



**79 GUILFORD ST
WICN 1DF**

OUTLINE DRAINAGE STRATEGY

Project Ref: J001413

May 2019

Revision A

REVISION HISTORY

Rev	Purpose	Date	Issued By	Approved
0	Initial Issue	26/04/19	MJE	
A	Updated drawings	15/05/2019	MJE	PB

INTRODUCTION

The site comprises of a 5 storey (including basement) terrace house at 79 Guilford Street with a single storey rear extension. Under the new proposals the existing basement is extended towards the rear. The existing single storey rear extension is demolished and a new single storey extension is constructed in its place. Please refer to BUF Architects drawings in appendix A.

1. DETAILS OF SURFACE WATER DRAINAGE SCHEME

1.1 Existing Surface Water Drainage Strategy

The current strategy comprises a piped gravity system which is a combined sewer throughout the site and discharges to an existing combined sewer located in Guilford Street. Please refer to survey information in appendix B

1.2 Existing Site

Currently the site is covered by the main house and rear extension. The existing rear garden is partly surfaced by pea gravel above a plastic membrane (impermeable) and wooden decking covering an area adjacent to rear wall of the main house. The raised planting beds in the rear garden will provide some infiltration and temporary retention. The estimated impermeable area of the site is 142m². The total site area is 161.4m². Please refer to existing survey drawings in appendix C

1.3 New Development

The proposed development consist of renovation of the main house. Demolition of the existing rear extension and the construction of two single storey galleries with adjacent courtyards. The existing basement is increase to the rear of the property. It is proposed to include SuDS elements in the proposed surface water drainage.

The lower gallery roof will have a Sedum roof by Bauder and the lower courtyard will make use of permeable paving. Please refer to GSE drawings SK-P201 & 202 in appendix D. These two systems will provide temporary retention and infiltration respectfully as well as evaporation. The area of the green roof is 20.6m² and permeable paving is 10.6m². This leaves a total impermeable area of 130.2m² in the proposed scheme. This provides a net reduction of impermeable area of 11.8m². As such, the peak discharge off the site will be less than the existing.

Owing to the low outfalls proposed, in order to achieve self cleansing velocities we are not proposing to attenuate this flow further than the provision of the green roof and permeable paving.

1.4 Proposed New Drainage Strategy

The majority of existing drainage will be removed and new surface and foul lines will be laid as shown on GSE drawing SK-P-200 in appendix D.

The proposed strategy is to run the surface drainage via a piped gravity system separate from the foul system to discharge into the existing manhole in the front lightwell. This will be connected to the final manhole on site before discharging into the public sewer by gravity on Guilford Street. The existing drainage run from final manhole to public sewer is to be utilized.

It is to be noted that the rear lightwells, the RWP from the green roof and from cavity drainage system are pumped to the final manhole as shown on GSE drawing SK-P-200 in appendix D. All pump chambers to have 24 hour storage and a high level alarm fitted.

All other surface water drainage discharges by gravity to the final manhole.

1.5 Identification of flooding risk.

The site is consider to be a very low risk of flooding. The site lies within the Environment Agency's Flood Zone 1. Guilford Street falls within Critical Drainage Area Group 3 but does not fall within a Local Flood Risk Zone (LFRZ). Please refer to sections 5 and 10.8 in the site investigation report (extract) in appendix E.

The inclusion of SuDS elements in the proposed scheme will further reduce the flood risk.

2. **DETAILS OF FOUL WATER DISPOSAL SCHEME**

2.1 Existing Foul Water Drainage Strategy

The current strategy comprises a piped gravity system which is a combined sewer throughout the site and discharges to an existing combined sewer located in Guilford Street.

2.2 Existing discharge from Site

The existing property is a 5 storey (including basement) terrace house at 79 Guilford Street with a single storey rear extension.

2.3 Proposed discharge from Development

The primary use of the property is a single dwelling. There will be occasional gallery viewings at the property. We are of the opinion that the peak in discharge from the site during gallery viewings will have minimal effect on the overall discharge from the site. This increase should be offset by the reduction of the surface water runoff as discussed in section 1.

2.4 Proposed New Drainage Strategy

The majority of existing drainage will be removed and new surface and foul lines will be laid as shown on GSE drawing SK-P-200.

The proposed strategy is to run the foul drainage via a piped gravity system separate from the surface water system to discharge into the existing manhole in the front lightwell. This will be final manhole on site before discharging into the public sewer by gravity on Guilford Street. The existing drainage run from final manhole to public sewer is to be utilized.

It is to be noted that the rear bathroom is pumped to the final manhole as shown on GSE drawing SK-P-200. This is due to the rear basement level being lower than the rest of basement. All pump chambers to have 24 hour storage and a high level alarm fitted. All other foul water drainage discharges by gravity to the final manhole.

3. IMPACT ON GROUND WATER

3.1 The amount of proposed infiltration from the permeable paving will not have an adverse effect on groundwater conditions.

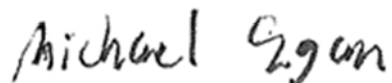
4. IMPACT ON STRUCTURAL STABILITY

4.1 The proposed drainage will not affect structural stability of this property or adjoining properties.

5. MANAGEMENT PLAN FOR THE LIFETIME OF THE DEVELOPMENT

5.1 The on-site drainage will be managed and maintained by an appointed Management Body

Yours sincerely

A handwritten signature in black ink that reads "Michael Egan". The signature is written in a cursive, slightly slanted style.

Mike Egan

Green Structural Engineering Ltd.

The following appendices are included with this report:

APPENDICES

- Appendix A - BUF Architects existing and proposed drawings
- Appendix B - Existing Drainage Survey
- Appendix C - Edward Gardner Survey Drawings
- Appendix D - GSE Proposed Drainage Drawings
- Appendix E - Extract of Site investigation Report

APPENDIX A

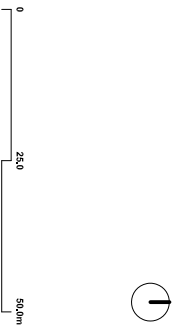
BUF ARCHITECTS EXISTING AND PROPOSED DRAWINGS



General notes:
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architects' Services and
 Structural Engineers' Drawings.
 All existing site, tree and building information has been compiled from
 different sources.
 All dimensions to be checked on site.

Rev.	Date	Description	Drawn/Checked

Key Plan



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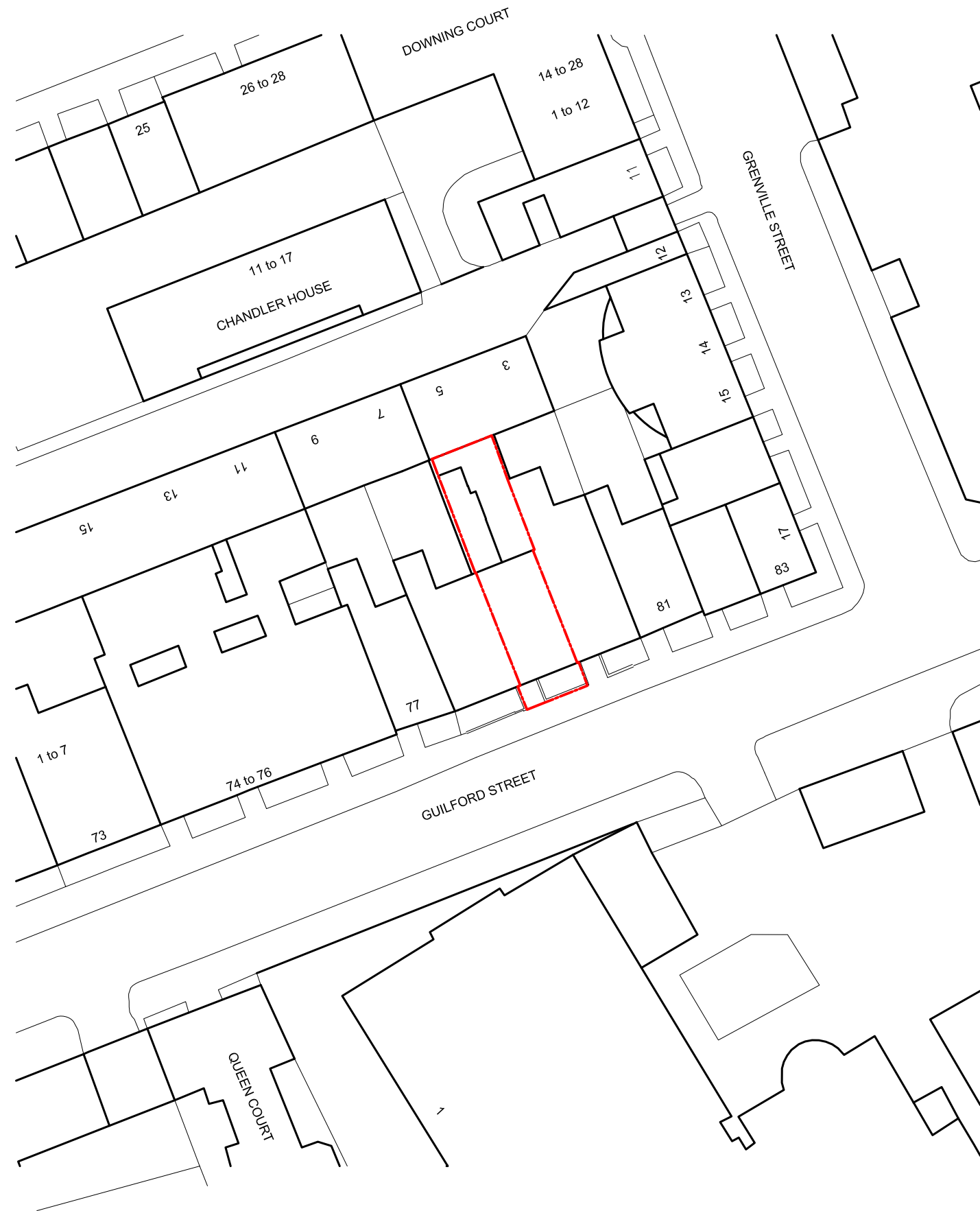
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 London, WC1N 1DF

Title
 Location Plan

Client
 Andrew & Romain

Status
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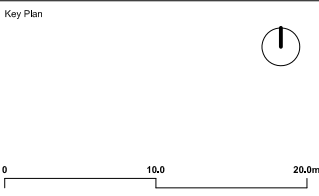
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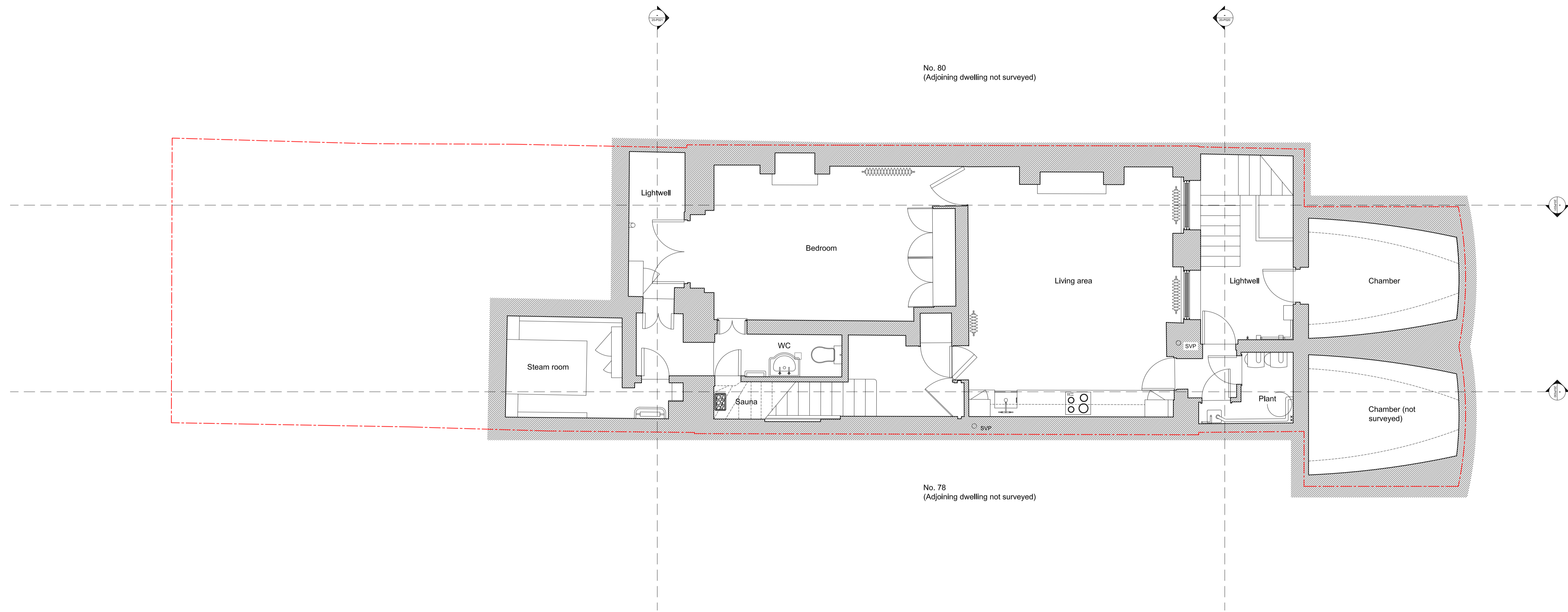
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 London, WC1N 1DF

Client
Andrew and Romain

Status
PLANNING

Title
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Block Plan

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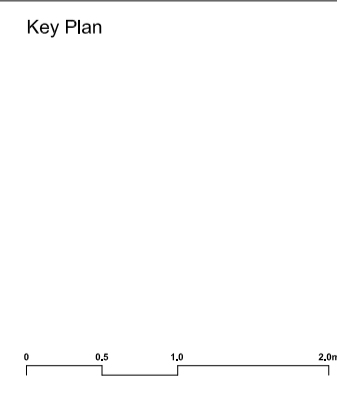


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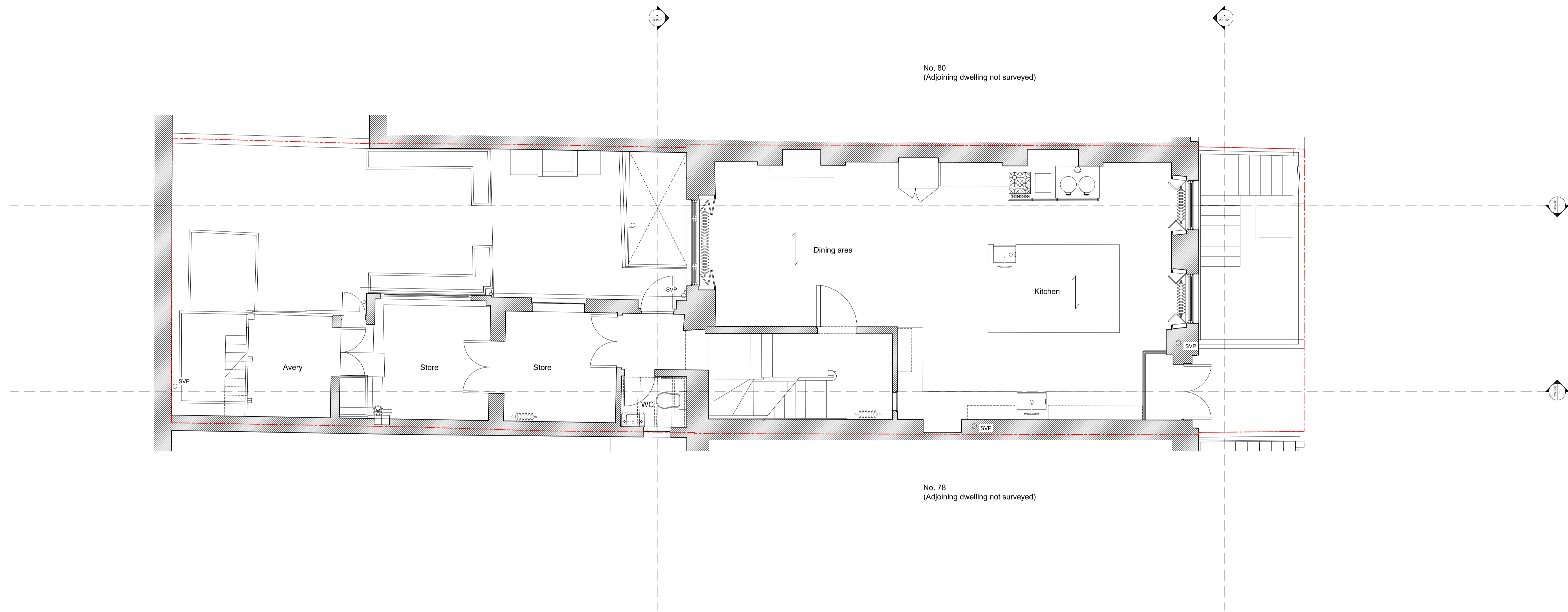
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Drawing name
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 A010 A XX DR 20-P010



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Key Plan



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Drawing name

As Existing
 Ground Floor Plan

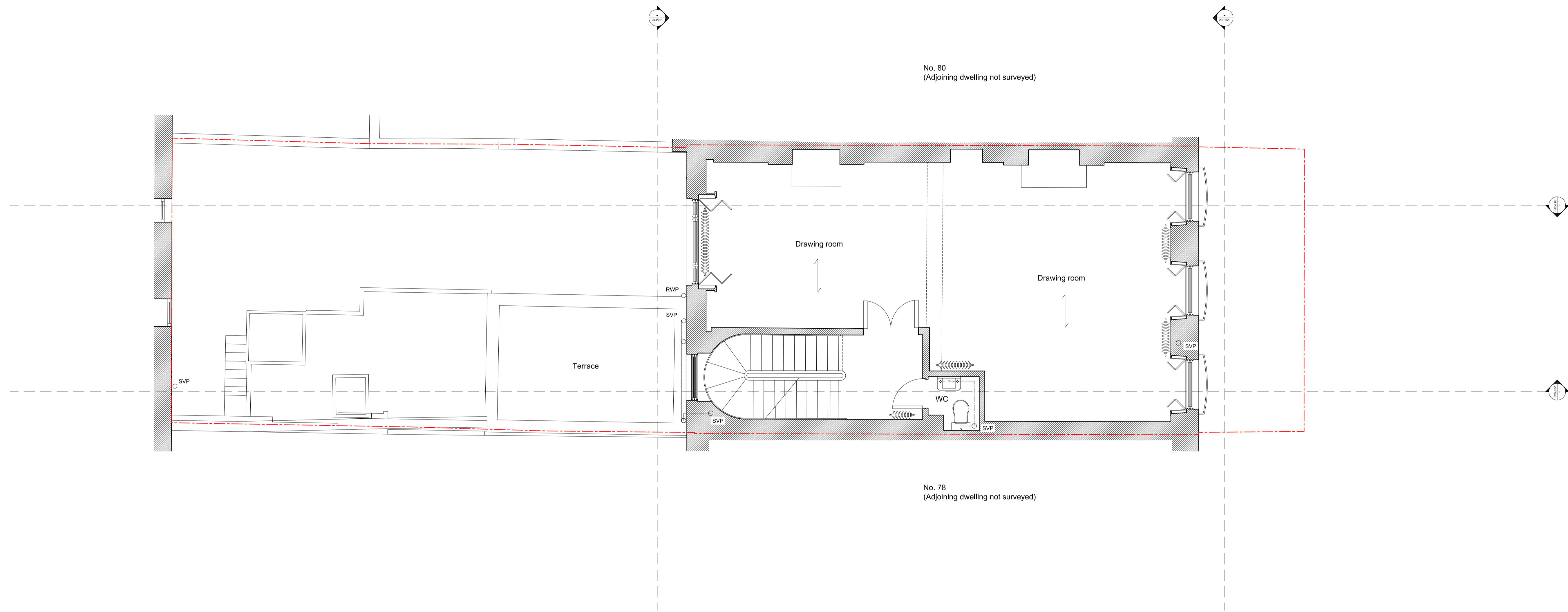
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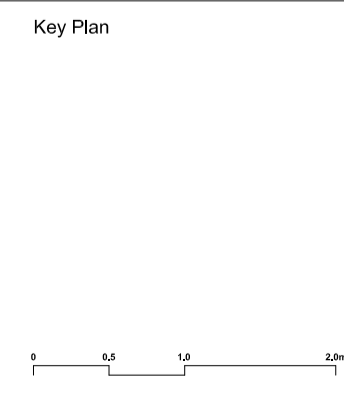


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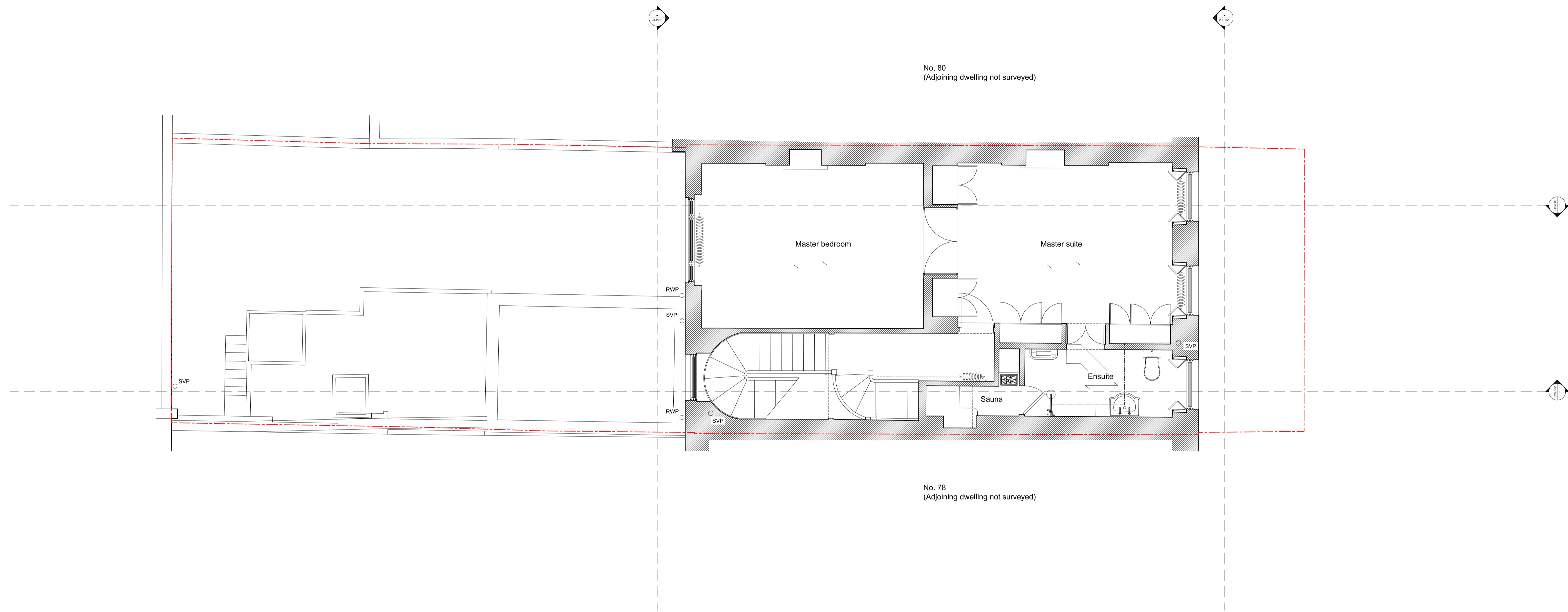
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Drawing name
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First Floor Plan
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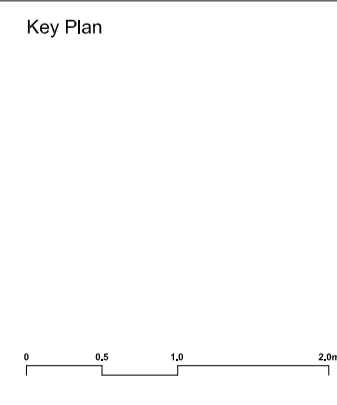


