PRICE & MYERS

Central Somers Town, London, NW1 1DN

Polygon Residential, Plot 5 - SUDS Drainage Statement

Version 1

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November 2015
23468
Checked by: Kirsty Burwood MEng

Version	Date	By	Notes
1	20.11.15	JL	Issued for Planning

1 The Site

The site is located in the London Borough of Camden, located west of Purchese Street, with Hampden Close to the north and residential properties fronting on to Coopers Lane to the east. The site area is approximately 570m² comprising of a community hall building and surrounding public space.

The location of the existing school and grounds is shown in the figure below. National grid reference TQ2980183218

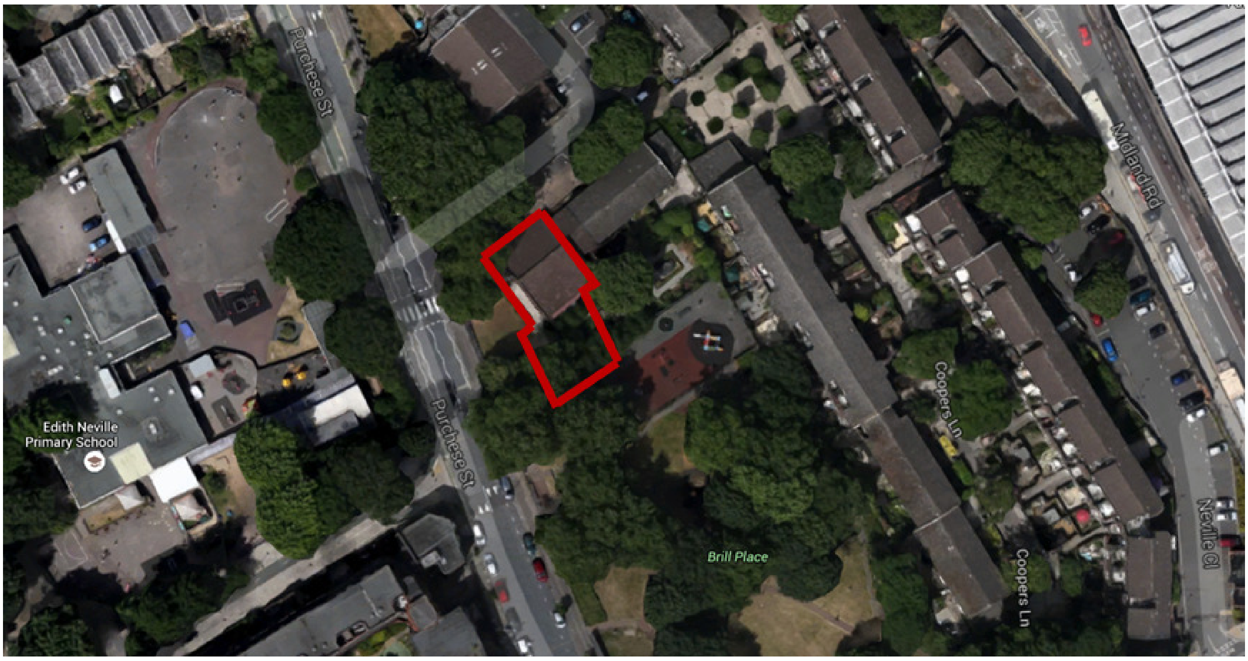


Figure 1 - Proposed site Imagery © 2015. The GeoInformation Group, Map data © 2015 Google

The Environment Agency (EA) indicative flood outline map shows that the site is located within Flood Zone 1, therefore the flood risk is considered to be 'low'. Camden's Strategic Flood Risk Assessment (SFRA) 2014, also shows the proposed development to be outside of any Local Flood Risk Zones as illustrated in Figure 2.

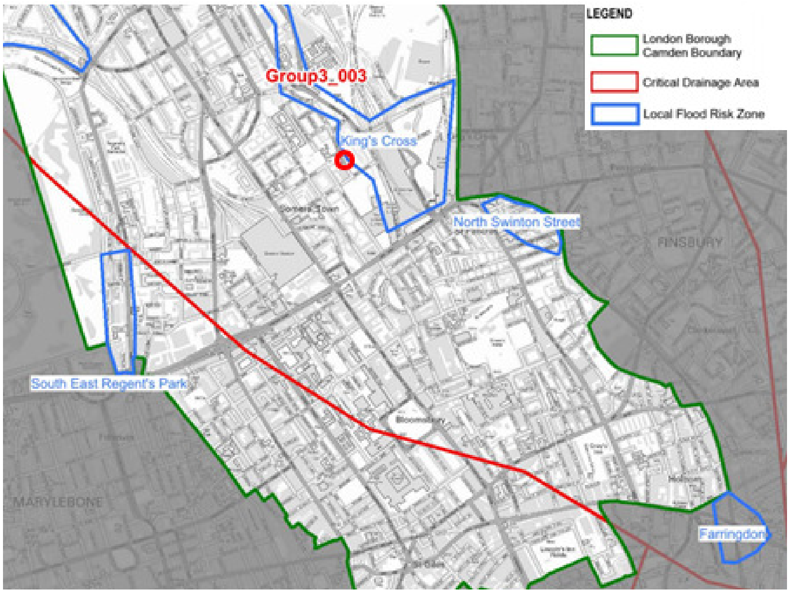


Figure 2 – Camden SFRA 2014, Critical Drainage Areas/ Local Flood Risk Zones

2 Development Proposals

It is proposed that a 4 storey building, consisting of 20 residential units and a new community hall at lower ground level be constructed to form part of the wider Somers Town development. The wider proposals involve the redevelopment of the existing Edith Neville Primary School, a new community hub including a nursery and children's play facilities. Extensive improvements to surrounding public open spaces are also proposed along with the development of a further two nearby residential plots.

