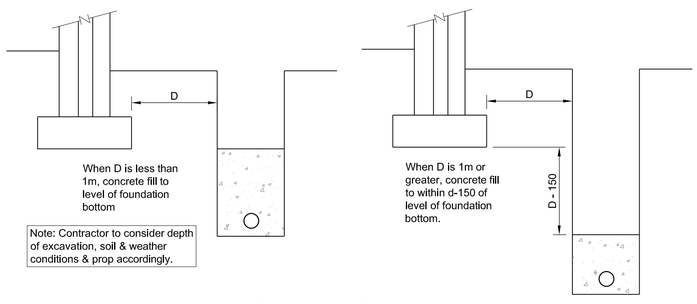
Pipes Passing Through Foundations

Scale 1:20



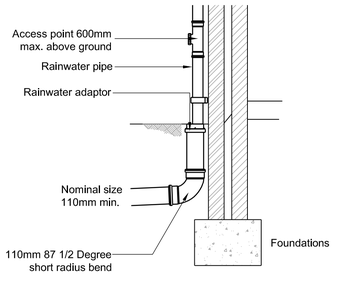
Pipes Passing Within 300mm

Scale NTS



Pipes Near Buildings

Scale NTS



Typical External Rainwater Pipe to Drain

Scale 1:20

Notes

1. Do not scale the drawing
2. All dimensions are in millimetres unless noted otherwise
3. Any discrepancies between structural and architectural setting out dimensions must be brought to the attention of the Architect and Engineers

Rev	Date	Description	Drn	App
00	09.06.21	Stage 3 submission	GB	GPD

WEBB YATES ENGINEERS
48-50 Scrutton Street
London EC2A 4HH
020 3696 1550
www.webbyates.co.uk
info@webbyates.co.uk

Project
Twickenham Riverside

Drawing Title
Below Ground Drainage Details Sheet 2

Drawing Status
Developed Design

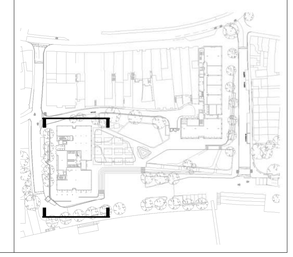
Drawn by	Checked by	Sheet size	Scale	Rev status
GB	GPD	A1	As Shown	S3

Drawing Number
J3932-C-DE-0401

Revision
00

1 2650 **Wharf Lane - Embankment Elevation**
1 : 100

2 2650 **Wharf Lane - Service Road Elevation**
1 : 100



Date	Rev.	Description	Approved By
11/06/2021	P01	M125 - Draft Planning Issue	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

Date	Rev.	Description	Approved By

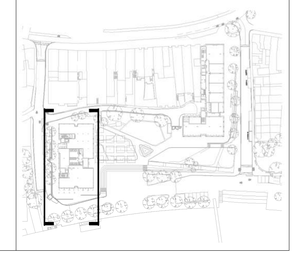
DRAFT

Scale at 1:100
0 1 2 5m

Project	Twickenham Riverside	Code TRS	File Name / Number / Rev.
Subject	Wharf Lane Building Short Elevations		TRS-HAL-01-ZZ-DR-A- / **2650** / **P02**
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk		Date 06/09/21 / Scale As indicated at A1

1 / 2651 **Wharf Lane - Wharf Lane Elevation**
1 : 100

2 / 2651 **Wharf Lane - Garden Elevation**
1 : 100



Date	Rev.	Description	Approved By
11/06/2021	P01	M125 - Draft Planning Issue	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

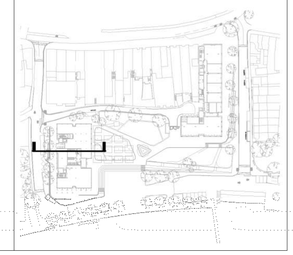
Date	Rev.	Description	Approved By

DRAFT

Scale at 1:100
0 1 2 5m

Project	Twickenham Riverside	Code	TRS	File Name	Number / Rev.
Subject	Wharf Lane Building Long Elevations			TRS-HAL-01-ZZ-DR-A-	2651 / P02
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk			Date 06/09/21	Scale As indicated at A1

1 / 2604 **Wharf Lane - Section through Wharf Lane Building**
1 : 100



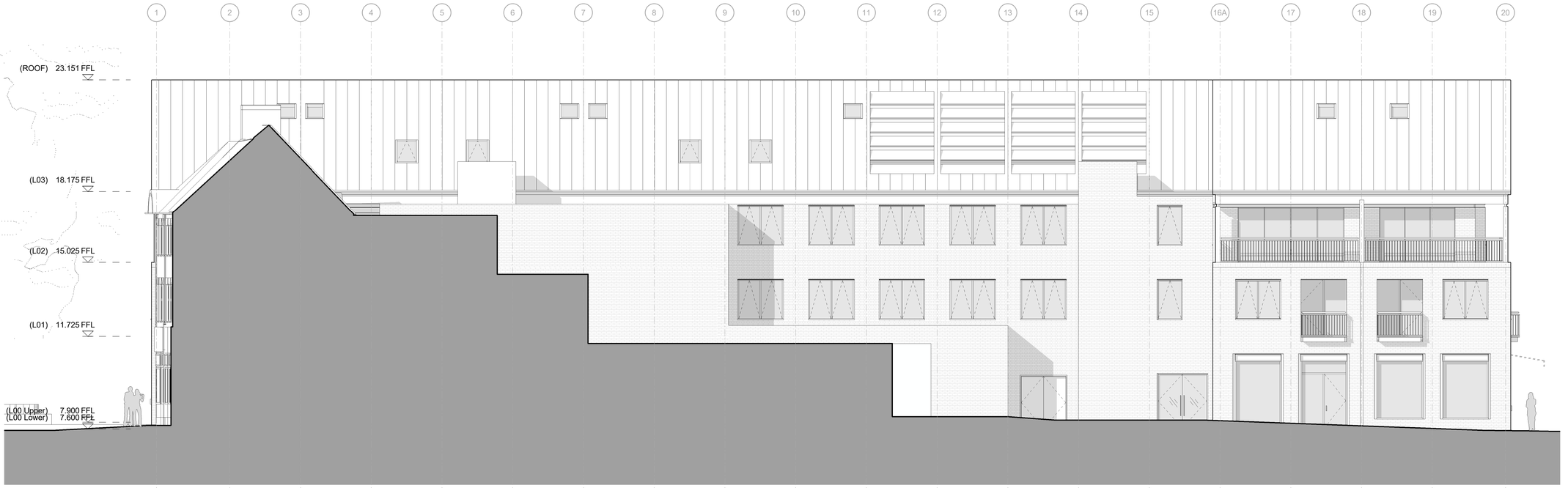
Date	Rev.	Description	Approved By
29/06/2021	P01	M139 - Issue to Planners	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

