

28th March 2012

Our Ref: P880113 FRA L02

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RE: Former Reservoir, Gondar Gardens, West Hampstead, NW6 1QF - Drainage Assessment

I refer to our recent correspondence relating to the provision of a suitable drainage strategy for the proposed development site off Gondar Gardens, West Hampstead. Please find enclosed a copy of the proposed drainage layout and associated WinDes outputs.

1. The following has been based on a 1 in 100-year rainfall event (including a 30% increase to account for climate change over the lifetime of the development).
2. The proposals include for a high-level attenuation structure located to the south west of the site, which receives run-off from the roofed area and connects via a gravity connection to the existing Thames Water sewer located within the road. This structure has been designed as shallow as possible to ensure that surcharging of the mains sewer does not impact on the site.
3. A low-level attenuation structure receives run-off from the roofed area of the lower ground floor car parking (which is at a level which cannot drain via gravity to the high level attenuation structure). This is an area, which benefits from a green roof. Discharge from the low-level attenuation structure will be via a pumped outfall (limited to 5.0l/s), which issues into the high-level attenuation structure for discharge via gravity to the Thames Water sewer.
4. The ground levels within the base of the reservoir will be contoured to direct run off away from the properties to reduce the risk of flooding.
5. The discharge off the site is to be limited to a maximum of 10l/s via a hydrobrake structure (or similar) as agreed with yourself in our telephone call earlier today. The system will also benefit from a non-return valve.

We trust this information is sufficient for your immediate needs, however please do not hesitate to contact the undersigned if you require any further information.

For RSK Land and Development Engineering

Colin Whittingham
Senior Hydrologist



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