Development proposals, for the residential plot considered in this report, are shown below in Figure 3. The design is being carried out by Duggan Morris Architects and the proposals can be seen in their drawings.

Figure 3 – Plot 5, Proposed Section Plan

3 Existing Drainage

Surface Water Run-Off

The site area is approximately 570m^2 (0.057 ha), all of which is currently impermeable. The existing run-off rate for the 1 in 100 year storm event was calculated using the modified rational method as shown below:

Q_{100} = 2.78 x A x i (where A is the catchment area in ha and i is the rainfall intensity in mm/hr as estimated using Micro Drainage software)

Q_{100} = 2.78 x 0.057 x 106.32 = 16.8 l/sec

The same calculation was carried out using rainfall intensity values ‘i’ from Micro Drainage software for the 1 in 1 year and 1 in 30 year rainfall events. The flow rates for these storm events were found to be as follows:

Q_1 = (2.78 x 0.057 x 33.60) +0.34 = 5.32 l/sec
Q_{30} = (2.78 x 0.057 x 82.60) +0.34 = 13.09 l/sec

Surface Water Run-Off Volume

FEH data was used to determine the depth of rainfall for the 1 in 100 year 6 hour rainfall event. This was found to be 77.24 mm. The pre-development volume of run-off (V) can therefore be calculated for the 570m^2 impermeable site area as below:

V_{100} = 0.077 x 570 = 43.89 m^3

Foul Water

Thames Water record plans indicate that a 2134mm diameter storm drain runs adjacent to the eastern edge of the site. Further survey investigations have confirmed the exact location of the sewer in relation to the proposed residential plot and are presented in Appendix A.

A build over application would need to be submitted to Thames Water should the proposed building be within the 3 meters of the public sewer.

It is assumed that any existing foul drainage from the existing hall building discharges into the public sewer located in Purchese Street. This is to be confirmed with further CCTV survey investigations.

4 Proposed Drainage

Surface Water Run-Off

The proposed development will not increase the impermeable areas on the site, therefore the peak surface water flow rate and volume to the public sewer will not be increased. The surface water drainage system will be designed for the 1 in 100 year + 30% for climate change storm event to reduce the flood risk on site and the public sewer network downstream of the site outfall.

SUDS Assessment

The London Plan states that new developments 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 Sustainable Drainage Systems (SUDS) hierarchy. SUDS can reduce the impact of urbanisation on watercourse flows, ensure the protection and enhancement of water quality and encourage recharge of groundwater in a manner that mimics natural conditions. The SUDS hierarchy states that storing rainwater for reuse within the building should be prioritised, followed by infiltration techniques. However, published information confirms that the site is underlain by London Clay which is unsuitable for the use of infiltration techniques. Furthermore, infiltration systems must be constructed at least 5m away from structures which is not possible on this site as the building covers the entire site footprint.

Therefore, in accordance with the London Plan, surface water should be attenuated to Greenfield run-off rates before draining to the public sewers. The Greenfield run-off rate for the site was estimated using the Greenfield run-off estimator tool (uksuds.com, Appendix B) using the BFI specified from FEH data. The 1 in 100 year Greenfield run-off rate can be calculated by multiplying the 100 year growth curve factor by Q_{bar}. The Greenfield run-off rate is estimated based on a minimum area of 0.1ha. Therefore the rate will be interpolated for the Plot 5's site area:

$$Q_{100GF} = 3.19 \times 0.36 \times 0.57 = 2.91 \text{ l/sec}$$

However, the joint Defra and EA R&D Technical Report (Preliminary Rainfall Runoff Management for Developments) states that the minimum limiting discharge for attenuation systems in 5 l/sec, as lower flow rates require small diameter flow control devices which are at risk of blockages. Therefore, surface water from the site will be attenuated to 5 l/sec before draining to the public sewers. Preliminary calculations (Appendix C) show that a storage volume of 16m^3 is required to attenuate surface water to 5 l/sec for the 1 in 100 year plus 30% (climate change) storm event. This volume will be provided in a below ground attenuation tank.

The proposed location of the surface water attenuation tank is shown in the preliminary surface water drainage sketch presented in Appendix D. The attenuated flows will discharge to the 1245x813mm public sewer in Purchese Street. This is shown on Thames Water record plans as running from south to north, adjacent to the western site boundary. The depth of the public sewer must be determined to confirm discharge via gravity connection is possible. CCTV Survey information will be required to determine if an existing connection to the public sewer can be utilised or if a new direct connection is required.

Rainwater harvesting is also an option that could be incorporated into the detailed design. The attenuation tank will be designed to cope with surface water from all the roof and hardstanding areas. This is because the amount of storage available within the rainwater harvester is dependent on the water demand from the building users. If a storm were to occur during a period when there was little water demand from the building users (and the harvester is full) the inflow to the harvester will be equal to the outflow, providing no attenuation benefits before entering the attenuation tank.

Further details of the SUDS strategy are provided in the Camden drainage proforma document in Appendix E.

SUDS Maintenance

It is the responsibility of the site owners to ensure that the SUDS are maintained throughout their life. Maintenance and cleaning of gullies, drain manholes (including catchpits) and attenuation tanks will assure adequate performance. A maintenance program is outlined in the table below.

<table>
<tr><th>SUDS Element</th><th colspan="3">Maintenance</th></tr>
<tr><td rowspan="7">Attenuation Storage</td><td>Maintenance Issues</td><td colspan="2">Failure of components, blockage from debris</td></tr>
<tr><td>Maintenance Period</td><td>Maintenance Task</td><td>Frequency</td></tr>
<tr><td rowspan="3">Regular</td><td>Inspect and identify any elements that are not operating correctly.</td><td>Monthly for three months,
then six monthly or as required</td></tr>
<tr><td>Remove sediment/debris from catchment surface that may lead to blockage of structures.</td><td>Monthly or as required</td></tr>
<tr><td>Remove sediment/debris from catchpits/gullies and control structures.</td><td>Annually, after severe
storms or as required</td></tr>
<tr><td>Remedial Work</td><td>Repair inlets, outlets, vents, overflows and control structures.</td><td>As required</td></tr>
<tr><td>Monitoring</td><td>Inspect all inlets, outlets, vents, overflows and control structures to ensure they are in good condition and operating as designed.</td><td>Annually or after severe
storms</td></tr>
</table>

Foul Water

Guidance has been taken from Table 5 of ‘Building Regulations - Part H’ to approximate the proposed flow rate from the proposed development based on the proposed number of dwellings. As previously stated the proposed 4 storey residential plot will comprise of 20 dwellings. Therefore, the proposed foul water discharge rate has been calculated to be 5.1 litres/ sec.

A new community hall is also proposed on the lower ground floor of the building. This will provide access to separate toilet and kitchen facilities. An additional flow rate of 1.44 litres/ sec has been calculated for these facilities, based on guidance set out in BS EN 12056.

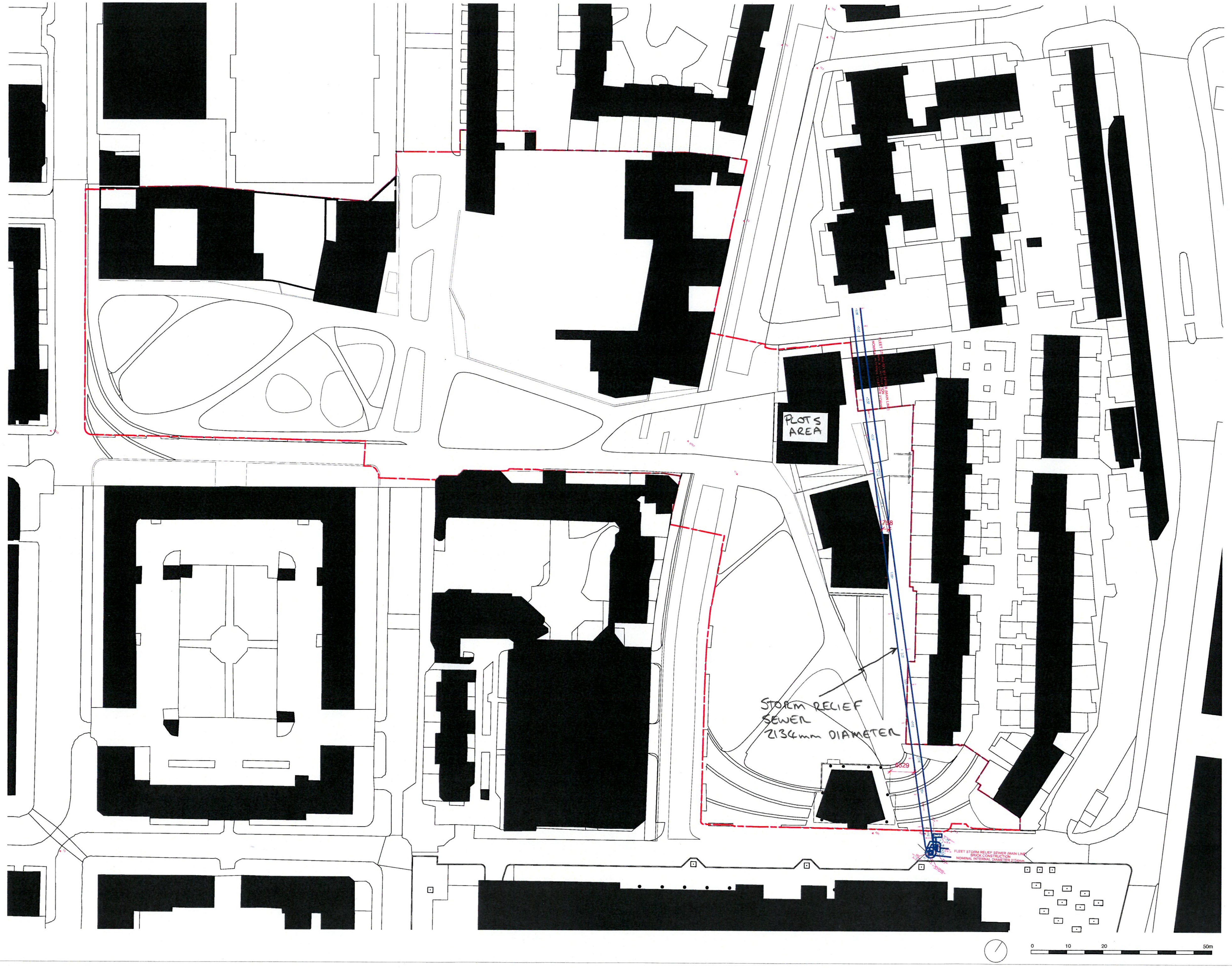
The overall foul discharge from the site is therefore estimated to be 6.54 litres/ sec.

As previously stated Thames Water record plans indicate that a 1245x813mm public sewer runs adjacent to the western site boundary. It is proposed that foul water discharges from the site to this sewer.

A S106 application will need to be made to Thames Water to permit the proposed connection.

APPENDIX A – Public Sewer Survey

notes



INFORMATION

rev	date	check	comments

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project

Central Somers Town

drawing title

Central Somers Town - Lot 4
Site Plan showing sewer location

drawn	size	date	scale
MJ	A1	19 10 15	1:500

drawing number	revision
246-SK-49	-

REPORT DISCREPANCIES
DO NOT SCALE FROM THIS DRAWING

USE LATEST REVISION
CHECK DIMENSIONS ON SITE

APPENDIX B – Greenfield Run-off Calculations

Greenfield runoff estimation for sites

Site name:	Plot 5, Central Somers Town
Site location:	NW1 1DN

This is an estimation of the greenfield runoff rate limits that are needed to meet normal best practice criteria in line with Environment Agency guidance "Preliminary rainfall runoff management for developments", W5-074/A/TR1/1 rev. E (2012) and the CIRIA SUDS Manual (2007). It is not to be used for detailed design of drainage systems. It is recommended that every drainage scheme uses hydraulic modelling software to finalise volume requirements and design details before drawings are produced.

