



Basepoint Business Centre,  
Yeoford Way, Exeter, Devon EX2 8LB

**t** : 01392 826111  
**e** : [jt@horizon-ce.co.uk](mailto:jt@horizon-ce.co.uk)  
**w** : [www.horizon-ce.co.uk](http://www.horizon-ce.co.uk)

HCE Ref : 0181/PP/jh

Your Ref :

06 November 2014

Physon Property  
110 Nelson Road  
London  
SW19 1HX

Dear Mr McDowell,

**Re: 23 Rochester Road, London  
Surface Water Drainage**

Further to our telephone conversation we have reviewed the Drainage Statement prepared by Chiltern Design Consulting Engineers and agree with their conclusions in principle. We note that the revised layout provided, drawing reference 252.110.P2, has a reduced impermeable area compared to the scheme assessed within the Drainage Statement and therefore it is concluded that the surface water runoff would also be reduced.

It is important to note that although no public sewers are shown within the site boundary, on the Thames Water Asset Record Plan, a drain is shown adjacent to the property which has two laterals heading off to the rear of the property. Should foul or surface water flows from adjacent properties connect into either lateral it is possible that this drain will have become the responsibility of Thames Water following the requirement for the local water authority to maintain any drain serving more than one property (refer to section 2.4 of the Thames Water Drainage and Water Enquiry report). It is currently assumed that these two laterals serve yard gullies within the paved area although this should be confirmed during the construction of the extension.

We trust that the above satisfies your requirements and should you require any further detail please do not hesitate to contact the undersigned.

Yours Sincerely

Jim Tamblyn CEng MICE MCIHT  
Director

**Horizon Consulting Engineers Limited**