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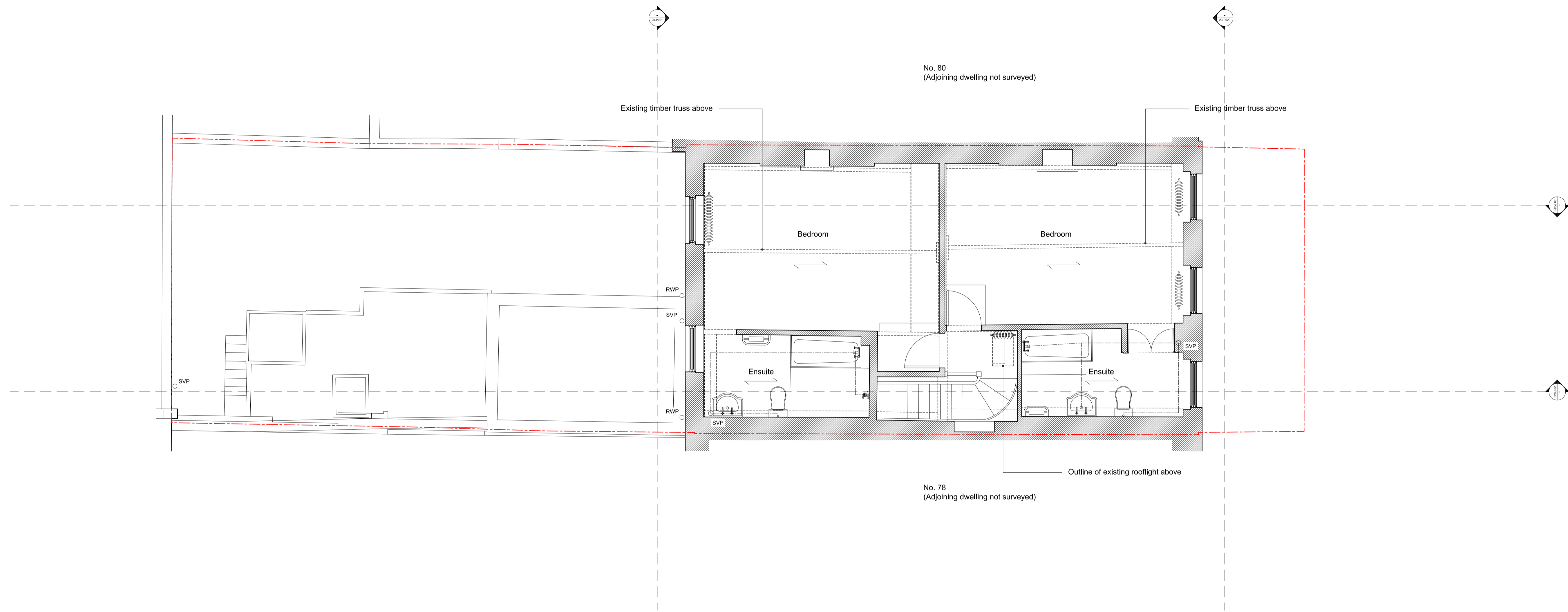


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Drawing name
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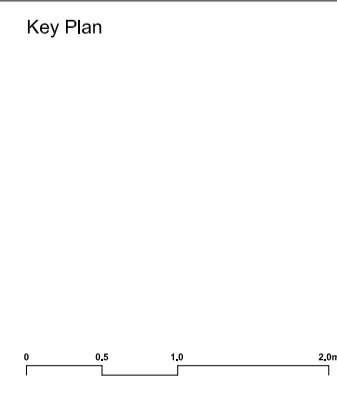


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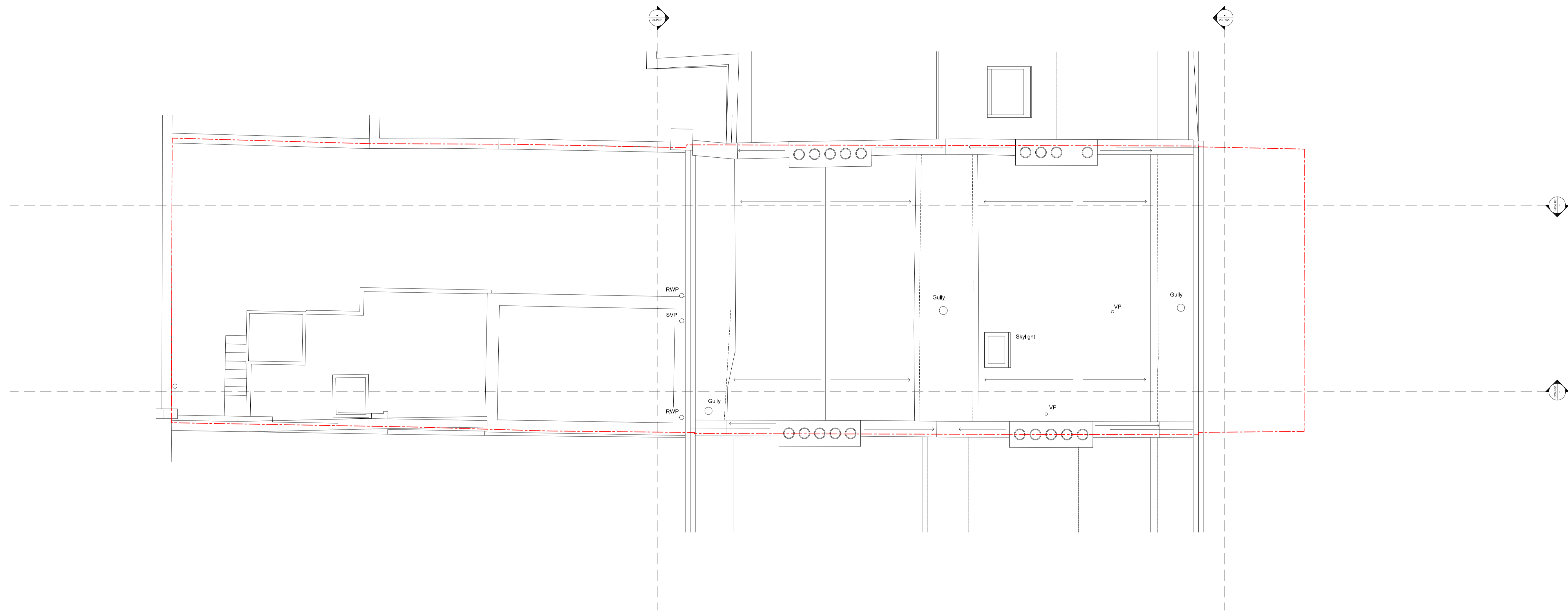
Client
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Status
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Drawing name
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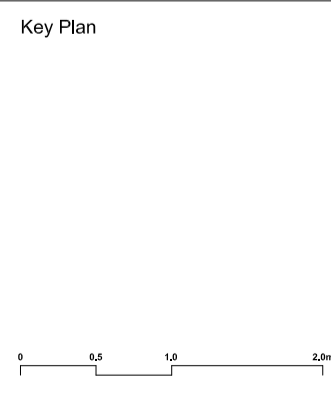


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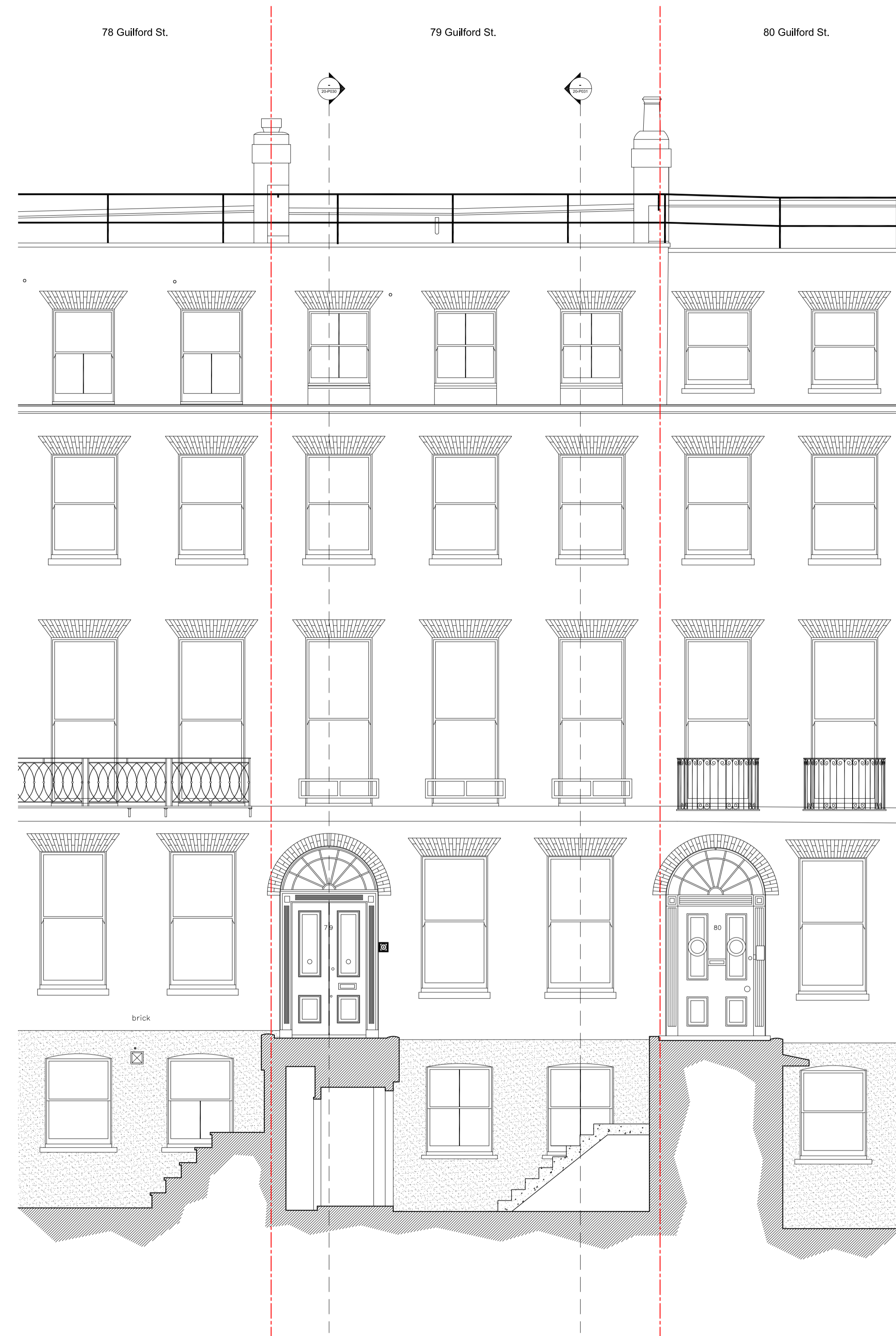
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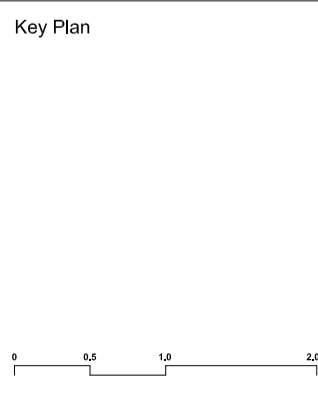