Date	Rev.	Description	Approved By

DRAFT

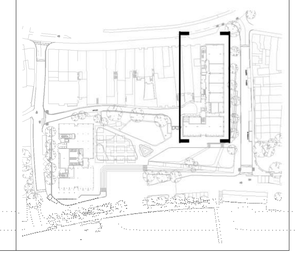
Scale at 1:100
0 1 2 5m

Project	Twickenham Riverside	Code TRS	File Name	Number / Rev.
Subject	Proposed Site Sections - Wharf Lane		TRS-HAL-01-ZZ-DR-A-	2604 / P02
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk		Date 06/21/21	Scale As indicated at A1



2 / 2661 **Water Lane - Service Road Elevation**
1 : 100

3 / 2661 **Water Lane - Water Lane Elevation**
1 : 100



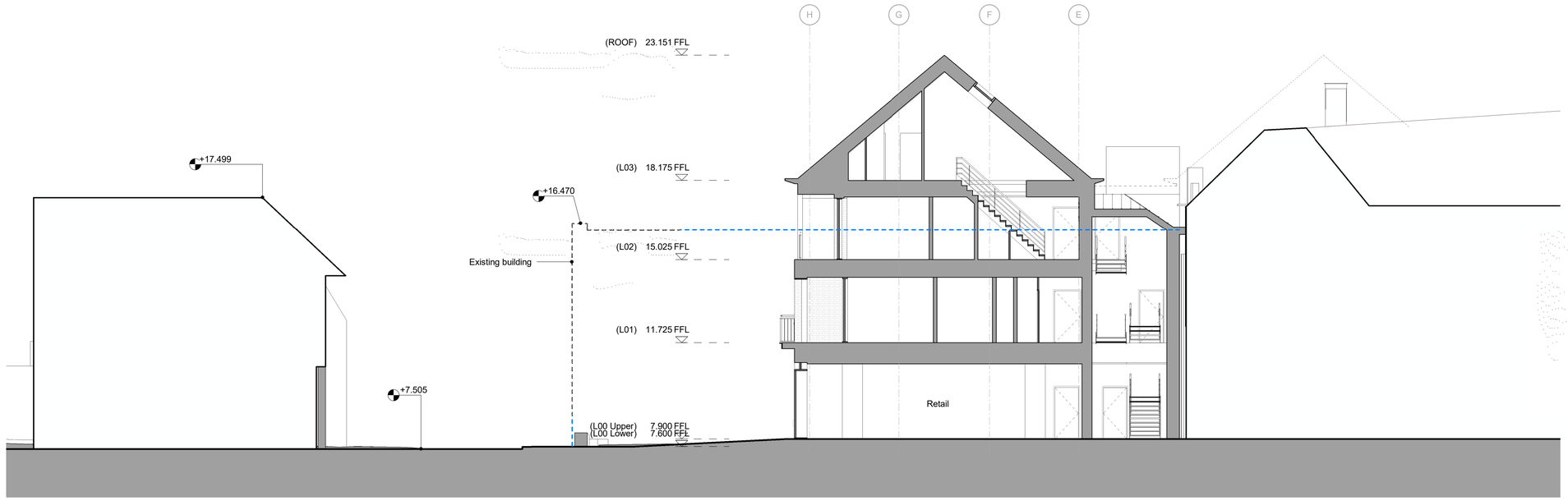
Date	Rev.	Description	Approved By
11/06/2021	P01	M125 - Draft Planning Issue	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

Date	Rev.	Description	Approved By

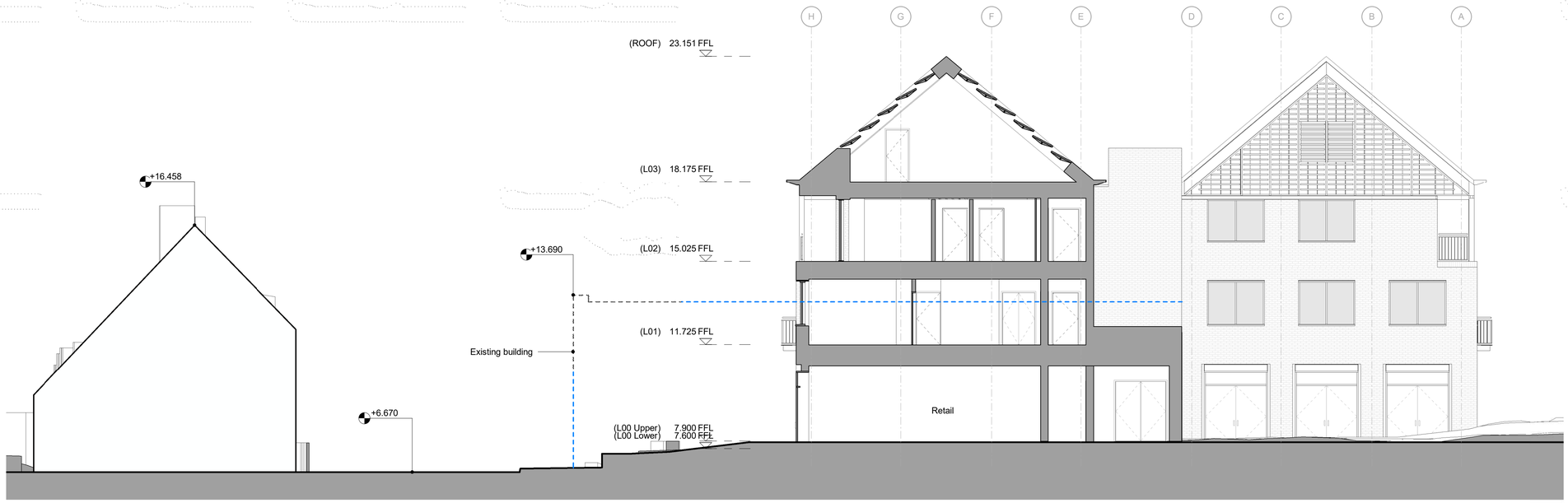
DRAFT

Scale at 1:100
0 1 2 5m

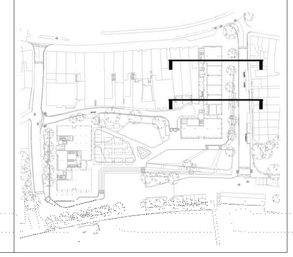
Project	Twickenham Riverside	Code	TRS	File Name	Number / Rev.
Subject	Water Lane Building Long Elevations			TRS-HAL-02-ZZ-DR-A-	2661 / P02
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk			Date 06/09/21	Scale As indicated at A1



1 2605 **Water Lane section with overlay of existing**
1 : 100



2 2605 **Water Lane section with overlay of existing**
1 : 100



Date	Rev.	Description	Approved By
11/06/2021	P01	M125 - Draft Planning Issue	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

