



Heyne Tillett Steel
4 Pear Tree Court
London
EC1R 0DS



Your account number
DS4043183



Developer.services@thameswater
.co.uk

0800 009 3921

Mon – Fri 9am-5pm,

8 December 2017

Pre Development Enquiry

Site Address: Arthur Stanley House, 53 Tottenham Street, London W1T 4RN.

Proposed Development: Mixed use development comprising office and residential units.

Dear Mr Rudd,

I write in relation to the Pre-Development application submitted, we have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewer capacity within the existing Thames Water sewer network.

Foul Water

From the information you have provided, we can confirm that the existing combined sewer network does have sufficient capacity to accommodate the proposed foul water discharge from the proposed development.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into the adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

Thames Water
Developer Services
3rd Floor West
Clearwater Court
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We would encourage techniques such as green roofs and/or permeable paving that restricts surface water discharge from your site.

When redeveloping an existing site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SUDS/storage to reduce the surface water discharge from the site as much as possible.

If they are consulted as part of any planning application, Thames Water Planning team would ask to see why it is not practicable to attenuate the flows to Greenfield run-off rates i.e. 5l/s/hectare of the total site area or if the site is less than hectare in size then the flows should be reduced by 95% of existing flows. Should the policy above be followed, we would envisage no capacity concerns with regards to surface water for this site.

Please note that the Local Planning authority may comment on surface water discharge under the planning process.

Please Note

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved.

The discharge of non-domestic effluent is not permitted until a valid trade effluent consent has been issued by Thames Water. If anything other than domestic sewage is discharged into the public sewers without the above agreement an offence is committed and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

Applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A Trade Effluent reference number should be obtained and included in the relevant box of the attached application form. The address for Trade Effluent is - Thames Water Utilities Limited, Waste Water Quality, Crossness Sewage Treatment Works, Belvedere Road, Abbeywood, London. SE2 9AQ. Alternatively you can telephone them on 020 8507 4321.

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The views expressed by Thames Water in this letter are in response to this pre development enquiry at this time and do not represent our final views on any future planning applications made in relation to this site.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alan Dovey", with a long horizontal stroke extending to the right.

Alan Dovey
Developer Services

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