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Drawing name
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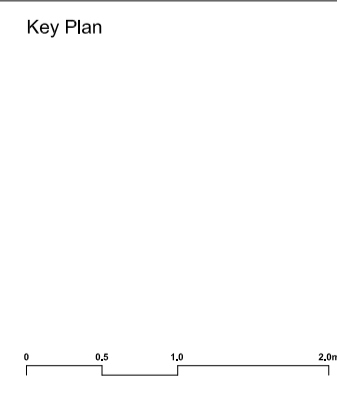


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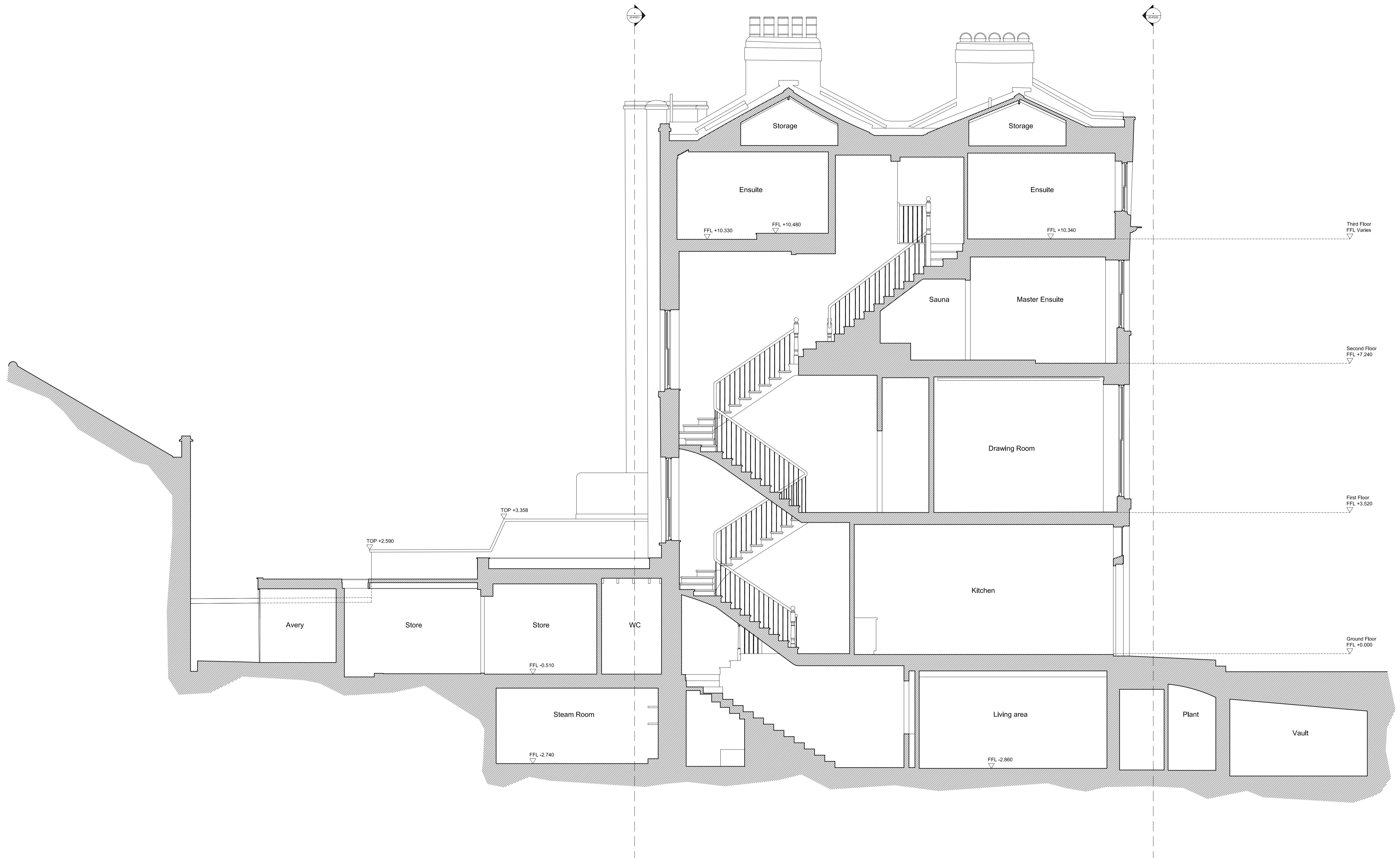
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Client
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Status
PLANNING

Drawing name
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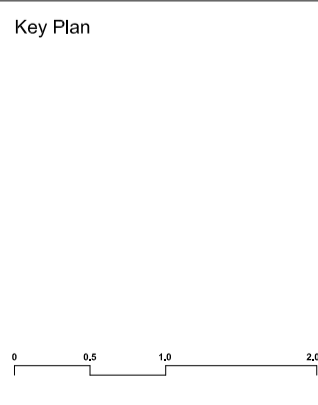


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 --- Site Boundary

Rev.	Date	Description	Drawn	Check

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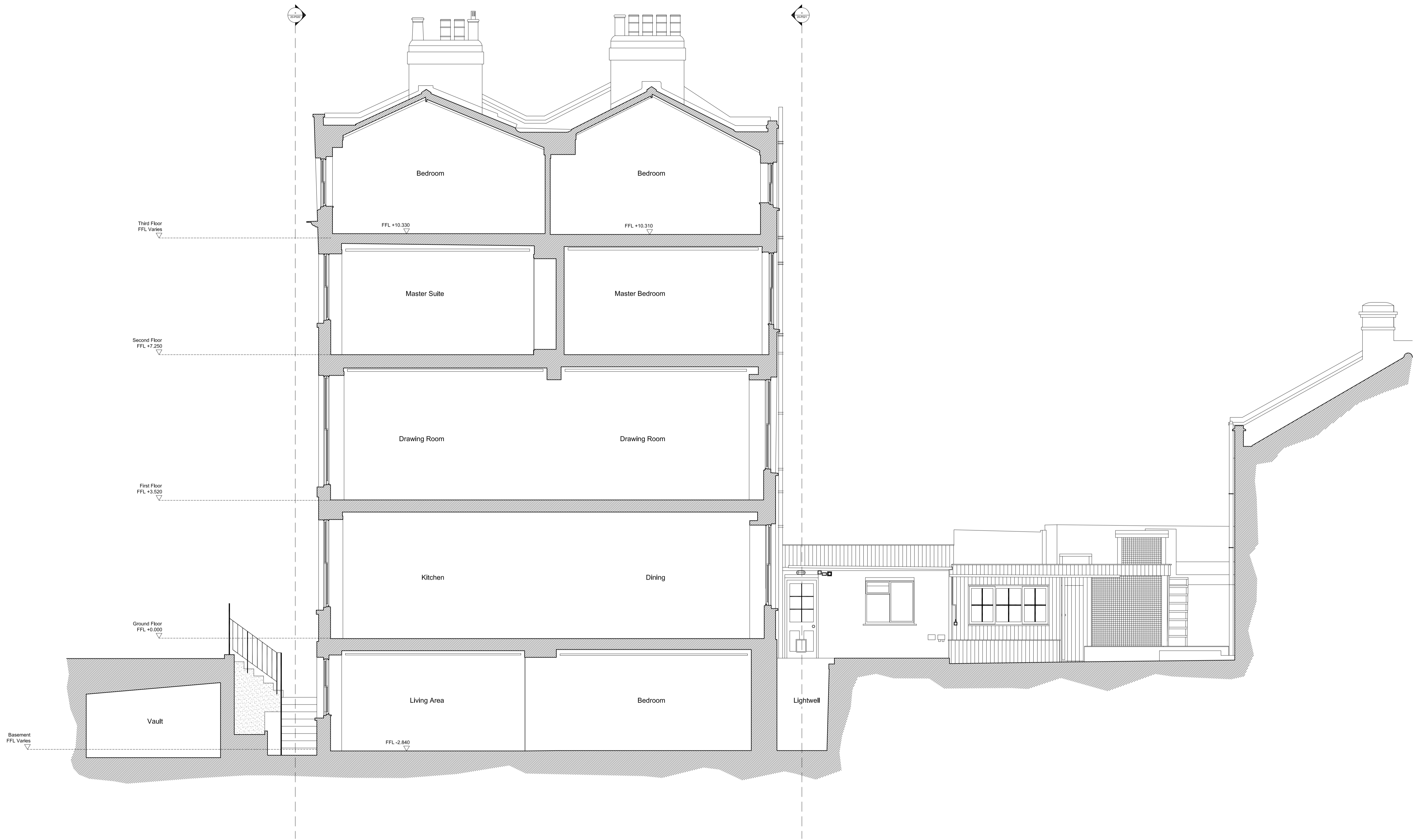
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Project number
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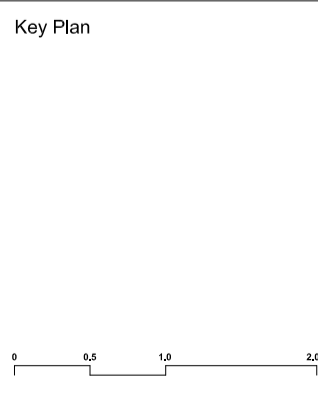


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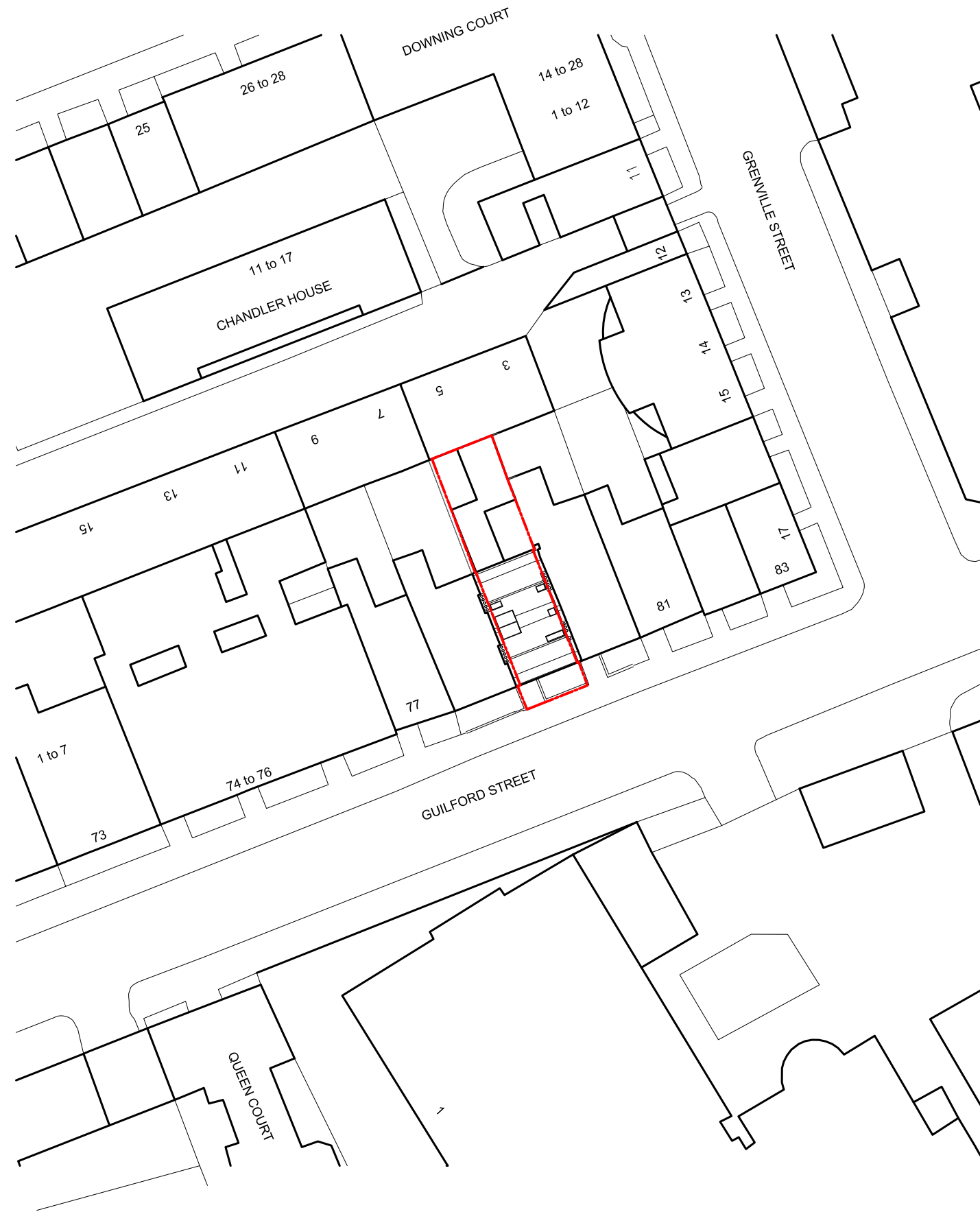
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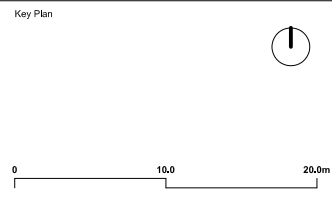
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 A010 A XX DR 20-P031