Date	Rev.	Description	Approved By

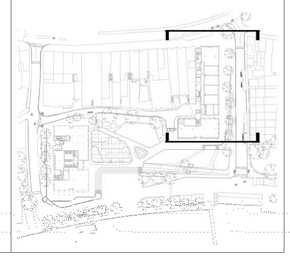
DRAFT

Scale at 1:100
0 1 2 5m

Project	Twickenham Riverside	Code	TRS	File Name	Number / Rev.
Subject	Proposed Site Sections Water Lane with overlay of existing			TRS-HAL-02-ZZ-DR-A-	2605 P02
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk			Date 06/09/21	Scale As indicated at A1

1 2660 **Water Lane - Garden Elevation**
1 : 100

2 2660 **Water Lane - King Street Elevation**
1 : 100



Date	Rev.	Description	Approved By
11/06/2021	P01	M125 - Draft Planning Issue	MB
09/07/2021	P02	M149 - Issue to All Consultants	MB

Date	Rev.	Description	Approved By

DRAFT

Scale at 1:100
0 1 2 5m

Project	Twickenham Riverside	Code	TRS	File Name	Number / Rev.
Subject	Water Lane Building Short Elevations			TRS-HAL-02-ZZ-DR-A-	2660 / P02
Architects	Hopkins Architects Limited 27 Broadley Terrace, London, NW1 6LG T: 020 7724 1751 E: mail@hopkins.co.uk			Date 06/09/21	Scale As indicated at A1

13. APPENDIX C EXSITING SEWER/WATER MAPS

Asset Location Search Sewer Map - ALS/ALS Standard/2016_3373517

The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 516279,173177

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 with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

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

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

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

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

Dam Chase

Fitting

Meter

Vent Column

Operational Controls

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

Control Valve

Drop Pipe

Ancillary

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.

Outfall

Undefined End

Inlet

Other Symbols

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

Public/Private Pumping Station

Change of characteristic indicator (C.O.C.I.)

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Operational Site

Chamber

Tunnel

Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

Foul Sewer

Surface Water Sewer

Combined Sewer

Gulley

Culverted Watercourse

Proposed

Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.

2) All measurements on the plans are metric.

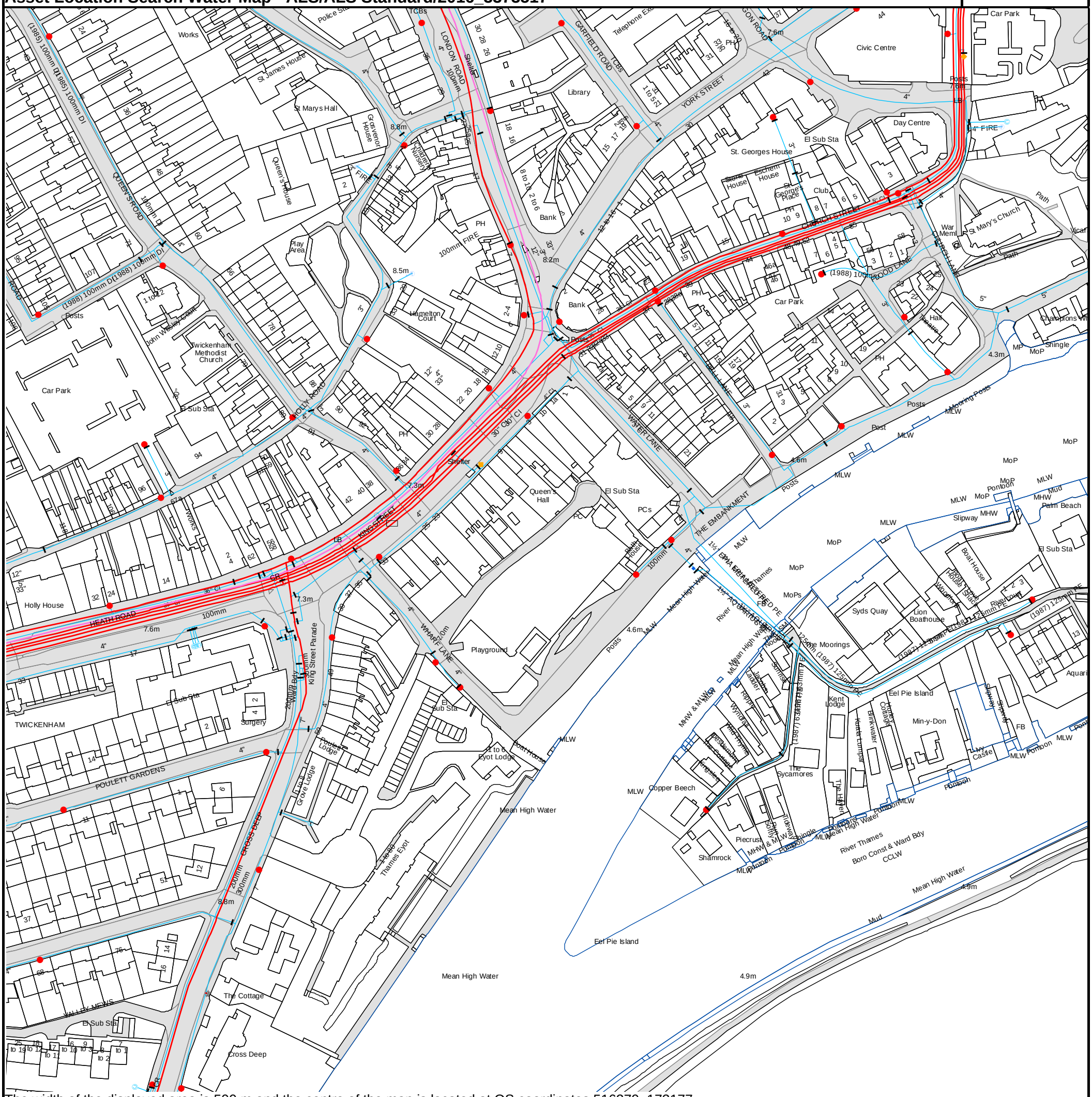
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

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 level indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. 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 present on the plan, please contact a member of Property Insight on 0845 070 9148.

Asset Location Search Water Map - ALS/ALS Standard/2016_3373517



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 516279, 173177.

ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"

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

16"

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.

3" SUPPLY

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

3" FIRE

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

3" METERED

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.

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

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

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: Indiates 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.

14. APPENDIX D GREENFIELD RUNOFF RATES

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	Georgia Bertram
Site name:	Twickenham Riverside
Site location:	Twickenham

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.44545° N
Longitude:	0.32801° W
Reference:	2566204234
Date:	Jul 19 2021 23:05

Runoff estimation approach IH124

Site characteristics

Total site area (ha): 1.34

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Soil characteristics

	Default	Edited
SOIL type:	2	2
HOST class:	N/A	N/A
SPR/SPRHOST:	0.3	0.3

Hydrological characteristics

	Default	Edited
SAAR (mm):	599	599
Hydrological region:	6	6
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited
Q_{BAR} (l/s):	2.04	2.04
1 in 1 year (l/s):	1.73	1.73
1 in 30 years (l/s):	4.68	4.68
1 in 100 year (l/s):	6.49	6.49
1 in 200 years (l/s):	7.61	7.61

15. APPENDIX E MICRODRAINAGE CALCULATIONS

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	8.006	3.006	61.3	11.5	FLOOD
30 min Summer	8.005	3.005	61.2	10.1	FLOOD
60 min Summer	7.987	2.987	61.1	5.2	Flood Risk
120 min Summer	6.084	1.084	39.1	3.2	O K
180 min Summer	5.573	0.573	30.7	1.6	O K
240 min Summer	5.371	0.371	25.6	0.9	O K
360 min Summer	5.235	0.235	18.8	0.5	O K
480 min Summer	5.192	0.192	15.0	0.4	O K
600 min Summer	5.170	0.170	12.5	0.3	O K
720 min Summer	5.154	0.154	10.8	0.3	O K
960 min Summer	5.134	0.134	8.6	0.3	O K
1440 min Summer	5.109	0.109	6.2	0.2	O K
2160 min Summer	5.087	0.087	4.4	0.2	O K
2880 min Summer	5.078	0.078	3.5	0.1	O K
4320 min Summer	5.068	0.068	2.5	0.1	O K
5760 min Summer	5.059	0.059	2.0	0.1	O K
7200 min Summer	5.053	0.053	1.6	0.1	O K
8640 min Summer	5.050	0.050	1.4	0.1	O K
10080 min Summer	5.047	0.047	1.3	0.1	O K
15 min Winter	8.005	3.005	61.2	10.2	FLOOD
30 min Winter	8.001	3.001	61.2	6.7	FLOOD

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	144.556	6.3	43.4	13
30 min Summer	93.775	4.8	56.3	20
60 min Summer	57.877	0.0	69.5	34
120 min Summer	34.508	0.0	82.8	64
180 min Summer	25.172	0.0	90.6	94
240 min Summer	20.012	0.0	96.1	124
360 min Summer	14.447	0.0	104.0	184
480 min Summer	11.464	0.0	110.1	244
600 min Summer	9.575	0.0	114.9	302
720 min Summer	8.261	0.0	119.0	360
960 min Summer	6.541	0.0	125.6	480
1440 min Summer	4.700	0.0	135.4	734
2160 min Summer	3.373	0.0	145.7	1084
2880 min Summer	2.663	0.0	153.4	1464
4320 min Summer	1.906	0.0	164.7	2200
5760 min Summer	1.502	0.0	173.1	2904
7200 min Summer	1.248	0.0	179.8	3672
8640 min Summer	1.073	0.0	185.4	4296
10080 min Summer	0.944	0.0	190.2	5120
15 min Winter	144.556	5.0	43.4	13
30 min Winter	93.775	1.4	56.3	20

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	6.600	1.600	46.1	3.9	O K
120 min Winter	5.457	0.457	28.4	1.2	O K
180 min Winter	5.277	0.277	21.1	0.6	O K
240 min Winter	5.208	0.208	16.9	0.5	O K
360 min Winter	5.167	0.167	12.2	0.3	O K
480 min Winter	5.144	0.144	9.7	0.3	O K
600 min Winter	5.129	0.129	8.1	0.2	O K
720 min Winter	5.119	0.119	7.0	0.2	O K
960 min Winter	5.101	0.101	5.6	0.2	O K
1440 min Winter	5.082	0.082	4.0	0.1	O K
2160 min Winter	5.072	0.072	2.9	0.1	O K
2880 min Winter	5.064	0.064	2.3	0.1	O K
4320 min Winter	5.053	0.053	1.6	0.1	O K
5760 min Winter	5.047	0.047	1.3	0.1	O K
7200 min Winter	5.043	0.043	1.1	0.1	O K
8640 min Winter	5.040	0.040	0.9	0.1	O K
10080 min Winter	5.037	0.037	0.8	0.1	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	57.877	0.0	69.5	34
120 min Winter	34.508	0.0	82.8	64
180 min Winter	25.172	0.0	90.6	94
240 min Winter	20.012	0.0	96.1	122
360 min Winter	14.447	0.0	104.0	184
480 min Winter	11.464	0.0	110.1	244
600 min Winter	9.575	0.0	114.9	302
720 min Winter	8.261	0.0	119.0	360
960 min Winter	6.541	0.0	125.6	478
1440 min Winter	4.700	0.0	135.4	736
2160 min Winter	3.373	0.0	145.7	1120
2880 min Winter	2.663	0.0	153.4	1432
4320 min Winter	1.906	0.0	164.7	2176
5760 min Winter	1.502	0.0	173.1	2896
7200 min Winter	1.248	0.0	179.8	3624
8640 min Winter	1.073	0.0	185.4	4376
10080 min Winter	0.944	0.0	190.2	5000

Summary of Results for 1 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	5.288	0.288	21.7	0.7	O K
30 min Summer	5.249	0.249	19.6	0.6	O K
60 min Summer	5.186	0.186	14.3	0.4	O K
120 min Summer	5.145	0.145	9.7	0.3	O K
180 min Summer	5.125	0.125	7.6	0.2	O K
240 min Summer	5.109	0.109	6.2	0.2	O K
360 min Summer	5.090	0.090	4.7	0.2	O K
480 min Summer	5.081	0.081	3.8	0.1	O K
600 min Summer	5.075	0.075	3.2	0.1	O K
720 min Summer	5.071	0.071	2.8	0.1	O K
960 min Summer	5.064	0.064	2.3	0.1	O K
1440 min Summer	5.054	0.054	1.7	0.1	O K
2160 min Summer	5.047	0.047	1.3	0.1	O K
2880 min Summer	5.041	0.041	1.0	0.1	O K
4320 min Summer	5.035	0.035	0.7	0.0	O K
5760 min Summer	5.032	0.032	0.6	0.0	O K
7200 min Summer	5.030	0.030	0.5	0.0	O K
8640 min Summer	5.027	0.027	0.4	0.0	O K
10080 min Summer	5.026	0.026	0.4	0.0	O K
15 min Winter	5.261	0.261	20.3	0.6	O K
30 min Winter	5.201	0.201	16.1	0.4	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	32.356	0.0	9.7	11
30 min Summer	20.920	0.0	12.6	18
60 min Summer	13.089	0.0	15.7	32
120 min Summer	8.016	0.0	19.2	62
180 min Summer	5.986	0.0	21.5	92
240 min Summer	4.860	0.0	23.3	122
360 min Summer	3.602	0.0	25.9	184
480 min Summer	2.904	0.0	27.9	244
600 min Summer	2.456	0.0	29.5	298
720 min Summer	2.142	0.0	30.9	366
960 min Summer	1.727	0.0	33.2	482
1440 min Summer	1.274	0.0	36.7	718
2160 min Summer	0.941	0.0	40.6	1088
2880 min Summer	0.759	0.0	43.7	1468
4320 min Summer	0.559	0.0	48.3	2180
5760 min Summer	0.451	0.0	51.9	2856
7200 min Summer	0.381	0.0	54.9	3584
8640 min Summer	0.333	0.0	57.5	4272
10080 min Summer	0.297	0.0	59.8	5104
15 min Winter	32.356	0.0	9.7	11
30 min Winter	20.920	0.0	12.6	18

Summary of Results for 1 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	5.153	0.153	10.6	0.3	O K
120 min Winter	5.115	0.115	6.7	0.2	O K
180 min Winter	5.094	0.094	5.0	0.2	O K
240 min Winter	5.084	0.084	4.1	0.1	O K
360 min Winter	5.074	0.074	3.1	0.1	O K
480 min Winter	5.067	0.067	2.5	0.1	O K
600 min Winter	5.060	0.060	2.1	0.1	O K
720 min Winter	5.056	0.056	1.8	0.1	O K
960 min Winter	5.050	0.050	1.5	0.1	O K
1440 min Winter	5.043	0.043	1.1	0.1	O K
2160 min Winter	5.037	0.037	0.8	0.1	O K
2880 min Winter	5.033	0.033	0.7	0.0	O K
4320 min Winter	5.028	0.028	0.5	0.0	O K
5760 min Winter	5.026	0.026	0.4	0.0	O K
7200 min Winter	5.024	0.024	0.3	0.0	O K
8640 min Winter	5.022	0.022	0.3	0.0	O K
10080 min Winter	5.020	0.020	0.3	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	13.089	0.0	15.7	32
120 min Winter	8.016	0.0	19.2	64
180 min Winter	5.986	0.0	21.5	94
240 min Winter	4.860	0.0	23.3	120
360 min Winter	3.602	0.0	25.9	184
480 min Winter	2.904	0.0	27.9	240
600 min Winter	2.456	0.0	29.5	298
720 min Winter	2.142	0.0	30.9	362
960 min Winter	1.727	0.0	33.2	482
1440 min Winter	1.274	0.0	36.7	734
2160 min Winter	0.941	0.0	40.6	1096
2880 min Winter	0.759	0.0	43.7	1432
4320 min Winter	0.559	0.0	48.3	2140
5760 min Winter	0.451	0.0	51.9	2880
7200 min Winter	0.381	0.0	54.9	3552
8640 min Winter	0.333	0.0	57.5	4224
10080 min Winter	0.297	0.0	59.8	5176

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	6.692	1.692	47.3	4.0	O K
30 min Summer	6.275	1.275	41.9	3.5	O K
60 min Summer	5.650	0.650	32.1	1.9	O K
120 min Summer	5.309	0.309	22.7	0.7	O K
180 min Summer	5.212	0.212	17.3	0.5	O K
240 min Summer	5.184	0.184	14.1	0.4	O K
360 min Summer	5.150	0.150	10.3	0.3	O K
480 min Summer	5.131	0.131	8.3	0.2	O K
600 min Summer	5.119	0.119	7.0	0.2	O K
720 min Summer	5.107	0.107	6.0	0.2	O K
960 min Summer	5.091	0.091	4.8	0.2	O K
1440 min Summer	5.078	0.078	3.5	0.1	O K
2160 min Summer	5.068	0.068	2.5	0.1	O K
2880 min Summer	5.059	0.059	2.0	0.1	O K
4320 min Summer	5.050	0.050	1.5	0.1	O K
5760 min Summer	5.045	0.045	1.1	0.1	O K
7200 min Summer	5.040	0.040	1.0	0.1	O K
8640 min Summer	5.037	0.037	0.8	0.1	O K
10080 min Summer	5.035	0.035	0.7	0.0	O K
15 min Winter	6.404	1.404	43.6	3.7	O K
30 min Winter	5.832	0.832	35.2	2.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	79.438	0.0	23.8	12
30 min Summer	51.130	0.0	30.7	19
60 min Summer	31.437	0.0	37.7	34
120 min Summer	18.760	0.0	45.0	64
180 min Summer	13.729	0.0	49.4	94
240 min Summer	10.956	0.0	52.6	122
360 min Summer	7.953	0.0	57.3	184
480 min Summer	6.334	0.0	60.8	244
600 min Summer	5.306	0.0	63.7	302
720 min Summer	4.590	0.0	66.1	360
960 min Summer	3.649	0.0	70.1	486
1440 min Summer	2.639	0.0	76.0	722
2160 min Summer	1.906	0.0	82.3	1092
2880 min Summer	1.512	0.0	87.1	1448
4320 min Summer	1.090	0.0	94.2	2200
5760 min Summer	0.864	0.0	99.6	2888
7200 min Summer	0.721	0.0	103.9	3616
8640 min Summer	0.622	0.0	107.5	4408
10080 min Summer	0.549	0.0	110.7	5080
15 min Winter	79.438	0.0	23.8	12
30 min Winter	51.130	0.0	30.7	19

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	5.365	0.365	25.3	0.9	O K
120 min Winter	5.197	0.197	15.6	0.4	O K
180 min Winter	5.161	0.161	11.5	0.3	O K
240 min Winter	5.140	0.140	9.2	0.3	O K
360 min Winter	5.116	0.116	6.7	0.2	O K
480 min Winter	5.098	0.098	5.4	0.2	O K
600 min Winter	5.087	0.087	4.5	0.2	O K
720 min Winter	5.082	0.082	3.9	0.1	O K
960 min Winter	5.074	0.074	3.1	0.1	O K
1440 min Winter	5.063	0.063	2.3	0.1	O K
2160 min Winter	5.053	0.053	1.6	0.1	O K
2880 min Winter	5.048	0.048	1.3	0.1	O K
4320 min Winter	5.040	0.040	0.9	0.1	O K
5760 min Winter	5.036	0.036	0.8	0.0	O K
7200 min Winter	5.033	0.033	0.6	0.0	O K
8640 min Winter	5.030	0.030	0.5	0.0	O K
10080 min Winter	5.028	0.028	0.5	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	31.437	0.0	37.7	34
120 min Winter	18.760	0.0	45.0	62
180 min Winter	13.729	0.0	49.4	92
240 min Winter	10.956	0.0	52.6	122
360 min Winter	7.953	0.0	57.3	184
480 min Winter	6.334	0.0	60.8	240
600 min Winter	5.306	0.0	63.7	300
720 min Winter	4.590	0.0	66.1	358
960 min Winter	3.649	0.0	70.1	474
1440 min Winter	2.639	0.0	76.0	720
2160 min Winter	1.906	0.0	82.3	1072
2880 min Winter	1.512	0.0	87.1	1432
4320 min Winter	1.090	0.0	94.2	2164
5760 min Winter	0.864	0.0	99.6	2848
7200 min Winter	0.721	0.0	103.9	3712
8640 min Winter	0.622	0.0	107.5	4200
10080 min Winter	0.549	0.0	110.7	5056

Online Controls for Storm

Pump Manhole: S12, DS/PN: S5.001, Volume (m³): 1.8

Invert Level (m) 1.300

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.200	25.0000	1.800	25.0000	3.400	25.0000	5.000	25.0000
0.400	25.0000	2.000	25.0000	3.600	25.0000	5.200	25.0000
0.600	25.0000	2.200	25.0000	3.800	25.0000	5.400	25.0000
0.800	25.0000	2.400	25.0000	4.000	25.0000	5.600	25.0000
1.000	25.0000	2.600	25.0000	4.200	25.0000	5.800	25.0000
1.200	25.0000	2.800	25.0000	4.400	25.0000	6.000	25.0000
1.400	25.0000	3.000	25.0000	4.600	25.0000		
1.600	25.0000	3.200	25.0000	4.800	25.0000		

Hydro-Brake® Optimum Manhole: S10, DS/PN: S1.006, Volume (m³): 2.4

Unit Reference	MD-SHE-0143-1000-1200-1000
Design Head (m)	1.200
Design Flow (l/s)	10.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	143
Invert Level (m)	5.656
Minimum Outlet Pipe Diameter (mm)	225
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.200	10.0
Flush-Flo™	0.357	10.0
Kick-Flo®	0.778	8.2
Mean Flow over Head Range	-	8.7

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	5.1	1.200	10.0	3.000	15.4	7.000	23.2
0.200	9.4	1.400	10.8	3.500	16.6	7.500	23.9
0.300	9.9	1.600	11.5	4.000	17.7	8.000	24.7
0.400	10.0	1.800	12.1	4.500	18.7	8.500	25.4
0.500	9.8	2.000	12.7	5.000	19.7	9.000	26.1
0.600	9.5	2.200	13.3	5.500	20.6	9.500	26.8
0.800	8.3	2.400	13.9	6.000	21.5		
1.000	9.2	2.600	14.4	6.500	22.3		

Storage Structures for Storm

Cellular Storage Manhole: S10, DS/PN: S1.006

Invert Level (m) 5.656 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	100.0	0.0	1.201	0.0	0.0
1.200	100.0	0.0			

1 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coeffiecient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Storage Structures	1
Number of Online Controls	2	Number of Time/Area Diagrams	1
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model		FSR	Ratio R 0.428
Region	England and Wales	Cv (Summer)	1.000
M5-60 (mm)	20.400	Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	OFF
Inertia Status	OFF

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 960, 1440
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 0, 40

PN	US/MH Name	Event	US/CL (m)	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Infil. Flow (l/s)
S1.000	S5	15 minute 1 year Summer I+0%	7.400	6.252	-0.098	0.000	
S1.001	S6	15 minute 1 year Summer I+0%	7.400	6.135	-0.087	0.000	
S2.000	S8	60 minute 1 year Summer I+0%	7.400	6.050	-0.100	0.000	
S1.002	S7	15 minute 1 year Summer I+0%	7.400	6.063	-0.086	0.000	
S1.003	S8	15 minute 1 year Summer I+0%	7.400	6.035	-0.134	0.000	
S1.004	S9	15 minute 1 year Summer I+0%	7.400	5.960	-0.133	0.000	
S3.000	S10	15 minute 1 year Summer I+0%	7.400	6.026	-0.074	0.000	
S1.005	S10	15 minute 1 year Summer I+0%	7.400	5.918	-0.121	0.000	
S4.000	S9	15 minute 1 year Summer I+0%	7.400	6.336	-0.064	0.000	
S4.001	S1	15 minute 1 year Summer I+0%	7.400	6.247	-0.101	0.000	
S4.002	S2	15 minute 1 year Summer I+0%	7.400	6.121	-0.078	0.000	
S5.000	S4	15 minute 1 year Summer I+0%	2.825	1.634	-0.116	0.000	
S5.001	S12	15 minute 1 year Summer I+0%	2.825	1.352	-0.048	0.000	
S6.000	S13	15 minute 1 year Summer I+0%	7.400	6.144	-0.056	0.000	
S6.001	S14	15 minute 1 year Summer I+0%	7.400	6.095	-0.047	0.000	
S4.003	S12	15 minute 1 year Summer I+0%	7.400	6.048	-0.121	0.000	
S1.006	S10	15 minute 1 year Summer I+0%	7.400	5.775	-0.031	0.000	0.0

1 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

PN	US/MH Name	Maximum Vol (m³)	Discharge Vol (m³)	Maximum Velocity (m/s)	Half Drain Time (mins)	Pipe Flow (l/s)	Status
S1.000	S5	0.008	1.568	0.7		3.5	OK
S1.001	S6	0.056	2.190	0.7		4.7	OK
S2.000	S8	0.007	0.287	0.2		0.2	OK
S1.002	S7	0.433	1.980	0.7		4.7	OK
S1.003	S8	0.080	5.071	0.7		10.5	OK
S1.004	S9	0.156	5.077	0.7		10.4	OK
S3.000	S10	0.003	0.650	0.9		1.5	OK
S1.005	S10	0.169	7.054	0.8		13.8	OK
S4.000	S9	0.005	0.699	0.6		1.6	OK
S4.001	S1	0.024	1.663	0.8		3.8	OK
S4.002	S2	0.047	3.300	0.8		6.9	OK
S5.000	S4	0.005	0.821	0.6		1.9	OK
S5.001	S12	0.053	3.166	3.5		6.4	OK
S6.000	S13	0.006	0.956	0.7		2.2	OK
S6.001	S14	0.023	1.487	0.8		3.2	OK
S4.003	S12	0.120	7.959	0.9		16.5	OK
S1.006	S10	11.552	14.102	0.8	29	6.6	OK

30 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coeffiecient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Storage Structures	1
Number of Online Controls	2	Number of Time/Area Diagrams	1
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FSR	Ratio R	0.428
Region	England and Wales	Cv (Summer)	1.000
M5-60 (mm)	20.400	Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	OFF
Inertia Status	OFF

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 960, 1440
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 0, 40

PN	US/MH Name	Event	US/CL (m)	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Infil. Flow (l/s)
S1.000	S5	15 minute 30 year Summer I+0%	7.400	6.326	-0.024	0.000	
S1.001	S6	15 minute 30 year Summer I+0%	7.400	6.277	0.055	0.000	
S2.000	S8	30 minute 30 year Summer I+0%	7.400	6.161	0.011	0.000	
S1.002	S7	15 minute 30 year Summer I+0%	7.400	6.221	0.072	0.000	
S1.003	S8	15 minute 30 year Summer I+0%	7.400	6.181	0.012	0.000	
S1.004	S9	15 minute 30 year Summer I+0%	7.400	6.119	0.026	0.000	
S3.000	S10	15 minute 30 year Summer I+0%	7.400	6.099	-0.001	0.000	
S1.005	S10	15 minute 30 year Summer I+0%	7.400	6.075	0.036	0.000	
S4.000	S9	15 minute 30 year Summer I+0%	7.400	6.452	0.052	0.000	
S4.001	S1	15 minute 30 year Summer I+0%	7.400	6.411	0.063	0.000	
S4.002	S2	15 minute 30 year Summer I+0%	7.400	6.369	0.170	0.000	
S5.000	S4	15 minute 30 year Summer I+0%	2.825	1.655	-0.095	0.000	
S5.001	S12	15 minute 30 year Summer I+0%	2.825	1.455	0.055	0.000	
S6.000	S13	15 minute 30 year Summer I+0%	7.400	6.459	0.259	0.000	
S6.001	S14	15 minute 30 year Summer I+0%	7.400	6.406	0.264	0.000	
S4.003	S12	15 minute 30 year Summer I+0%	7.400	6.211	0.042	0.000	
S1.006	S10	15 minute 30 year Summer I+0%	7.400	5.958	0.152	0.000	0.0

30 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

PN	US/MH Name	Maximum Vol (m³)	Discharge Vol (m³)	Maximum Velocity (m/s)	Half Drain Time (mins)	Pipe Flow (l/s)	Status
S1.000	S5	0.019	3.849	0.8		8.6	OK
S1.001	S6	0.319	5.374	0.8		11.7	SURCHARGED
S2.000	S8	0.025	0.751	0.2		0.6	SURCHARGED
S1.002	S7	0.649	5.600	0.7		12.2	SURCHARGED
S1.003	S8	0.201	13.181	0.9		28.0	SURCHARGED
S1.004	S9	0.643	13.184	0.8		26.8	SURCHARGED
S3.000	S10	0.015	1.595	1.1		3.5	OK
S1.005	S10	0.536	18.020	0.9		35.9	SURCHARGED
S4.000	S9	0.023	1.716	0.7		3.8	SURCHARGED
S4.001	S1	0.110	4.084	0.9		9.6	SURCHARGED
S4.002	S2	0.306	8.098	1.0		18.0	SURCHARGED
S5.000	S4	0.008	2.016	0.8		4.6	OK
S5.001	S12	0.172	7.767	3.5		19.3	SURCHARGED
S6.000	S13	0.056	2.346	0.7		5.3	SURCHARGED
S6.001	S14	0.099	3.650	1.0		8.2	SURCHARGED
S4.003	S12	0.336	19.521	1.1		44.7	SURCHARGED
S1.006	S10	30.261	36.516	0.9	31	9.9	SURCHARGED

100 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	2.000
Hot Start Level (mm)	0	Inlet Coeffiecient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Storage Structures	1
Number of Online Controls	2	Number of Time/Area Diagrams	1
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model		FSR	Ratio R 0.428
Region	England and Wales	Cv (Summer)	1.000
M5-60 (mm)	20.400	Cv (Winter)	1.000

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	OFF
Inertia Status	OFF

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 180, 240, 360, 480, 960, 1440
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 0, 40

PN	US/MH Name	Event	US/CL (m)	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Infil. Flow (l/s)
S1.000	S5	15 minute 100 year Summer I+40%	7.400	7.374	1.024	0.000	
S1.001	S6	15 minute 100 year Summer I+40%	7.400	7.227	1.005	0.000	
S2.000	S8	30 minute 100 year Summer I+40%	7.400	6.925	0.775	0.000	
S1.002	S7	15 minute 100 year Summer I+40%	7.400	7.055	0.906	0.000	
S1.003	S8	15 minute 100 year Summer I+40%	7.400	6.916	0.747	0.000	
S1.004	S9	15 minute 100 year Summer I+40%	7.400	6.733	0.640	0.000	
S3.000	S10	15 minute 100 year Summer I+40%	7.400	6.667	0.567	0.000	
S1.005	S10	15 minute 100 year Summer I+40%	7.400	6.595	0.556	0.000	
S4.000	S9	15 minute 100 year Summer I+40%	7.400	7.261	0.861	0.000	
S4.001	S1	15 minute 100 year Summer I+40%	7.400	7.128	0.780	0.000	
S4.002	S2	15 minute 100 year Summer I+40%	7.400	6.994	0.795	0.000	
S5.000	S4	15 minute 100 year Summer I+40%	2.825	2.386	0.636	0.000	
S5.001	S12	15 minute 100 year Summer I+40%	2.825	2.378	0.978	0.000	
S6.000	S13	15 minute 100 year Summer I+40%	7.400	7.241	1.041	0.000	
S6.001	S14	15 minute 100 year Summer I+40%	7.400	7.069	0.927	0.000	
S4.003	S12	15 minute 100 year Summer I+40%	7.400	6.483	0.314	0.000	
S1.006	S10	15 minute 100 year Summer I+40%	7.400	6.235	0.429	0.000	0.0

100 year Return Period Summary of Critical Results by Maximum Inflow (Rank 1) for Storm

PN	US/MH Name	Maximum Vol (m³)	Discharge Vol (m³)	Maximum Velocity (m/s)	Half Drain Time (mins)	Pipe Flow (l/s)	Status
S1.000	S5	0.186	7.002	0.8		14.7	FLOOD RISK
S1.001	S6	0.515	9.773	1.1		19.4	FLOOD RISK
S2.000	S8	0.146	1.539	0.1		1.4	SURCHARGED
S1.002	S7	0.792	10.597	1.2		20.9	SURCHARGED
S1.003	S8	0.409	24.378	1.2		47.6	SURCHARGED
S1.004	S9	0.899	24.378	1.2		47.1	SURCHARGED
S3.000	S10	0.105	2.901	1.1		6.1	SURCHARGED
S1.005	S10	0.723	33.164	1.6		62.7	SURCHARGED
S4.000	S9	0.152	3.123	0.9		7.2	FLOOD RISK
S4.001	S1	0.224	7.428	0.9		16.8	FLOOD RISK
S4.002	S2	0.406	14.727	1.8		32.3	SURCHARGED
S5.000	S4	0.124	3.668	0.9		7.5	SURCHARGED
S5.001	S12	1.261	14.130	3.2		25.0	SURCHARGED
S6.000	S13	0.181	4.268	1.2		9.4	FLOOD RISK
S6.001	S14	0.204	6.638	1.8		14.3	SURCHARGED
S4.003	S12	0.418	35.498	1.8		71.3	SURCHARGED
S1.006	S10	57.246	67.248	0.9	58	10.0	SURCHARGED

16. APPENDIX F THAMES WATER FOUL CAPACITY CHECK

Miss G Bertram
Webb Yates Eng
48-50 Scrutton St
Hackney London EC2A 4HH

Our ref: DS6081327

0800 009 3921
Monday to Friday, 8am to 5pm

19th Feb 2021

Pre-planning enquiry: Wastewater Capacity check

Dear Miss Bertram

Thank you for providing details of your development with the Pre-Planning application dated 11th Feb 21 for development @ Twickenham Riverside Wharf Ln The Embk Water Ln Twick TW1 3SG

Brownfield site developed to {49Flats+404m2 Offices+1044m2 Comm. area } as detailed in your above application.

We have completed the current assessment of the foul water flows & surface water discharges based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network, in liaison with TW Asset Planners.

Foul

If your proposals progress in line with the details you've provided as above, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent TW sewer network to serve your foul discharges from your proposed development, provided its by gravity, to TW foul sewer network as detailed in your application.

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 and has to be investigated again.

Surface Water

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.

In accordance with the Building Act 2000 Clause H3.3, 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

The disposal hierarchy being:

1. store rainwater for later use.
2. use infiltration techniques where possible.
3. attenuate rainwater in ponds or open water features for gradual release.
4. attenuate rainwater by storing in tanks or sealed water features for gradual release.
5. discharge rainwater direct to a watercourse.;; *and if above cannot be achieved*
6. discharge rainwater to a surface water sewer/drain.
7. discharge rainwater to the combined sewer.
8. discharge rainwater to the foul sewer

Where connection to the public sewerage network is still required after examining the hierarchy {1-5} to manage surface water flows we will accept these flows at a discharge rate in line with ***CIRIA's best practice guide on SuDS or that stated within the sites planning approval.***

We note that you are using SUDS and discharging most surface water to the River. The rest should be attenuated and discharged as per your application.

Please see the attached 'Planning your wastewater' leaflet for additional information. At the appropriate time, you will have to apply for a S106 connection application to DS Connection team

Source Protection Zone

Please check whether your development falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at https://www.gov.uk/government/publications/ groundwater-protection-position-statements) and may wish to discuss the implications for their development with a suitably qualified environmental consultant.

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.

Please note that you must 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 sewerage capacity.

What happens next?

Please make sure you submit your connection application, when you are ready, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me.

Yours sincerely

Sgd: *Siva.sivarajan*

Siva Sivarajan

Developer Services- Wastewater Adoptions Engineer

Office:0203 577 7752 Mobile: 07747842608
siva.sivarajan@thameswater.co.uk

Thames Water Utilities Ltd, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB
Find us online at developers.thameswater.co.uk

TW Int ref;DTS65539

17. APPENDIX G SUDS PROFORMA

LONDON BOROUGH OF RICHMOND UPON THAMES

GREATER**LONDON**AUTHORITY

LoDEG

1. Project & Site Details

Project / Site Name (including sub-catchment / stage / phase where appropriate)	Twickenham Riverside
Address & post code	TW1 3DX
OS Grid ref. (Easting, Northing)	E 516321
	N 173177
LPA reference (if applicable)	
Brief description of proposed work	Existing park,buildings and carpark to be removed to allow 2 multistory buildings. Work will involve relocation of the flood defence structure and relandscaping.
Total site Area	13400 m^2
Total existing impervious area	10253 m^2
Total proposed impervious area	10048 m^2
Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	yes, within critical drainage area
Existing drainage connection type and location	Refer to Section 7.4
Designer Name	Georgia Bertram
Designer Position	Civil Engineer
Designer Company	Webb Yates Engineers

2. Proposed Discharge Arrangements

2a. Infiltration Feasibility

Superficial geology classification	Langley Silt Member- Clay and Silt.
Bedrock geology classification	London Clay formation
Site infiltration rate	1.86x10-5 m/s
Depth to groundwater level	2.4 to 12.24 m below ground level
Is infiltration feasible?	Partial

2b. Drainage Hierarchy

	Feasible (Y/N)	*Proposed (Y/N)*
1 store rainwater for later use	N	N
2 use infiltration techniques, such as porous surfaces in non-clay areas	Y	Y
3 attenuate rainwater in ponds or open water features for gradual release	Y	Y
4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
5 discharge rainwater direct to a watercourse	Y	Y
6 discharge rainwater to a surface water sewer/drain	Y	Y
7 discharge rainwater to the combined sewer.	N	N

2c. Proposed Discharge Details

Proposed discharge location	xisting surface water pipe, direct to Thames
Has the owner/regulator of the discharge location been consulted?	Yes.

LONDON BOROUGH OF RICHMOND UPON THAMES

GREATERLONDONAUTHORITY

LoDEG

3. Drainage Strategy

3a. Discharge Rates & Required Storage

	Greenfield (GF) runoff rate (l/s)	*Existing discharge rate (l/s)*	*Required storage for GF rate (m^3)*	*Proposed discharge rate (l/s)*
Qbar	2.04			
1 in 1	1.73	21.7	30	
1 in 30	4.68	47.3	57	10
1 in 100	6.49	61.3	72	10
1 in 100 + CC			108	10
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Hydrobrake		

3c. Proposed SuDS Measures

	Catchment area (m^2)	*Plan area (m^2)*	*Storage vol. (m^3)*
Rainwater harvesting	0		0
Infiltration systems	0		0
Green roofs	37	0	0.185
Blue roofs	0	0	0
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	1516	0	0
Pervious pavements	0	0	0
Swales	0	0	0
Basins/ponds	0	0	0
Attenuation tanks	2320		114
Total	**3873**	**0**	**114.185**

4. Supporting Information

4a. Discharge & Drainage Strategy	*Page/section of drainage report*
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Phase 1 and Phase 2 – Site Investigation Report completed by Geosphere Environmental 19/11/2020, report reference: 4955,GI/GROUND/ PC,SG,JD,19-11
Drainage hierarchy (2b)	J3932-C-RP-0001_03_S3 Table 10
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Appendix C
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 7, Appendix E
Proposed SuDS measures & specifications (3b)	Section 7.2
4b. Other Supporting Details	*Page/section of drainage report*
Detailed Development Layout	Section 5
Detailed drainage design drawings, including exceedance flow routes	Section 7.5 and Appendix B
Detailed landscaping plans	Appendix B
Maintenance strategy	Section 9
Demonstration of how the proposed SuDS measures improve:	
a) water quality of the runoff?	Section 7.6
b) biodiversity?	Refer to Landscape Architect Repor
c) amenity?	Refer to Landscape Architect Repor