
Clevedon Retirement Village- Ilkley

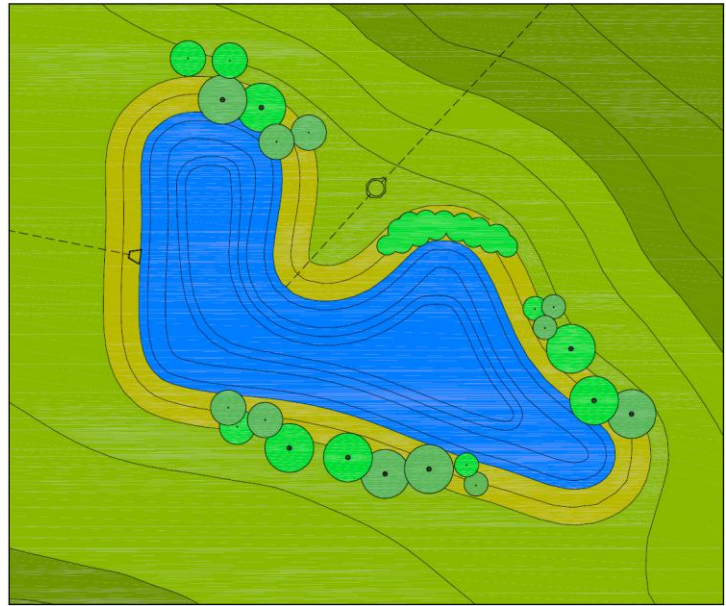
Client: Audley
Architect: Gaunt Francis
Contractors: Wates & Mansell
MSJ Commission: Foul & Surface Water Drainage

In addition to MSJ's involvement in the structural design of this project, MSJ were commissioned to design the foul and surface water drainage.

The existing off-site drainage was already experiencing regular flooding problems and as such, additional surface water flows could not be connected into the existing system.

An existing culverted watercourse crossed the site and surface water from the new development was allowed to be connected into this at a restricted flow rate. This resulted in the need to temporarily store rainwater on site and this was done using an attenuation pond.

Not only does this reduce the impact of this development on the downstream system, but it also provides an ecological and amenity benefit for the residents.



Surface water flows out of the pond were restricted to 8 litres per second using a vortex flow control device and the pond can store water generated from a 1:100 year storm event.

The system was modelled using the Microdrainage software that enables MSJ to accurately and efficiently determine the size of a range of attenuation features.