Site coordinates

Latitude:	51.53235° N
Longitude:	0.13161° W
Reference:	gcpvjj0jtq23 / 0.1
Date:	9 Nov 2015

Site characteristics

Total site area	0.1	ha
Significant public open space	0	ha
Area positively drained	0.1	ha

Methodology

Greenfield runoff method	IH124

Qbar estimation method	Calculate from SPR and SAAR
SPR estimation method	Calculate from SOIL type
SOIL type	2
HOST class	N/A
SPR	0.30

Hydrological characteristics

	Default	Edited	
SAAR	620	620	mm
M5-60 Rainfall Depth	20	20	mm
'r' Ratio M5-60/M5-2 day	0.4	0.4	
FEH/FSR conversion factor	0.75	0.75	
Hydrological region	6	6	
Growth curve factor: 1 year	0.85	0.85	
Growth curve factor: 10 year	1.62	1.62	
Growth curve factor: 30 year	2.3	2.3	
Growth curve factor: 100 year	3.19	3.19	

Greenfield runoff rates

	Default	Edited	
Qbar	0.16	0.16	l/s
1 in 1 year	5.00	5.00	l/s
1 in 30 years	5.00	5.00	l/s
1 in 100 years	5.00	5.00	l/s

Please note that a minimum flow of 5 l/s applies to any site

Greenfield runoff estimation for sites

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Site location:	NW1 1DN

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Site coordinates

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Reference:	gcpvjj0jtq23 / 0.1
Date:	9 Nov 2015

Site characteristics

Total site area	0.1	ha
Significant public open space	0	ha
Area positively drained	0.1	ha

Methodology

Greenfield runoff method	FEH

Qmed estimation method	Calculate from BFI and SAAR	
BFI and SPR estimation method	Specify BFI manually	
HOST class	N/A	
BFI / BFIHOST	0.33	
Qmed	0.321	l/s
Qbar / Qmed Conversion Factor	1.136	

Hydrological characteristics

	Default	Edited	
SAAR	620	620	mm
M5-60 Rainfall Depth	20	20	mm
'r' Ratio M5-60/M5-2 day	0.4	0.4	
FEH/FSR conversion factor	0.75	0.75	
Hydrological region	6	6	
Growth curve factor: 1 year	0.85	0.85	
Growth curve factor: 10 year	1.62	1.62	
Growth curve factor: 30 year	2.3	2.3	
Growth curve factor: 100 year	3.19	3.19	

Greenfield runoff rates

	Default	Edited	
Qbar	0.36	0.36	l/s
1 in 1 year	5.00	5.00	l/s
1 in 30 years	5.00	5.00	l/s
1 in 100 years	5.00	5.00	l/s

Please note that a minimum flow of 5 l/s applies to any site

HR Wallingford Ltd, the Environment Agency and any local authority are not liable for the performance of a drainage scheme which is based upon the output of this report.

APPENDIX C – Micro Drainage Calculations

Summary of Results for 100 year Return Period (+30%)

Half Drain Time : 25 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	99.019	0.519	0.0	4.9	4.9	10.3	O K
30 min Summer	99.121	0.621	0.0	4.9	4.9	12.4	O K
60 min Summer	99.116	0.616	0.0	4.9	4.9	12.3	O K
120 min Summer	99.013	0.513	0.0	4.9	4.9	10.2	O K
180 min Summer	98.906	0.406	0.0	4.9	4.9	8.1	O K
240 min Summer	98.817	0.317	0.0	4.9	4.9	6.3	O K
360 min Summer	98.702	0.202	0.0	4.7	4.7	4.0	O K
480 min Summer	98.642	0.142	0.0	4.3	4.3	2.8	O K
600 min Summer	98.615	0.115	0.0	3.9	3.9	2.3	O K
720 min Summer	98.601	0.101	0.0	3.4	3.4	2.0	O K
960 min Summer	98.584	0.084	0.0	2.8	2.8	1.7	O K
1440 min Summer	98.567	0.067	0.0	2.0	2.0	1.3	O K
2160 min Summer	98.555	0.055	0.0	1.5	1.5	1.1	O K
2880 min Summer	98.548	0.048	0.0	1.2	1.2	1.0	O K
4320 min Summer	98.540	0.040	0.0	0.8	0.8	0.8	O K
5760 min Summer	98.535	0.035	0.0	0.7	0.7	0.7	O K
7200 min Summer	98.532	0.032	0.0	0.5	0.5	0.6	O K
8640 min Summer	98.530	0.030	0.0	0.5	0.5	0.6	O K
10080 min Summer	98.528	0.028	0.0	0.4	0.4	0.5	O K
15 min Winter	99.098	0.598	0.0	4.9	4.9	11.9	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	138.220	0.0	14.8	21
30 min Summer	89.266	0.0	19.1	31
60 min Summer	54.817	0.0	23.4	48
120 min Summer	32.511	0.0	27.8	82
180 min Summer	23.643	0.0	30.3	112
240 min Summer	18.757	0.0	32.1	142
360 min Summer	13.517	0.0	34.7	200
480 min Summer	10.710	0.0	36.6	256
600 min Summer	8.935	0.0	38.2	314
720 min Summer	7.702	0.0	39.5	372
960 min Summer	6.089	0.0	41.6	492
1440 min Summer	4.367	0.0	44.8	736
2160 min Summer	3.127	0.0	48.1	1088
2880 min Summer	2.465	0.0	50.6	1456
4320 min Summer	1.761	0.0	54.2	2192
5760 min Summer	1.387	0.0	56.9	2928
7200 min Summer	1.151	0.0	59.0	3672
8640 min Summer	0.988	0.0	60.8	4368
10080 min Summer	0.869	0.0	62.4	5136
15 min Winter	138.220	0.0	16.5	22

