

# Appendix C3 - Drainage Report



**14 Eton Road  
London, NW3 4SS**

**Drainage addendum to BIA**

**Genever and Partners Limited  
Keyes House  
Dolphin Square  
London  
SW1V 3NA**

**Tel: 020 7828 6894  
E-mail: [mail@geneverandpartners.co.uk](mailto:mail@geneverandpartners.co.uk)**

**4952/Reports/H/BJs/CS  
15<sup>th</sup> September 2017**



**Genever and Partners Ltd.**  
Consulting Public Health Engineers

---

## **CONTENTS**

- 1.0 Introduction
- 2.0 Description
- 3.0 Existing drainage system
- 4.0 Surface water from new extensions/building
- 5.0 Foul drainage



## **1.0 Introduction**

The following are statements about the existing and proposed drainage from this site.

It is based on CPG4 issued by the London Borough of Camden and dated July 2015.

## **2.0 Description**

This project involves demolishing and reconstructing a building at the bottom of the garden, which is marginally larger and deeper than the existing building. It also includes a ground floor extension at the side and to the rear of the property

## **3.0 Existing drainage system**

The existing system has been surveyed and drawing number 4952/D/01 shows the extent of the system. It can be seen from this drawing that all the existing foul and surface water from this site drains into the sewer in Eton Road via a single 150mm gravity connection.

## **4.0 Surface water from new extensions/building**

There are three areas which will affect the surface water run-off from this site.

- 1) The building at the rear of the garden.
- 2) The side extension.
- 3) The rear extension.



Item 1 - Building at the rear of the site

This building is marginally larger than the existing one, but it will have a green roof which will absorb the initial surface water run-off and then slow down the flow to the drains.

Item 2 - The side extension

This extension will replace the hardstanding side entrance which has a 100% run-off with a green roof. Again this will absorb any initial surface water run-off and then slow down the remaining flow to the drains.

Item 3 - Rear extension

This extension will increase the surface water run off as it is a terrace in place of some paved area and garden areas.

Overall the flow from the site will be reduced due to the green roofs on the building at the rear of the garden and the side entrance.

## **5.0 Foul Drainage**

Although the existing house has a gravity system and will remain untouched, the building at the rear of the garden will be lower than the ground level by approximately 700mm.

Please note that the garden house at the rear of the property has a lowered ground floor and is therefore not a basement and therefore a pump system is not necessarily required unless the levels dictate otherwise.