

Technical Statement in connection with the discharge of Condition 12 of
Planning Application Ref: 2013/3794/P and its subsequent amendment
by Planning Approval Ref: 2015/2921/P

Proposed Development of Three Terraced Houses at Hawley Mews, Camden, London NW1 8BF

Drafted following consultation with Amy Farthing Sustainability Officer (Planning) at London Borough of Camden by telephone on Monday, 13th July 2015.

The site area is **260m² or 0.026Ha**

The site is currently hard paved and used as parking so the runoff has been calculated using a rainfall rate of 140 l/s/Ha as given in BS EN 752: 2008 for areas of 2000m² or less. The current run off rate in litres per second has been calculated as follows: -

$140/10000 = 0.014 \text{ l/s/m}^2$. Thus the current run off rate = $260 \times 0.014 = 3.6 \text{ l/s}$. A 50% reduction would = $3.6/2 = 1.8 \text{ l/s}$.

The current run off rate is below 5l/s which is currently generally accepted as a practical minimum rate for storm water flow control. Flow rates below this lead to an increased risk of blockage and consequent flooding of the site.

We conclude that flow reduction is not practical in this case and that the site should be allowed to discharge at its pre-development rate of 3.6 l/s.

The site is entirely hard surfaced comprising the houses and a path up each side and is bounded by adjacent properties on three sides and Hawley Mews on the fourth side.

Soakaways have been primarily discounted for this development due the fact that on this constrained site they cannot be placed to comply with the Building Regulation requirement that they must be sited 5m from buildings and site boundaries, as is common for sites in London. This is clearly not possible where the buildings occupy the site apart from narrow pathways on each side with the boundaries of neighbouring properties immediately adjacent. Similarly there is no practical space for any storage.

Additionally the site has been shown by site investigation to be underlain by London Clay which is effectively impermeable and not suitable for infiltration. The above points lead to the conclusion that soakaways or other infiltration techniques are not suitable for this site and cannot be used.

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