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Rev.	Date	Description	Drawn	Check



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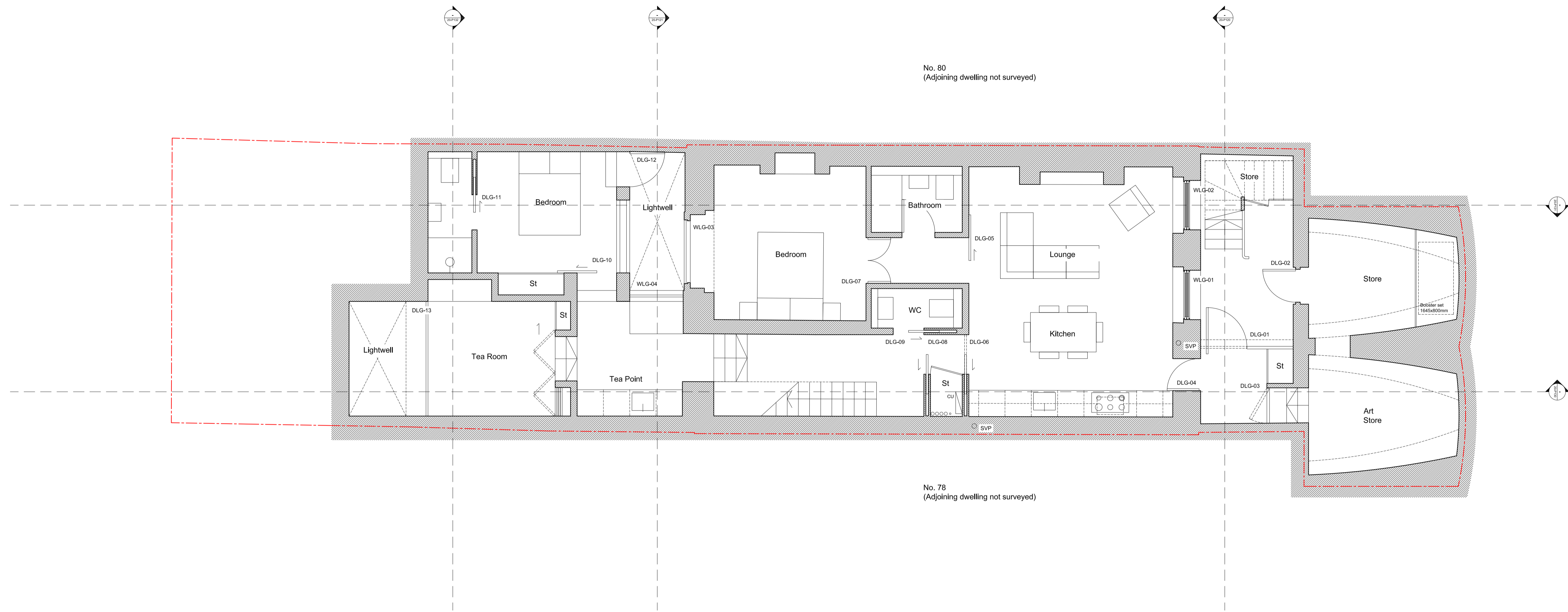
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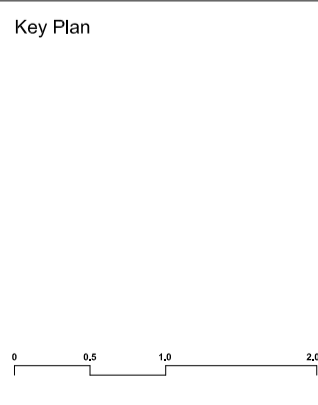


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Comments:
 All existing windows including timber shutters to be refurbished where required and secondary glazing installed where possible.
 Existing staircases to be retained and refurbished.

Key:
 --- Site Boundary

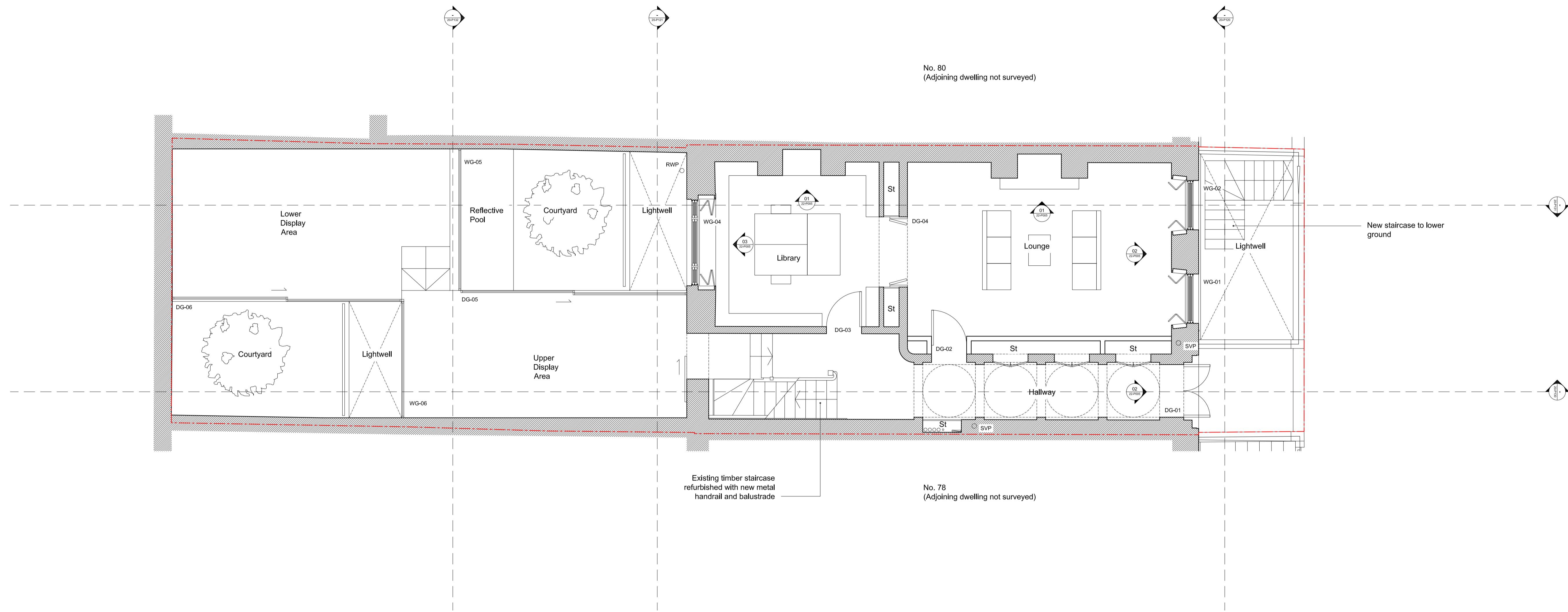
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Drawing name
As Proposed
Basement Plan
 Date 10.12.18
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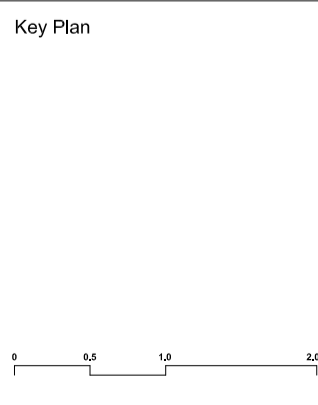


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 All dimensions to be checked on site.

Comments:
 All existing windows including timber shutters to be refurbished where required and secondary glazing installed where possible.
 Existing staircases to be retained and refurbished.

Key:
 --- Site Boundary

Rev.	Date	Description	Drawn	Check



BÜF
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 W: www.bufarchitecture.com

Project
79 Guilford Street
 London, WC1N 1DF

Client
Andrew and Romain

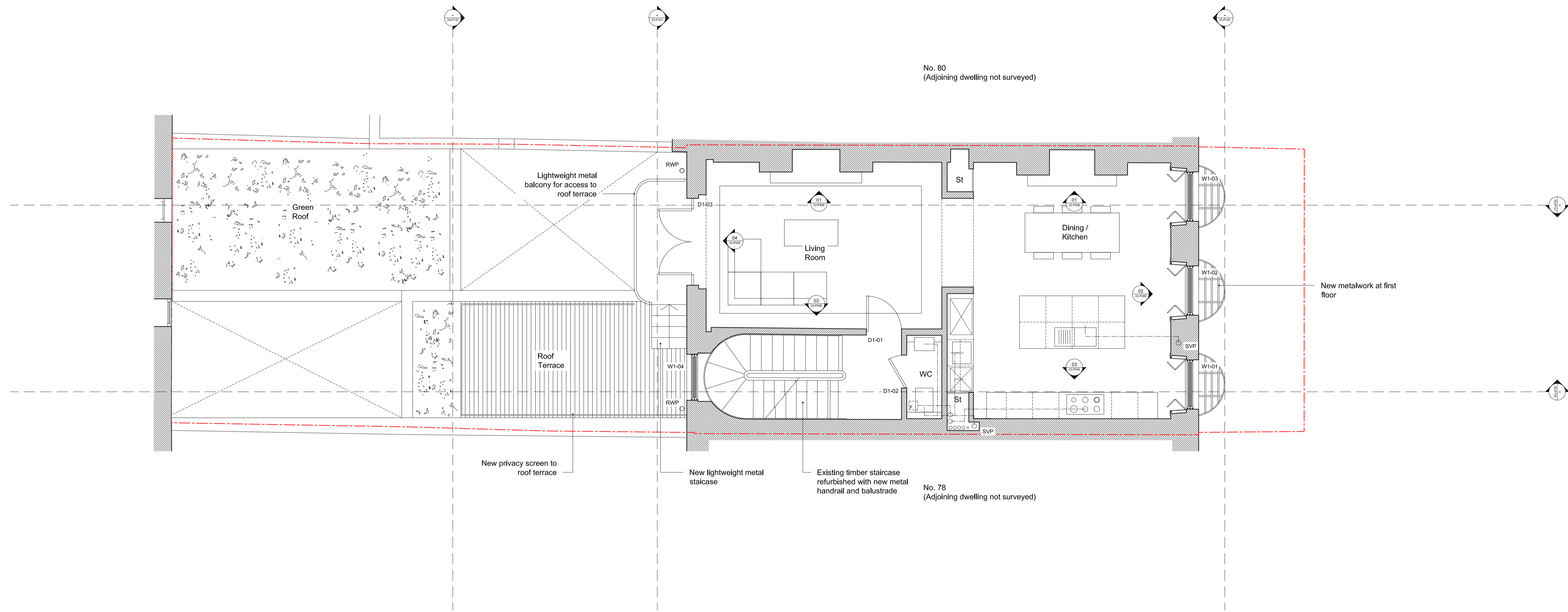
Status
PLANNING

Drawing name
As Proposed
Ground Floor Plan

Date: 10.12.18
 Scale / Format: 1:100 @A3 1:50 @A1
 Drawn / Checked: XX / XX
 Approved: XX

