



Harry Hunter

ELLIOTT WOOD
55 WHITFIELD STREET
LONDON
W1T 4AH



8th February 2024

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: THE HALL SCHOOL, 23 CROSSFIELD ROAD, LONDON, NW3 4NT

Dear Harry,

Thank you for providing information on your development.

Proposed site: Adding a green roof to the existing flat roof to lower the flow rates.

Proposed foul water: There is no foul water application.

Proposed surface water: (Existing) flow rates are currently, 4.4l/s for the 1in1yr storm event. 10.8l/s for the 1in30yr storm event. 14.0l/s for the 1in100yr storm event. to discharge to 300mm diameter combined sewer beneath Crossfield Road (Preposed) flow rates are 1.0l/s for the 1in1yr storm event. 3.4l/s for the 1in30yr storm event. 5.0l/s for the 1in100yr storm event. 7.2ls for the 1in100yr storm event plus 40% climate change allowance to discharge to 300mm diameter combined sewer beneath Crossfield Road

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

When developing a site, policy SI 13 of the London Plan states "Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as

close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:"

The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 7.2 l/s, then Thames Water would not have any objections to the proposal.

Please Note

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved. Please make sure you submit your connection application giving us at least 21 days' notice of the date you wish to make your new connection/s.

The discharge of non-domestic effluent not permitted until a consent has been issued by Thames Water. If anything, other than domestic sewage is discharged into the public sewers without the above agreement an offence is committed, and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

If discharge of effluent from trade processes is sort applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. For Trade Effluent queries and to apply for Discharge Consents please call 0203 577 9200 or email trade.effluent@thameswater.co.uk.

Kind Regards,

Steve Knight

Developer Services – Adoptions Engineer

Thames Water Utilities Ltd,

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk