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1. Project & Site Details

Project / Site Name (including sub-catchment / stage / phase where appropriate)	Tavis House
Address & post code	Tavis House, 1-6 Tavistock Square, London, WC1H 9NA
OS Grid ref. (Easting, Northing)	E 529973
	N E: 182345
LPA reference (if applicable)	2021/6105/P
Brief description of proposed work	Refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E.
Total site Area	1450 m^2
Total existing impervious area	1450 m^2
Total proposed impervious area	1450 m^2
Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	Yes
Existing drainage connection type and location	Site connects to combined Thames Water sewer beneath Tavistock Square.
Designer Name	Keri Trimmer
Designer Position	Associate Civil Engineer

2. Proposed Discharge Arrangements

2a. Infiltration Feasibility

Superficial geology classification	Lynch Hill Gravel Member
Bedrock geology classification	London Clay Formation
Site infiltration rate	N/A m/s
Depth to groundwater level	5.2 m below ground level
Is infiltration feasible?	No

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	N	N
3 attenuate rainwater in ponds or open water features for gradual release	N	N
4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
5 discharge rainwater direct to a watercourse	N	N
6 discharge rainwater to a surface water sewer/drain	N	N
7 discharge rainwater to the combined sewer.	Y	Y

2c. Proposed Discharge Details

Proposed discharge location	Retain existing sewer connection.
Has the owner/regulator of the discharge location been	Yes

	Designer Company	Elliott Wood		consulted?	

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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	N/A			
1 in 1	N/A	12.5	N/A	6.8
1 in 30	N/A	31.4	N/A	13.9
1 in 100	N/A	40	N/A	17.2
1 in 100 + CC				23.2
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Blue Roof over 8th / 9th floor terraces and roof + Permeable Paving		

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	0	0	0
Blue roofs	740	588	57
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	0	0	0
Pervious pavements	165	165	14.85
Swales	0	0	0
Basins/ponds	0	0	0
Attenuation tanks	0		0
Total	**740**	**588**	71.85

4. Supporting Information

4a. Discharge & Drainage Strategy	*Page/section of drainage report*
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	1.5
Drainage hierarchy (2b)	N/A
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Appendix B
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Appendix D / Appenidx F
Proposed SuDS measures & specifications (3b)	1.10.

4b. Other Supporting Details	*Page/section of drainage report*
Detailed Development Layout	Appendix D
Detailed drainage design drawings, including exceedance flow routes	Appendix E
Detailed landscaping plans	Refer to Architects Drawings
Maintenance strategy	1.11
Demonstration of how the proposed SuDS measures improve:	N/A
a) water quality of the runoff?	
b) biodiversity?	
c) amenity?	