

1. Project & Site Details	Project / Site Name (including sub-catchment / stage / phase where appropriate)	O2 Finchley Road, London
	Address & post code	255 Finchely Road, London, NW56LU
	OS Grid ref. (Easting, Northing)	E 526164
		N 184818
	LPA reference (if applicable)	
	Brief description of proposed work	Urban regeneration development comprising approximately 1800 units and commercial and residential spaces surrounded by landscaped areas providing a link each end of the site and provide communal areas for residents.
	Total site Area	57,218 m ²
	Total existing impervious area	51,400 m ²
	Total proposed impervious area	43,570 m ²
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	No
	Existing drainage connection type and location	Combined sewer drainage to the south of the site.
	Designer Name	Richard Holmes
	Designer Position	Associate
Designer Company	Pell Frischmann	

2. Proposed Discharge Arrangements	2a. Infiltration Feasibility		
	Superficial geology classification	No recorded superficial geology (BGS)	
	Bedrock geology classification	London Clay Formation	
	Site infiltration rate	m/s	
	Depth to groundwater level	1.26-1.89 m below ground level	
	Is infiltration feasible?	No	
	2b. Drainage Hierarchy		
		<i>Feasible (Y/N)</i>	<i>Proposed (Y/N)</i>
	1 store rainwater for later use	Y	Y
	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	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	N	N
	6 discharge rainwater to a surface water sewer/drain	Y	Y
	7 discharge rainwater to the combined sewer.	Y	Y
	2c. Proposed Discharge Details		
	Proposed discharge location	new surface and foul sewers across site	
Has the owner/regulator of the discharge location been consulted?	Yes		

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)
<i>Q_{bar}</i>	24.9	520	594	24.9
1 in 1	21.1	520	594	24.9
1 in 30	57.2	1240	2051	24.9
1 in 100	79.3	1337	3048	24.9
1 in 100 + CC	24.9	520	4605	24.9
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Hydrobrake Manhole		
3c. Proposed SuDS Measures				
	Catchment area (m ²)	Plan area (m ²)	Storage vol. (m ³)	
Rainwater harvesting	0	0	0	
Infiltration systems	0	0	0	
Green roofs	0	5650	0	
Blue roofs	0	0	0	
Filter strips	0	0	0	
Filter drains	0	0	0	
Bioretention / tree pits	0	0	0	
Pervious pavements	0	500	0	
Swales	0	250	0	
Basins/ponds	0	0	0	
Attenuation tanks	0	0	4319	
Total	0	6400	4319	

4a. Discharge & Drainage Strategy	Page/section of drainage report
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Factual Ground Investigation Report - RSK Geosciences - December 2021
Drainage hierarchy (2b)	Section 3.1
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Section 3.2
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 3.3
Proposed SuDS measures & specifications (3b)	Section 3.5
4b. Other Supporting Details	Page/section of drainage report
Detailed Development Layout	Appendix B/AHMM Architects
Detailed drainage design drawings, including exceedance flow routes	100006 Existing SW Catchment 100008 Proposed SuDS 100010 Proposed DS 100017 Overland Flow Routes
Detailed landscaping plans	EAST Landscape Architects
Maintenance strategy	Section 3.6
Demonstration of how the proposed SuDS measures improve:	
a) water quality of the runoff?	Section 3.5
b) biodiversity?	Section 3.5
c) amenity?	Section 3.5