Summary of Results for 100 year Return Period (+30%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	99.227	0.727	0.0	4.9	4.9	14.5	O K
60 min Winter	99.217	0.717	0.0	4.9	4.9	14.3	O K
120 min Winter	99.045	0.545	0.0	4.9	4.9	10.9	O K
180 min Winter	98.880	0.380	0.0	4.9	4.9	7.6	O K
240 min Winter	98.758	0.258	0.0	4.8	4.8	5.1	O K
360 min Winter	98.635	0.135	0.0	4.3	4.3	2.7	O K
480 min Winter	98.604	0.104	0.0	3.5	3.5	2.1	O K
600 min Winter	98.588	0.088	0.0	3.0	3.0	1.8	O K
720 min Winter	98.579	0.079	0.0	2.6	2.6	1.6	O K
960 min Winter	98.568	0.068	0.0	2.0	2.0	1.4	O K
1440 min Winter	98.556	0.056	0.0	1.5	1.5	1.1	O K
2160 min Winter	98.546	0.046	0.0	1.1	1.1	0.9	O K
2880 min Winter	98.540	0.040	0.0	0.8	0.8	0.8	O K
4320 min Winter	98.534	0.034	0.0	0.6	0.6	0.7	O K
5760 min Winter	98.530	0.030	0.0	0.5	0.5	0.6	O K
7200 min Winter	98.527	0.027	0.0	0.4	0.4	0.5	O K
8640 min Winter	98.525	0.025	0.0	0.3	0.3	0.5	O K
10080 min Winter	98.523	0.023	0.0	0.3	0.3	0.5	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	89.266	0.0	21.4	33
60 min Winter	54.817	0.0	26.2	54
120 min Winter	32.511	0.0	31.1	88
180 min Winter	23.643	0.0	34.0	118
240 min Winter	18.757	0.0	35.9	148
360 min Winter	13.517	0.0	38.8	200
480 min Winter	10.710	0.0	41.0	254
600 min Winter	8.935	0.0	42.8	314
720 min Winter	7.702	0.0	44.2	372
960 min Winter	6.089	0.0	46.6	494
1440 min Winter	4.367	0.0	50.2	728
2160 min Winter	3.127	0.0	53.9	1092
2880 min Winter	2.465	0.0	56.6	1448
4320 min Winter	1.761	0.0	60.7	2172
5760 min Winter	1.387	0.0	63.7	2856
7200 min Winter	1.151	0.0	66.1	3544
8640 min Winter	0.988	0.0	68.1	4304
10080 min Winter	0.869	0.0	69.9	5088

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.800	Shortest Storm (mins)	15
Ratio R	0.438	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+30

Time Area Diagram

Total Area (ha) 0.057

Time From:	(mins) To:	Area (ha)	Time From:	(mins) To:	Area (ha)	Time From:	(mins) To:	Area (ha)
0	4	0.019	4	8	0.019	8	12	0.019

Model Details

Storage is Online Cover Level (m) 100.000

Cellular Storage Structure

Invert Level (m) 98.500 Safety Factor 10.0
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	21.0	0.0	1.300	0.0	0.0
0.100	21.0	0.0	1.301	0.0	0.0
0.200	21.0	0.0	1.500	0.0	0.0
0.300	21.0	0.0	1.600	0.0	0.0
0.400	21.0	0.0	1.700	0.0	0.0
0.500	21.0	0.0	1.800	0.0	0.0
0.600	21.0	0.0	1.900	0.0	0.0
0.700	21.0	0.0	2.000	0.0	0.0
0.800	21.0	0.0	2.100	0.0	0.0
0.801	0.0	0.0	2.200	0.0	0.0
1.000	0.0	0.0	2.300	0.0	0.0
1.100	0.0	0.0	2.400	0.0	0.0
1.200	0.0	0.0	2.500	0.0	0.0

Hydro-Brake Optimum® Outflow Control

Unit Reference	MD-SHE-0102-5000-1200-5000
Design Head (m)	1.200
Design Flow (l/s)	5.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Diameter (mm)	102
Invert Level (m)	98.500
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	**Head (m)**	**Flow (l/s)**
Design Point (Calculated)	1.200	5.0
Flush-Flo™	0.353	4.9
Kick-Flo®	0.740	4.0
Mean Flow over Head Range	-	4.3

