

Gavin Sexton,  
London Borough of Camden  
Planning Department,  
Town Hall,  
Argyle Street,  
London,  
WC1H 8NG

25 February 2016

Dear Gavin,

**Re: 277a Grays Inn Road – SUDs Proposal**

I take the opportunity to confirm the sustainable urban drainage (SUDs) proposals for the development in accordance with the requirements of the London Plan Policy 5.13.

The proposals will aim to attenuate the surface water run-off from the development to 50% of the current run-off rate. The calculated surface water run-off rate equates to 22.2L/s as confirmed in the full planning permission decision under condition 23 (ref: 2014/4267/P).

In considering the SUDs proposals we have recognized the drainage hierarchy of Policy 5.13 but, due to site constraints, cannot achieve infiltration to the soil or attenuation in ponds or water features.

There are also no available water courses for direct discharge of surface water from the site therefore the proposal is to store rainwater in 'on-site' attenuation tanks/blue roofs with gradual controlled discharge to the Thames Water Authority's combined sewer in Grays Inn Road.

The attenuation volume will be based on the 1 in 100 year storm event and will allow for a 30% increase in rainfall as a result of climate change.

The attenuation strategy will comprise of an attenuation tank located at basement level and also bluerooftops located at the podium level, ground floor roof level, first floor roof level and second floor roof level. The combined volume of the attenuation strategy will be approximately 120m<sup>3</sup> and will be provided with a gravity discharge to the sewer.

Final details of the attenuation proposals will be provided in the detail design documentation but if you wish to discuss further please call.

Yours sincerely

Kind Regards,

Ray Choi

Senior Mechanical Engineer  
XCO2 Energy Ltd