

211593/let02/CDa  
23 March 2016

elliottwood

Michael Cassidy  
London Borough of Camden Planning Service  
5 Pancras Square  
London  
N1C 4AG

Dear Mr Cassidy,

44 Gloucester Avenue –Surface Water Drainage

The proposed drainage strategy for the new development is shown on the attached drawing *211593 drg 160323 D5000 P2*. The proposed surface water discharge from the site has been designed following the drainage hierarchy. It is not possible to infiltrate surface water (due to the presence of London Clay across the site and areas of perched groundwater) and the nearby Regents Canal is not accessible. Therefore, discharge into the offsite Thames Water public combined sewer will be required via an existing lateral connection.

The surface water drainage network is designed to limit the maximum discharge rate into the public sewer to 5 l/s for all storms up to and including the 1 in 100 year return period plus an allowance for 30% climate change. This represents a 72% reduction in discharge when utilising a rainfall intensity of 50mm/hr. Some sections of the site (highlighted in red) will remain untouched and therefore will continue to drain unrestricted as existing.

The primary form of attenuation will be through the use of a vortex flow control and geo-cellular crates; sections of green roofs will also assist in reducing the surface water discharge from the site. Some exceedance flooding during the 1 in 100 year plus climate change event will be held above ground within the car park area (as highlighted in blue). Upon completion, all drainage within the site will be privately owned and therefore maintained by the site owner. The SuDS maintenance strategy can be found within the drawing *211593 drg 160323 D5000 P2*.

The drainage network has been modelled and analysed using MicroDrainage, a summary of the calculations (*211593 calc 160309*) can be found attached to this letter.

Please do let me know if you require any further information about the proposals on the below contact details.

Regards,

Christopher Davies  
MEng (Hons) CEng MICE  
Wimbledon Office  
For Elliott Wood Partnership

Elliott Wood Partnership LLP Consulting Structural and Civil Engineers

Central London  
46-48 Foley Street  
London W1W 7TY  
020 7499 5888  
[www.elliottwood.co.uk](http://www.elliottwood.co.uk)

Wimbledon  
241 The Broadway  
London SW19 1SD  
020 8544 0033  
[info@elliottwood.co.uk](mailto:info@elliottwood.co.uk)

Nottingham  
1 Sampsons Yard  
Halifax Place  
Nottingham NG1 1QN  
0870 460 0061



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