

Hi David,

Thank you for your email.

See responses and links below to download the appropriate drawing packages.

<http://simplesend.project-folder.co.uk/d/2foy>

I know you don't normally expect links however I am able to use this link and download all documents so I assume you are able to however if you are still not able to then do let me know and I will get a CD or USB for you. Please note that the file link above expires on 18 Jan 2016.

	Comment / Query / Request for Information	Response
1	Detailed design drawings of these features	See drawings downloaded from links above.
2	Whilst it's understood that these features will have overflows to the below ground drainage system we still expect to see details of infiltration test results which should be used to inform the design of these features and the details of any soil improvements required to aid drainage.	Refer to detailed designs and geotechnical information provided. Owing to the geology of the site, raingardens and bioretention areas will not infiltrate to ground but will be under-drained by a french drain system with an impermeable membrane below.
3	Calculation of what volume of run off each SuDS feature will accommodate/infiltrate	As each SuDS feature will be designed with overflows, this calculation was considered unnecessary. Moreover, the capacity of SuDS features is seasonally variable with temperature, leaf litter cover and surface soil compaction. This is why they are designed with a freeboard to surrounding surface levels, a mulch layer is provided on top and overflow gullies are provided.
4	Detail of how the rain gardens within 5m of buildings will be designed to avoid harm to the buildings in accordance with the building regulations	As item 2.
5	Details of plant species to be selected	The plant species proposed for rain gardens and bioretention beds to be read with Soft Landscape General Arrangements are included in the attached zip file.

6	Flow paths on the drainage layout demonstrating how water will flow from hard surfaces into the rain-gardens/ bio-retention areas/ other drainage features based on the levels	Refer to the proposed levels plans.
7	A maintenance plan for these features and for the below ground attenuation tanks	See product sheet for the attenuation tank system proposed within Phase 1. This is maintained by jetting of the carrier pipe in the same manner as a standard drainage system. Also see summary notes from a maintenance meeting held with LB Camden.
8	Ownership details – who’s maintaining what and will Camden be responsible for maintaining any systems (both tanks and bio-retention) that are receiving surface water run-off from privately owned land/ roof spaces?	LB Camden will continue to be responsible for maintenance of all drainage and pavements within communal areas.
9	The details of maintenance of the rain gardens and bio-retention areas must also be included within the open space and management plan (condition 40) – or has this already been approved?	Condition 40 Landscape Management plan is not yet available, but will include maintenance regime and long term management goals. This condition has been approved as a prior to occupation of Phase 1 so not due yet. See attached decision to vary condition.

Do please let me know if you require any further information or would like to discuss further.

Thanks, Michelle
Michelle Christensen
Senior Development Manager

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