

[REDACTED]

Aaron

Sorry for some reason this text got missed off the start of the e-mail

The proposed development is classed as a minor development, as such the proposed Sustainable Urban Drainage (SUDs) strategy responds to Camden's Core Policy CS13 and London Plan Policy 5.13 in the context of this and the extremely constrained nature of the existing site. The development proposals do not increase the impermeable area of the site so surface water runoff will be no worse than the current condition. The site is also located outside of the Local Flood Risk Zones identified in Figure 6 of Camden's Strategic Flood Risk Assessment (2014).

Regards

Ian

Ian Meagher

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Subject: RE: 15055_20-21 Kings Mews - Pre-Commencement Condition

Aaron,

We have further considered this and fail to see how additional measures can be accommodated.

The following measures have been considered for reducing surface water run-off in accordance with the drainage hierarchy of London Plan policy 5.13:

- Green roofs – The development includes this source control measure across the majority of the roof area, which will help control the rate of run-off from the roof.
- Rainwater storage – The development proposals include a small areas of terrace to the rear of the development, the inclusion of rain water storage butts is not currently considered practical for these areas.
- Infiltration – The constrained nature of the site does not allow for the inclusion of infiltration methods as there are no external areas with direct access to ground
- Attenuation – the use of ponds or open water features have been discounted due to the constrained nature of the site limiting the external space. Buried attenuation tanks have also been discounted due to the constrained nature of the site and the technical difficulties of installing them underneath the proposed basement floor.
- Discharge – the remaining surface water run-off will be discharged to the sewer system

Regards
Ian

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