Project number
A010

Job no.	Source	Zone	Element	Drawing no.	Revision
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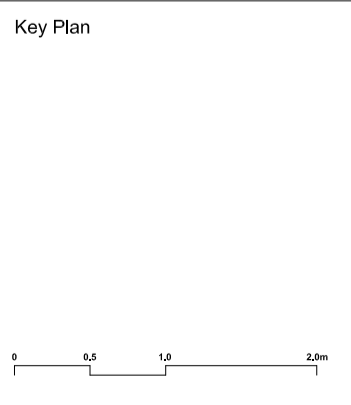


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Project
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Client
Andrew and Romain

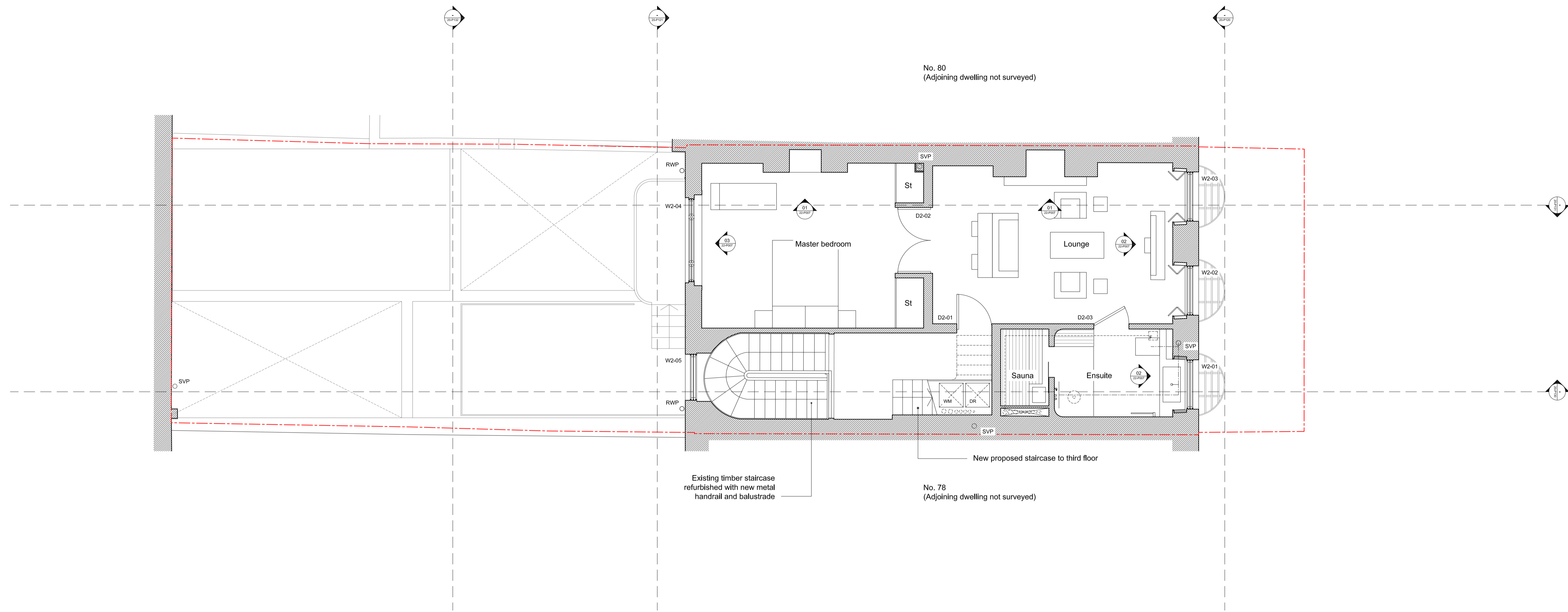
Status
PLANNING

Drawing name
As Proposed
First Floor Plan

Date 10.12.18
 Scale / Format 1:100 @A3 1:50 @A1
 Drawn / Checked XX / XX
 Approved XX

Project number
A010

Job no.	Source	Zone	Element	Drawing no.	Revision
A010	A	XX	DR	20-P112	



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Key:

--- Site Boundary

Rev.	Date	Description	Drawn	Check

Rev.	Date	Description	Drawn	Check

Key Plan



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Project

79 Guilford Street
 London, WC1N 1DF

Client

Andrew and Romain

Status

PLANNING

Drawing name

As Proposed
 Second Floor Plan

Date

10.12.18
 Scale / Format 1:100 @A3 1:50 @A1
 Drawn / Checked XX / XX
 Approved XX

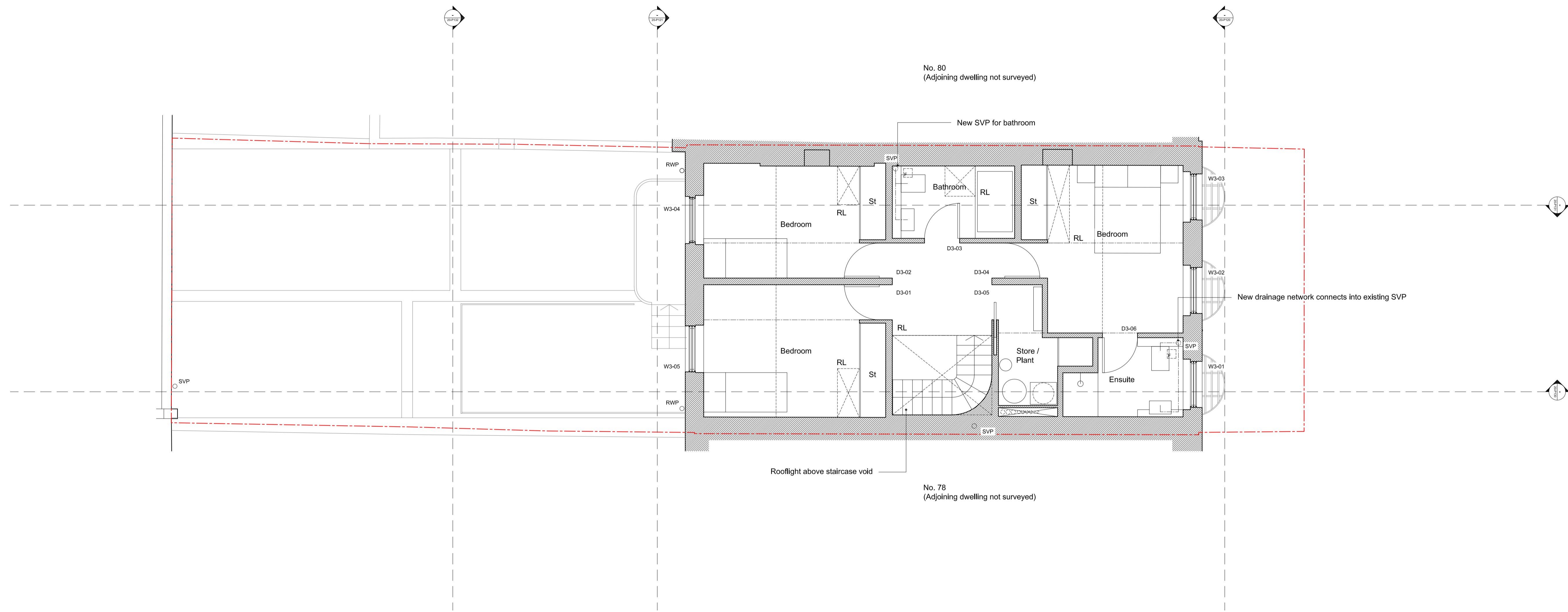
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Project number

A010

Revision

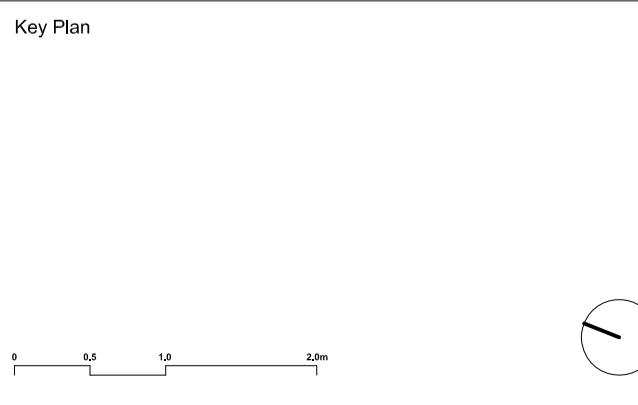


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 --- Site Boundary

Rev.	Date	Description	Drawn	Check



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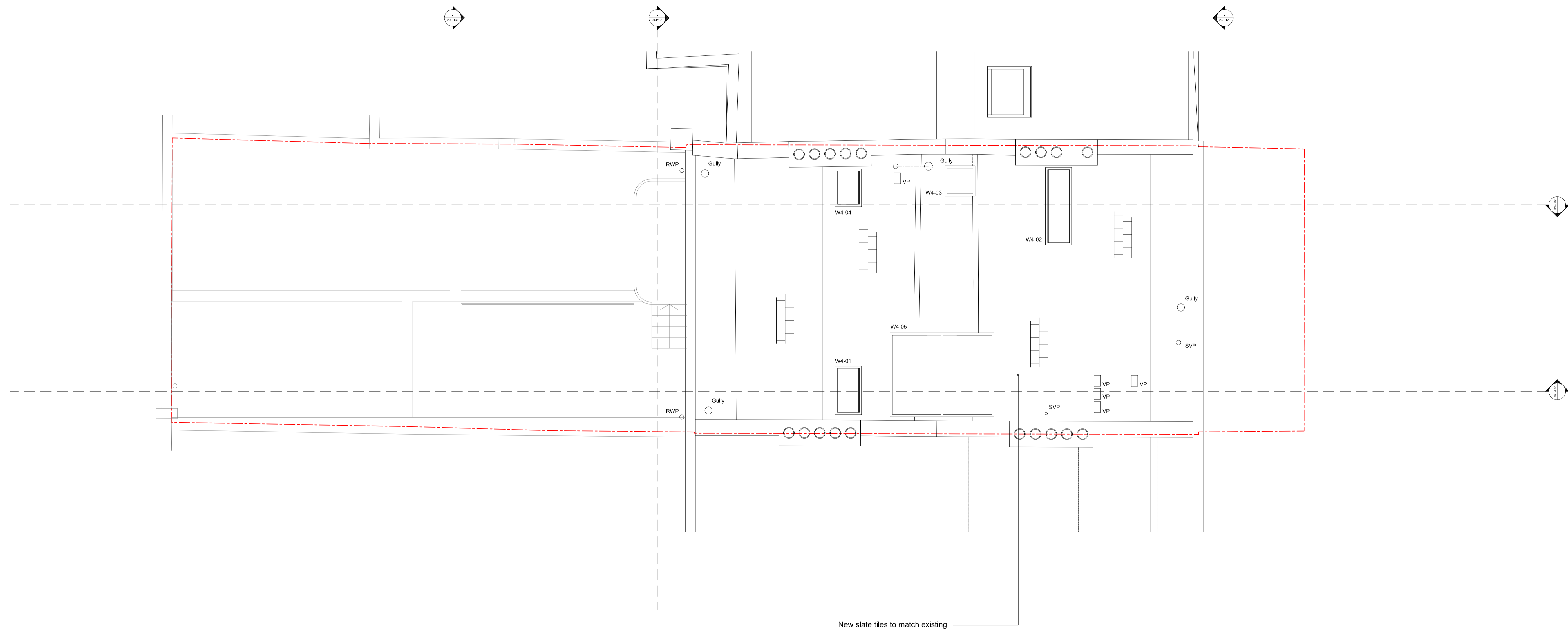
Status
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Drawing name
 As Proposed
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Date 10.12.18
Scale / Format 1:100 @A3 1:50 @A1
Drawn / Checked XX / XX
Approved XX