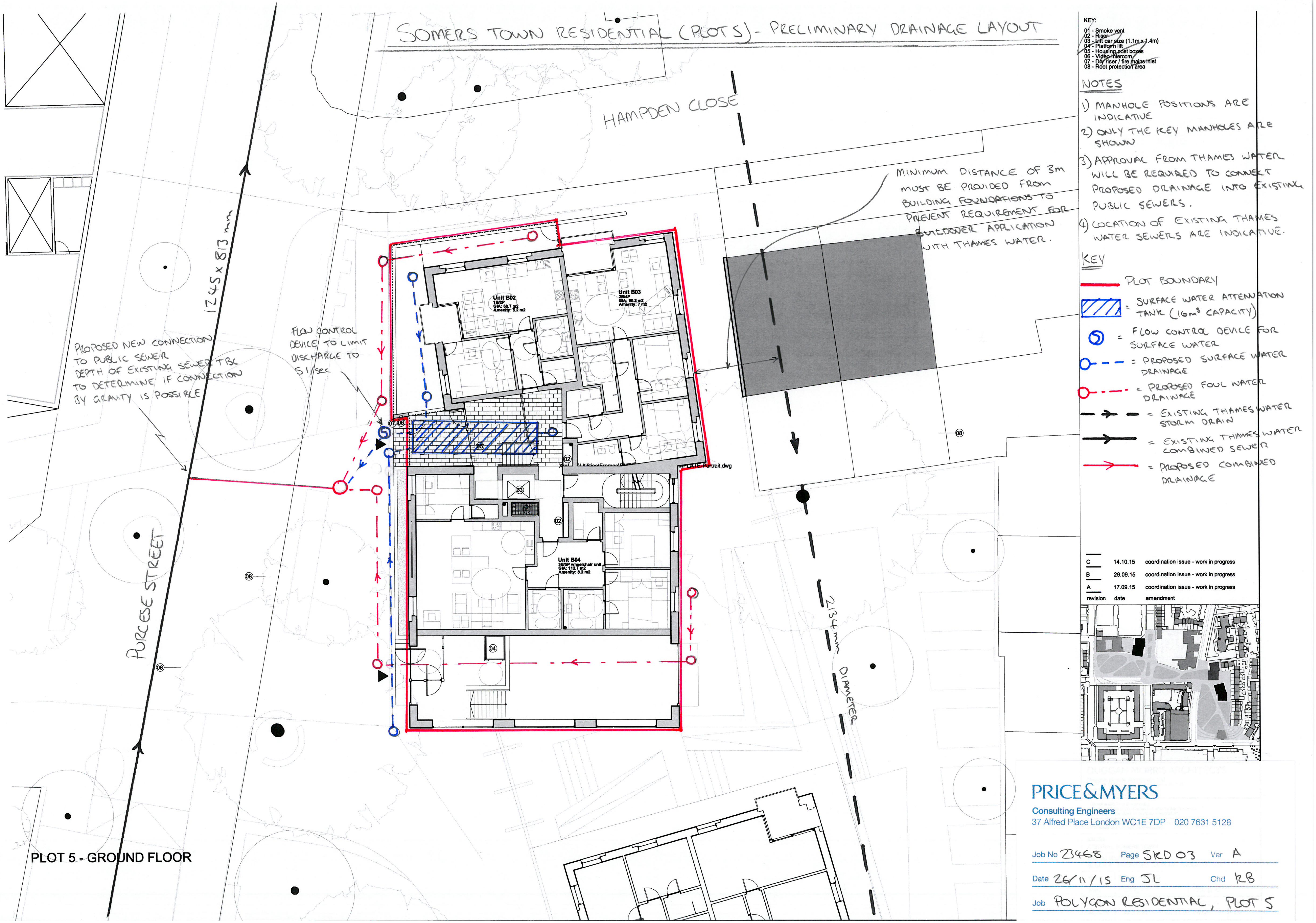
The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake Optimum® as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	**Flow (l/s)**	**Depth (m)**	**Flow (l/s)**	**Depth (m)**	**Flow (l/s)**	**Depth (m)**	**Flow (l/s)**
0.100	3.4	0.300	4.9	0.500	4.8	0.800	4.1
0.200	4.7	0.400	4.9	0.600	4.6	1.000	4.6

Hydro-Brake Optimum® Outflow Control

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
1.200	5.0	2.400	6.9	5.000	9.7	8.000	12.1
1.400	5.3	2.600	7.1	5.500	10.2	8.500	12.5
1.600	5.7	3.000	7.6	6.000	10.6	9.000	12.8
1.800	6.0	3.500	8.2	6.500	11.0	9.500	13.2
2.000	6.3	4.000	8.7	7.000	11.4		
2.200	6.6	4.500	9.2	7.500	11.8		

APPENDIX D – Preliminary Proposed Drainage Layout



SOMERS TOWN RESIDENTIAL (PLOT 5) - PRELIMINARY DRAINAGE LAYOUT
HAMPDEN CLOSE
PURCESE STREET
1245 x 813 mm
2134 mm DIAMETER
PROPOSED NEW CONNECTION TO PUBLIC SEWER DEPTH OF EXISTING SEWER TBC TO DETERMINE IF CONNECTION BY GRAVITY IS POSSIBLE
FLOW CONTROL DEVICE TO LIMIT DISCHARGE TO 5 l/sec
MINIMUM DISTANCE OF 3m MUST BE PROVIDED FROM BUILDING FOUNDATIONS TO PREVENT REQUIREMENT FOR BUILDOVER APPLICATION WITH THAMES WATER.
Unit B02
1B/2P
GIA: 60.7 m2
Amenity: 5.2 m2
Unit B03
2B/4P
GIA: 90.2 m2
Amenity: 7 m2
Unit B04
3B/5P wheelchair unit
GIA: 112.7 m2
Amenity: 8.2 m2
PLOT 5 - GROUND FLOOR
KEY:
01 - Smoke vent
02 - Riser
03 - Lift car size (1.1m x 1.4m)
04 - Platform lift
05 - Housing post boxes
06 - Video intercom
07 - Dry riser / fire mains inlet
08 - Root protection area
NOTES
1) MANHOLE POSITIONS ARE INDICATIVE
2) ONLY THE KEY MANHOLES ARE SHOWN
3) APPROVAL FROM THAMES WATER WILL BE REQUIRED TO CONNECT PROPOSED DRAINAGE INTO EXISTING PUBLIC SEWERS.
4) LOCATION OF EXISTING THAMES WATER SEWERS ARE INDICATIVE.
KEY
PLOT BOUNDARY
= SURFACE WATER ATTENUATION TANK (16m³ CAPACITY)
= FLOW CONTROL DEVICE FOR SURFACE WATER
= PROPOSED SURFACE WATER DRAINAGE
= PROPOSED FOUL WATER DRAINAGE
= EXISTING THAMES WATER STORM DRAIN
= EXISTING THAMES WATER COMBINED SEWER
= PROPOSED COMBINED DRAINAGE
C 14.10.15 coordination issue - work in progress
B 29.09.15 coordination issue - work in progress
A 17.09.15 coordination issue - work in progress
revision date amendment
PRICE&MYERS
Consulting Engineers
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Job No 23468 Page SKD 03 Ver A
Date 26/11/15 Eng JL Chd RB
Job POLYGON RESIDENTIAL, PLOT 5

APPENDIX E - Camden SUDS Proforma

Surface Water Drainage Pro-forma for new developments

This pro-forma accompanies our advice note on surface water drainage. Developers should complete this form and submit it to the Local Planning Authority, referencing from where in their submission documents this information is taken. The pro-forma is supported by the Defra/EA guidance on Rainfall Runoff Management and uses the storage calculator on www.UKsuds.com. This pro-forma is based on current industry best practice and focuses on ensuring surface water drainage proposals meet national and local policy requirements. The pro-forma should be considered alongside other supporting SuDS Guidance.

1. Site Details

Site	SOMERS TOWN, POLYGON RESIDENTIAL, PLOT 5
Address & post code or LPA reference	NW1 1BN
Grid reference	TQ 2980183218
Is the existing site developed or Greenfield?	DEVELOPED
Is the development in a LFRZ or in an area known to be at risk of surface or ground water flooding?	NO
Total Site Area served by drainage system (excluding open space) (Ha)*	0.057 Ha

* The Greenfield runoff off rate from the development which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage from a site should be calculated for the area that forms the drainage network for the site whatever size of site and type of drainage technique. Please refer to the Rainfall Runoff Management document or CIRIA manual for detail on this.

2. Impermeable Area

	Existing	Proposed	Difference (Proposed-Existing)	Notes for developers
Impermeable area (ha)	0.057	0.057	—	If proposed > existing, then runoff rates and volumes will be increasing. Section 6 must be filled in. If proposed ≤ existing, then section 6 can be skipped & section 7 filled in.
Drainage Method (infiltration/sewer/watercourse)	SEWER	SEWER	N/A	If different from the existing, please fill in section 3. If existing drainage is by infiltration and the proposed is not, discharge volumes may increase. Fill in section 6.

3. Proposing to Discharge Surface Water via

	Yes	No	Evidence that this is possible	Notes for developers
Infiltration			N/A	e.g. soakage tests. Section 6 (infiltration) must be filled in if infiltration is proposed.
To watercourse			N/A	e.g. Is there a watercourse near by?
To surface water sewer			N/A	Confirmation from sewer provider that sufficient capacity exists for this connection.
Combination of above			N/A	e.g. part infiltration part discharge to sewer or watercourse. Provide evidence above.

4. Peak Discharge Rates – This is the maximum flow rate at which storm water runoff leaves the site during a particular storm event.

	Existing Rates (l/s)	Proposed Rates (l/s)	Difference (l/s) (Proposed-Existing)	% Difference (difference /existing x 100)	Notes for developers
Greenfield QBAR	0.36	N/A	N/A	N/A	QBAR is approx. 1 in 2 storm event. Provide this if Section 6 (QBAR) is proposed.
1 in 1	5.32	5.00	0.32	6.02	Proposed discharge rates (with mitigation) should aim to be equivalent to greenfield rates for all corresponding storm events. As a minimum, peak discharge rates must be reduced by 50% from the existing sites for all corresponding rainfall events.
1 in 30	13.09	5.00	8.09	61.80	
1in 100	16.80	5.00	11.80	70.24	
1 in 100 plus climate change	N/A	5.00	—	—	The proposed 1 in 100 +CC peak discharge rate (with mitigation) should aim to be equivalent to greenfield rates. As a minimum, proposed 1 in 100 +CC peak discharge rate must be reduced by 50% from the existing 1 in 100 runoff rate sites.

5. Calculate additional volumes for storage –The total volume of water leaving the development site. New hard surfaces potentially restrict the amount of stormwater that can go to the ground, so this needs to be controlled so not to make flood risk worse to properties downstream.

	Existing Volume (m^3)	Proposed Volume (m^3)	Difference (m^3) (Proposed-Existing)	Notes for developers
GREENFIELD RUN OFF VOLUME	–	N/A	N/A	
1 in 1	6.84	6.84	–	Proposed discharge volumes (with mitigation) should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume wherever practicable and as a minimum should be no greater than existing volumes for all corresponding storm events. Any increase in volume increases flood risk elsewhere. Where volumes are increased section 6 must be filled in.
1 in 30	31.35	31.35	–	
1in 100 6 hour	43.89	43.89	–	
1 in 100 6 hour plus climate change	57.06	57.06	–	The proposed 1 in 100 +CC discharge volume should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume wherever practicable. As a minimum, to mitigate for climate change the proposed 1 in 100 +CC volume discharge from site must be no greater than the existing 1 in 100 storm event. If not, flood risk increases under climate change.

6. Calculate attenuation storage – Attenuation storage is provided to enable the rate of runoff from the site into the receiving watercourse to be limited to an acceptable rate to protect against erosion and flooding downstream. The attenuation storage volume is a function of the degree of development relative to the greenfield discharge rate.

		Notes for developers
Storage Attenuation volume (Flow rate control) required to meet greenfield run off rates (m^3)	16m³	Volume of water to attenuate on site if discharging at a greenfield run off rate. Can't be used where discharge volumes are increasing
Storage Attenuation volume (Flow rate control) required to reduce rates by 50% (m^3)		Volume of water to attenuate on site if discharging at a 50% reduction from existing rates. Can't be used where discharge volumes are increasing
Storage Attenuation volume (Flow rate control) required to meet [OTHER RUN OFF RATE (as close to greenfield rate as possible] **(m^3)**		Volume of water to attenuate on site if discharging at a rate different from the above – please state in 1st column what rate this volume corresponds to. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. Can't be used where discharge volumes are increasing
Storage Attenuation volume (Flow rate control) required to retain rates as existing (m^3		Volume of water to attenuate on site if discharging at existing rates. Can't be used where discharge volumes are increasing

7. How is Storm Water stored on site?

Storage is required for the additional volume from site but also for holding back water to slow down the rate from the site. This is known as attenuation storage and long term storage. The idea is that the additional volume does not get into the watercourses, or if it does it is at an exceptionally low rate. You can either infiltrate the stored water back to ground, or if this isn't possible hold it back with on site storage. Firstly, can infiltration work on site?

			Notes for developers
Infiltration	**State the Site's Geology and known Source Protection Zones (SPZ)**	Site underlain with London Clay	Avoid infiltrating in made ground. Infiltration rates are highly variable and refer to Environment Agency website to identify and source protection zones (SPZ)
	Are infiltration rates suitable?	No – TBC by ground investig	Infiltration rates should be no lower than 1x10 $^{-6}$ m/s.
	State the distance between a proposed infiltration device base and the ground water (GW) level	—	Need 1m (min) between the base of the infiltration device & the water table to protect Groundwater quality & ensure GW doesn't enter infiltration devices. Avoid infiltration where this isn't possible.
	Were infiltration rates obtained by desk study or infiltration test?	—	Infiltration rates can be estimated from desk studies at most stages of the planning system if a back up attenuation scheme is provided..
	Is the site contaminated? If yes, consider advice from others on whether infiltration can happen.	—	Advice on contaminated Land in Camden can be found on our supporting documents webpage Water should not be infiltrated through land that is contaminated. The Environment Agency may provide bespoke advice in planning consultations for contaminated sites that should be considered.
In light of the above, is infiltration feasible?	**Yes/No? If the answer is No, please identify how the storm water will be stored prior to release**	No – As a 5m clearence is also required from any structure, not possible as the building covers the entire footprint.	If infiltration is not feasible how will the additional volume be stored?. The applicant should then consider the following options in the next section.

Storage requirements

The developer must confirm that either of the two methods for dealing with the amount of water that needs to be stored on site.

Option 1 Simple – Store both the additional volume and attenuation volume in order to make a final discharge from site at the greenfield run off rate. This is preferred if no infiltration can be made on site. This very simply satisfies the runoff rates and volume criteria.

Option 2 Complex – If some of the additional volume of water can be infiltrated back into the ground, the remainder can be discharged at a very low rate of 2 l/sec/hectare. A combined storage calculation using the partial permissible rate of 2 l/sec/hectare and the attenuation rate used to slow the runoff from site.

		Notes for developers
Please confirm what option has been chosen and how much storage is required on site.	Option 1 16m³ of storage	The developer at this stage should have an idea of the site characteristics and be able to explain what the storage requirements are on site and how it will be achieved.

8. Please confirm

		Notes for developers
Which Drainage Systems measures have been used?	Attenuation tank	SUDS can be adapted for most situations even where infiltration isn't feasible e.g. impermeable liners beneath some SUDS devices allows treatment but not infiltration. See CIRIA SUDS Manual C697.
Drainage system can contain in the 1 in 30 storm event without flooding	✓	This a requirement for sewers for adoption & is good practice even where drainage system is not adopted.
Drainage system can contain in the 1 in 100 storm event without flooding	✓	National standards require that the drainage system is designed so that flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
Drainage system can contain in the 1 in 100 +CC storm event without flooding	✓	
Any flooding between the 1 in 30 & 1 in 100 plus climate change storm events will be safely contained on site.	✓	**Safely:** not causing property flooding or posing a hazard to site users i.e. no deeper than 300mm on roads/footpaths. Flood waters

		must drain away at section 6 rates. Existing rates can be used where runoff volumes are not increased.
How are rates being restricted (vortex control, orifice etc)	Vortex control	Detail of how the flow control systems have been designed to avoid pipe blockages and ease of maintenance should be provided.
Please confirm the owners/adopters of the entire drainage systems throughout the development. Please list all the owners.	Camden County council	If these are multiple owners then a drawing illustrating exactly what features will be within each owner's remit must be submitted with this Proforma.
How is the entire drainage system to be maintained?	A maintenance schedule is provided within the SUDS drainage statement	If the features are to be maintained directly by the owners as stated in answer to the above question please answer yes to this question and submit the relevant maintenance schedule for each feature. If it is to be maintained by others than above please give details of each feature and the maintenance schedule. Clear details of the maintenance proposals of all elements of the proposed drainage system must be provided. Details must demonstrate that maintenance and operation requirements are economically proportionate. Poorly maintained drainage can lead to increased flooding problems in the future.

9. Evidence Please identify where the details quoted in the sections above were taken from. i.e. Plans, reports etc. Please also provide relevant drawings that need to accompany your proforma, in particular exceedance routes and ownership and location of SuDS (maintenance access strips etc

Pro-forma Section	Document reference where details quoted above are taken from	Page Number
Section 2	POLYGON RESIDENTIAL, PLOT S – SUDS DRAINAGE STATEMENT	
Section 3	N/A	
Section 4	=''=	
Section 5	=''=	
Section 6	~~[illegible]~~ N/A	
Section 7	LONDON BOROUGH OF CAMDEN SFRA (Figure 4b) + BGS record information	
Section 8	POLYGON RESIDENTIAL, PLOTS – SUDS DRAINAGE STATEMENT.	

The above form should be completed using evidence from the Flood Risk Assessment and site plans. It should serve as a summary sheet of the drainage proposals and should clearly show that the proposed rate and volume as a result of development will not be increasing. If there is an increase in rate or volume, the rate or volume section should be completed to set out how the additional rate/volume is being dealt with.

This form is completed using factual information from the Flood Risk Assessment and Site Plans and can be used as a summary of the surface water drainage strategy on this site.

Form Completed By....John Ling....
Qualification of person responsible for signing off this pro-forma ....CIVIL ENGINEER MEng...

Company....PRICE & MYERS....
On behalf of (Client's details) ....CAMDEN COUNTY COUNCIL....
Date:....20/11/15....