

# SUDS REPORT

## SITE LOCATION

The site is located at the northern edge of the Borough of Epsom and Ewell on the Surrey County at the postcode KT4 7DE. The site is located on the south side of Salisbury Road, facing north towards the street.



## FLOOD RISK

The Environment Agency's Flood Risk Map in Figure 1(CD10-01), shows that the site is in a non-shaded area, Flood Zone 1, which indicates that flooding from rivers and the sea is very unlikely.

## EXISTING BUILDINGS

The application site is located on the southern side of Salisbury Road, and is irregular in shape and currently comprises of a two-storey detached dwelling. Access to the site is taken from Salisbury Road, with the access leading to a driveway to the front of the dwelling.

The surrounding area is predominantly residential in character and comprises of both two and three storey dwellings which are highly mixed in terms of their age, style and appearance. There is no particular uniformity in terms of the shape of the plots or the positioning of the dwellings within them.

The existing building comprise an area of 137.6 sqm

## PROPOSED BUILDING

is proposed the demolition of existing bungalow and the replacement with a 5-bedroom house. The proposed building will occupy 179.8 sqm of the actual footprint, and will generate an extra 42.2 sqm of hard surface.

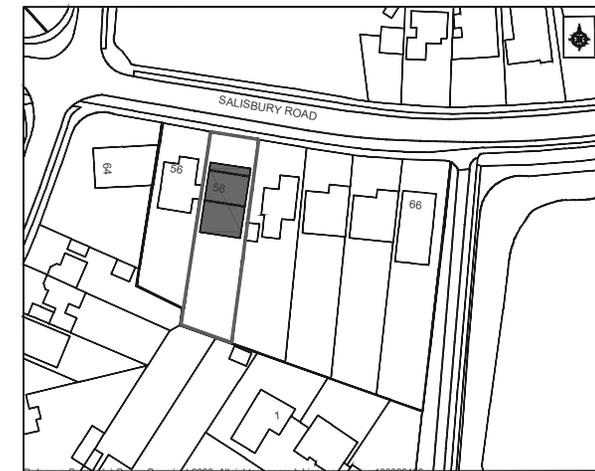
## SuDS PROPOSALS

The proposed development is not located within a flood zone and not include a basement extension. The southern end of the rear garden however is located within a Critical Drainage Area.

As such, it is expected that all development in the borough helps to minimise the risk of flooding from surface water and foul water by including appropriate sustainable drainage systems to reduce the amount of water discharged to the foul water drainage.

It is proposed to incorporate 86 sqm of Permeable Paving located at the front garden / parking area.

We also propose to use other attenuation systems that are linked to the drainage of the proposed building. There is the potential to utilise the external space at the front of the proposed house, above the parking area, to incorporate a system such as the one shown in Figure 4. We propose to use this, or a similar system, to provide approximately 2.5m<sup>3</sup> of attenuation volume.



1:1250  
 1. Proposed Site Plan



REV	DESCRIPTION	ISSUED BY AND DATE	APPROVED BY AND DATE		
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Contract 58 Salisbury Road Worcester Park KT4 7DE			0		
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