Project number
A010

Job no.	Source	Zone	Element	Drawing no.	Revision
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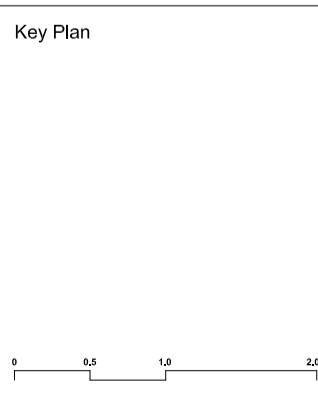


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Key:
 --- Site Boundary

Rev.	Date	Description	Drawn	Check



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Project
79 Guilford Street
 London, WC1N 1DF

Client
Andrew and Romain

Status
PLANNING

Drawing name
As Proposed
Roof Plan

Date 10.12.18
 Scale / Format 1:100 @A3 1:50 @A1
 Drawn / Checked XX / XX
 Approved XX

Project number
A010

Job no.	Source	Zone	Element	Drawing no.	Revision
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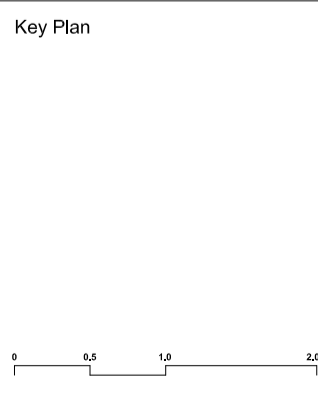


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Rev.	Date	Description	Drawn	Check



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Project
 79 Guilford Street
 London, WC1N 1DF

Client
 Andrew and Romain

Status
 PLANNING

Drawing name
 As Proposed
 Elevation AA

Date: 20.02.19
 Scale / Format: 1:100 @A3 1:50 @A1
 Drawn / Checked: XX / XX
 Approved: XX

Project number
 A010

Job no. Source Zone Element Drawing no. Revision
 A010 A XX DR 20-P120

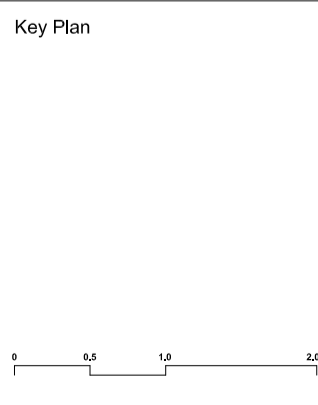


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 --- Site Boundary

Rev.	Date	Description	Drawn	Check



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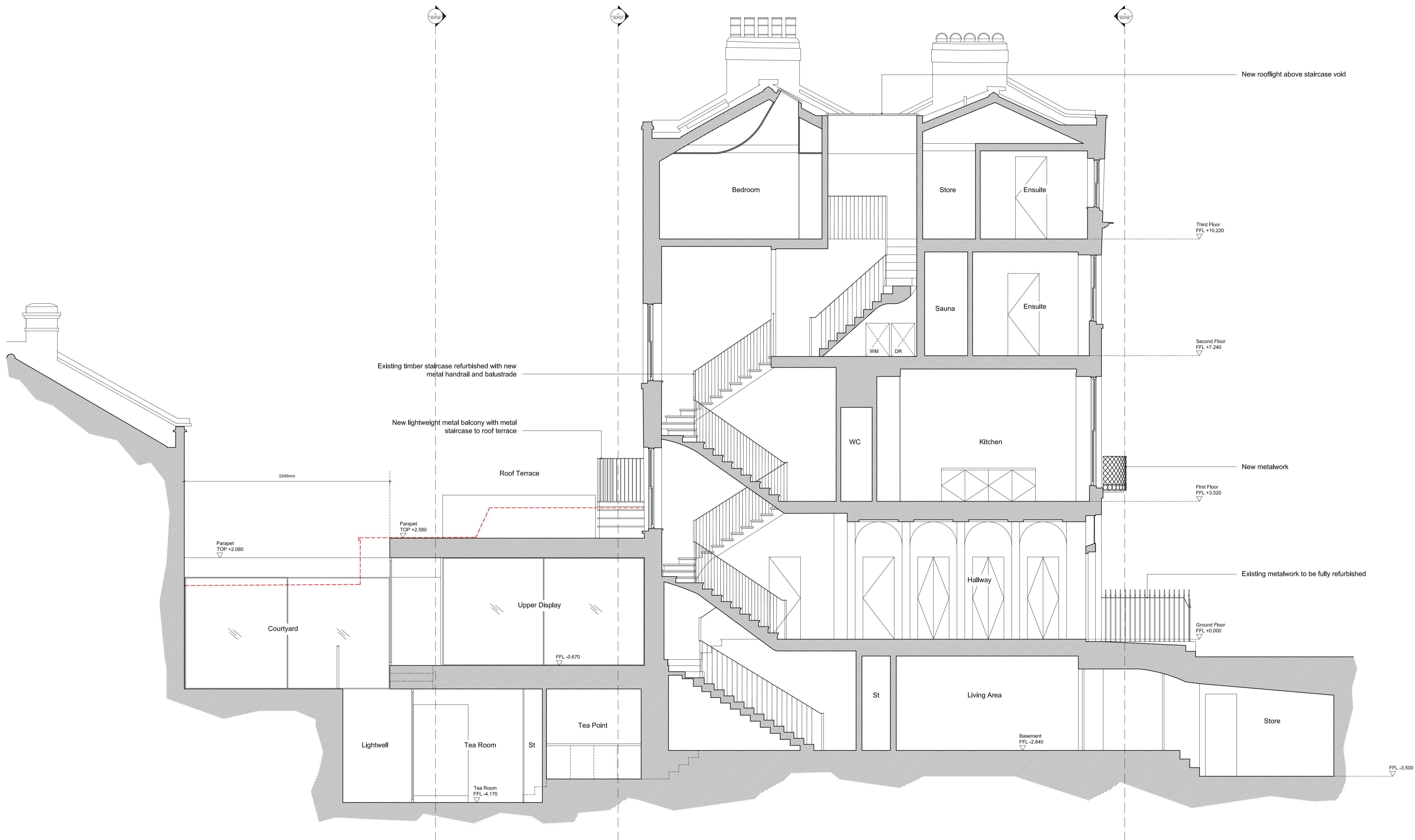
Project
 79 Guilford Street
 London, WC1N 1DF

Client
 Andrew and Romain

Status
 PLANNING

Drawing name
 As Proposed
 Elevation BB

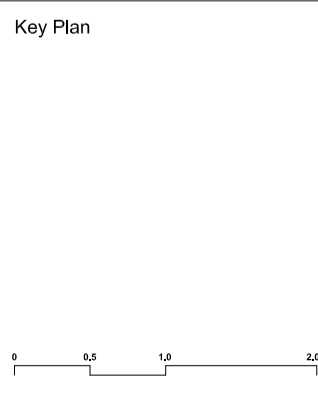
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Job no.	Source	Zone	Element	Drawing no.	Revision
A010	A	XX	DR	20-P121	



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Rev.	Date	Description	Drawn	Check



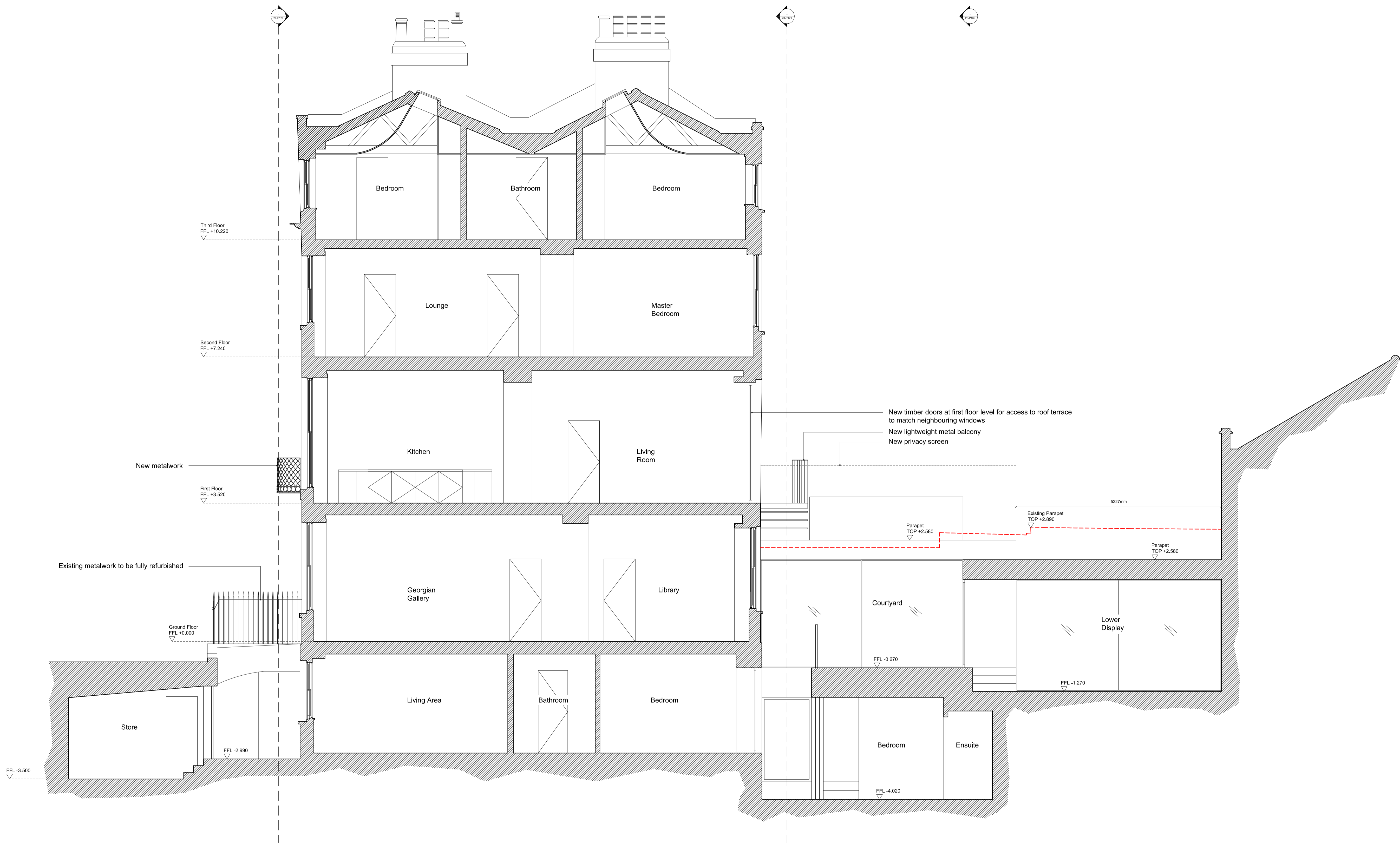
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Project
 79 Guilford Street
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Client
 Andrew and Romain

Drawing name
 As Proposed
 Section AA

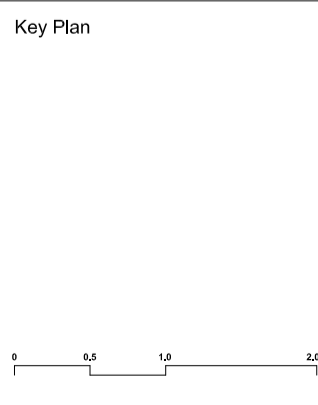
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Drawn / Checked	XX / XX	Approved	XX										
Status	PLANNING	Job no.	A010	Source	A	Zone	XX	Element	DR	Drawing no.	20-P130	Revision	



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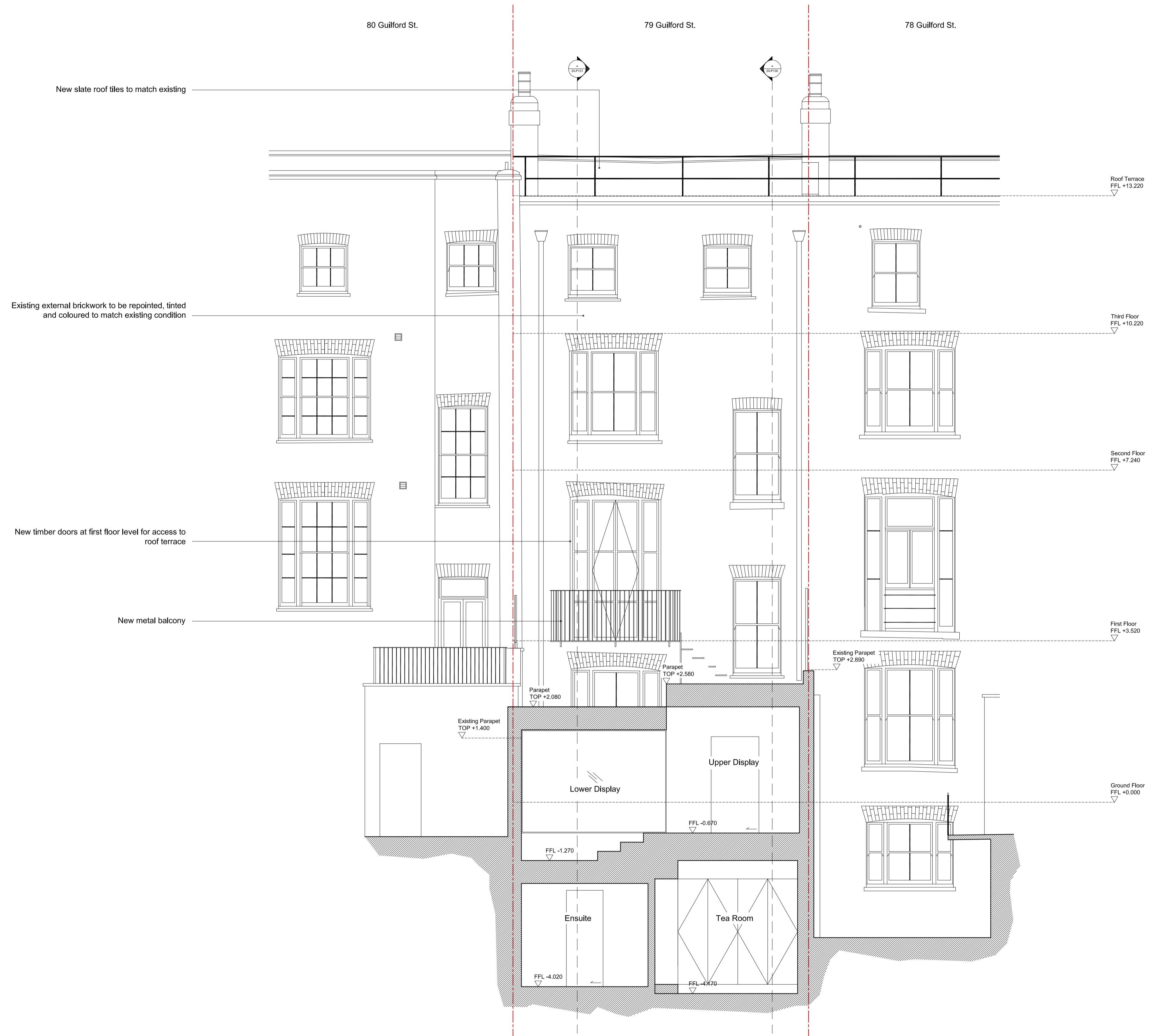
Project
 79 Guilford Street
 London, WC1N 1DF

Client
 Andrew and Romain

Status
 PLANNING

Drawing name
 As Proposed
 Section BB

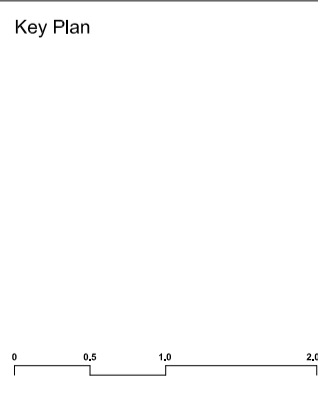
Date	20.02.19	Scale / Format	1:100 @A3	1:50 @A1	Project number	A010
Drawn / Checked	XX / XX	Approved	XX			
Job no.	Source	Zone	Element	Drawing no.	Revision	
A010	A	XX	DR	20-P131		



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Project
 79 Guilford Street
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Client
 Andrew and Romain

Status
 PLANNING

Drawing name
 As Proposed
 Section CC

Job no.	Source	Zone	Element	Drawing no.	Revision
A010	A	XX	DR	20-P132	

Project number
A010

APPENDIX B

EXISTING DRAINAGE SURVEY



Project

Project Name: 79 Guildford Street, London WC1N 1DR
Project Date: 14/05/2018
Project Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring)



Table of Contents

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79 Guildford Street, London WC1N 1DR		14/05/2018

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Section: 3; GULLY 1 - MH03	6
Section: 4; GULLY 2 - MH03	8

Project Information

Project Name	Project Number	Project Date
79 Guildford Street, London WC1N 1DR		14/05/2018

Client

Description: Terraced Residential Property
Street: 79 Guildford Street
Town or City: London
Post Code: WC1N 1DR

Contractor

Company: JSD Solutions 24/7 Ltd
Contact: Jamie Snow
Department: Drainage Division
Street: 24 Holborn Viaduct
Town or City: London
Post Code: EC1A 2BN
Phone: 0207 125 0295
Mobile: 07946 480 288
Email: jamie@jsnowdrainagelondon.co.uk

Project Information

Project Name	Project Number	Project Date
79 Guildford Street, London WC1N 1DR		14/05/2018

Project Notes

1. DESCRIPTION OF PROPERTY

Terraced Residential Property

2. DRAINAGE SYSTEM

This is a combined drainage system accessible by Manhole 3 to the rear of the property. Manhole 1 is located to the rear of the property beneath decking with no access at time of the survey. MH02 is beneath the wood flooring inside the property with no access at time of the survey. The pipework is circular in shape, 100/150mm in diameter and vitrified clay material. Further specific variations can be found in the report content.

3. SHARED

We are assuming the drainage system serves this property only, however, due to no access to MH01 & MH02 we cannot rule out there being no connection from the neighbouring properties until the survey is complete. We are also unable to confirm the condition and location of incoming pipes entering MH01 & MH02 due to no access.

4. CIRCUMSTANCES

-General investigation Works.

5. SUMMARY

SERVICE

The survey has highlighted a limescale build-up between MH03 & MH01, which as a result, is restricting full flow of the drainage system.

RECOMMEND

By use of specialist cutting equipment, remove hardened scale build-up to fully restore flow.

COST FOR WORKS £280 PLUS VAT

STRUCTURAL

No major defects were noted and the system is in a sound structural condition.

In addition to the above, we would like to highlight the mortar joints within MH03 brickwork has worn away, as a result is not structurally watertight. We would recommend the joints be refilled and the concrete making good.

COST FOR WORKS £290.00 PLUS VAT

Once access has been made to MH01 & MH02 we can continue the survey to highlight the remainder of the system's condition, purpose and location.

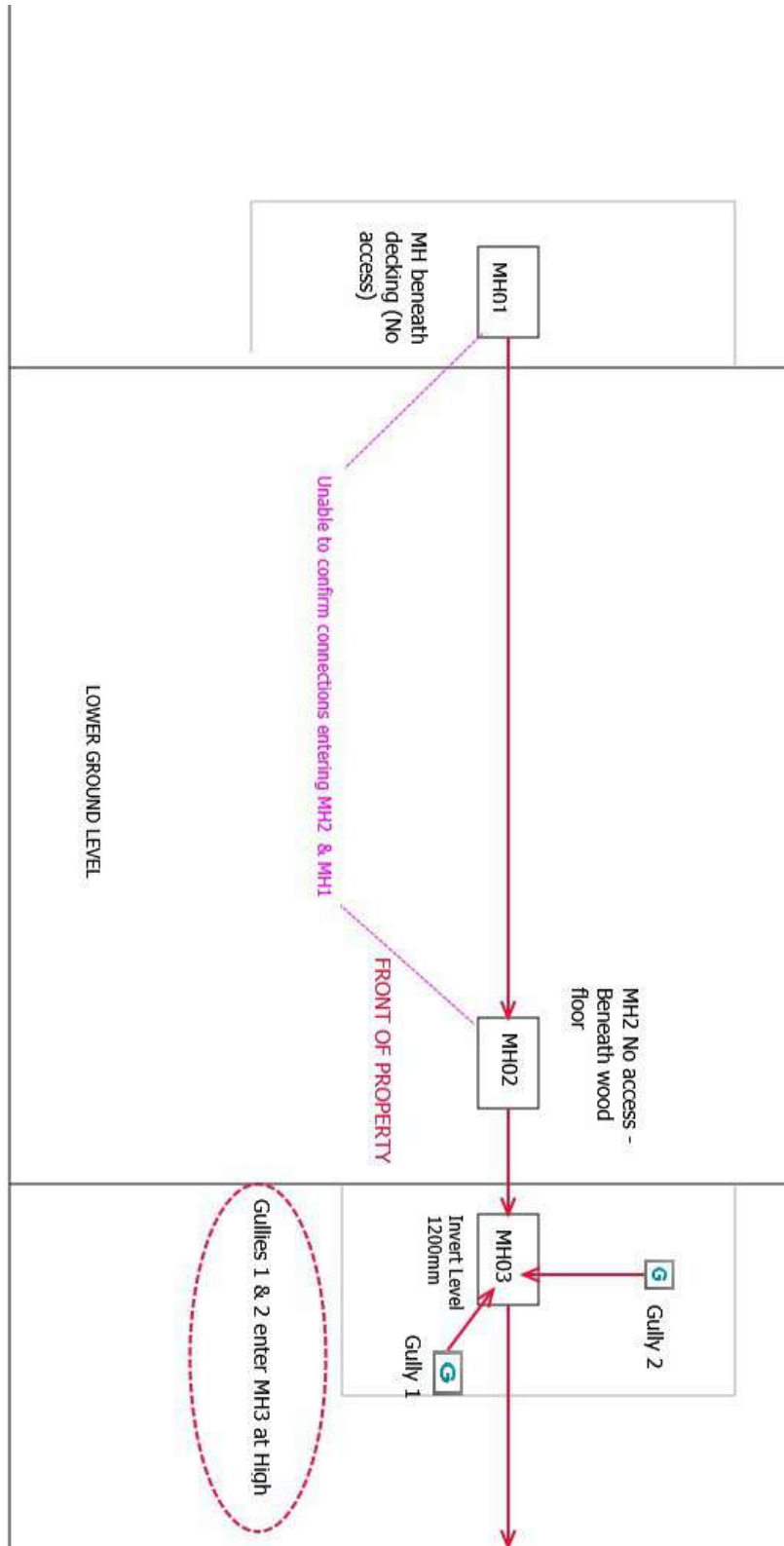
Project Information

Project Name	Project Number	Project Date
79 Guildford Street, London WC1N 1DR		14/05/2018

Project Information

Project Name 79 Guildford Street, London WC1N 1DR	Project Number	Project Date 14/05/2018
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Project Drawing



Project Pictures

Project Name	Project Number	Project Date
79 Guildford Street, London WC1N 1DR		14/05/2018



IMG-20180514-WA0013



MH03 INTERCEPTOR (FRONT OF PROPERTY)



MH03 BLOCKED



MH03 CLEAR



IMG-20180514-WA0009



MH01 BENEATH DECKING

Project Pictures

Project Name	Project Number	Project Date
79 Guildford Street, London WC1N 1DR		14/05/2018



MH02 BENEATH FLOORING