

GLP Consulting Engineers Ltd
Unit 5, Howarth Court
Gateway Crescent
Oldham Broadway Business Park
Chadderton
Greater Manchester
OL9 9XB



GREATER LONDON HOUSE

Planning Condition 11 discharge Design Note updated to incorporate additional comments from planning department.

Revision 01 - 05.10.18

INTRODUCTION

This document has been prepared to demonstrate that the criteria within Condition 11 has been addressed to the councils and LLFA's requirements.

Rickesh Miyangar

Public Health Engineer on Behalf of GLP



Lead Local Flood Authority – London Borough of Camden

Statutory Consultee for all Major Developments (SuDS) Statutory Consultee for all Major developments >1ha

Scheme Address	ASOS HQ, Greater London, Hampstead Road, Camden
	Town, London, NW1 7FB
Planning Reference	2018/2868/P
Application type	Condition
Size of site (as stated on application form)	1.5 ha only 0.156 is being redeveloped
Date	29/08/18
Recommendation:	Not Discharged

Condition 10 submitted details of the lifetime maintenance plan and was confirmed by Camden on 11/01/17 as discharged.

Condition 11: is herein submitted with Camden comments listed and answered below:

 Comment: The applicant has specified general maintenance activities that would be required for the proposed surface drainage system. However, they have not specified how often each maintenance activity should occur.

Recommendation: The applicant needs to specify how often each maintenance activity should occur.

GLP have prepared a site specific maintenance plan please refer to the details within, this design note. Please see <u>Appendix A</u>

2. Comment: The applicant has modified their proposed strategy, so it now differs from the strategy that was previously approved. They now state that only 53 m³ of storage is required as opposed to 110 m³ as was previously stated. This volume would be provided by three attenuations tanks. The volume of the tanks are not stated on Proposed Drainage Layout (GLP, February 2016, 1607-M106-T2). However, the typical detail they provided for an attenuation tank indicates each tank would have a volume of approximately 35 m³. Furthermore, the MicroDrainage calculations they have provided for each tank do not provide clarity in regards to their volume, as they do not show a depth for the tank.

Recommendation: The applicant needs to specify and clarify the exact volume of storage that will provided as part of the proposed drainage.

There will be 3No 18m³ attenuation tanks that provide a total of 54m³ (actual requirement is 52.4m³ for the site) the calculations for the catchment area serving each tank are provided.

Spatial and existing structural constrains imposed on the drainage layout and hence the change in the tank locations and sizes. Please refer to the latest plans and sections within Appendix B.

TB-LG-RW-001 – Rainwater Plan South

TB-LG-RW-002 – Rainwater South Sections

TB-LG-RW-003 – Rainwater Plan North

TB-LG-RW-004 - Rainwater North Sections

3. **Comment:** The sum of the maximum outflow rate for each tank (maximum outflow rates are shown in the MicroDrainage calculations) equals 6.9 l/s. This exceeds the previously agreed upon rate of 6.28 l/s.

Recommendation: The application needs to ensure the maximum discharge rate of 6.28 l/s, which was previously approved, is met.

The maximum flow rate for the final selected hydrobreak device is 2l/s per tank outfall total (3 x 2l/s = 6l/s) there for this condition will be adhered to. Please refer to revised calculations within Appendix C.

4. **Comment:** Within the previously approved drainage strategy, it is stated that green roofs will not be provided on site. Furthermore, green roofs are not shown on the Proposed Drainage Layout (GLP, February 2016, 1607-M106-T2). However, maintenance regime has been provided for green roofs.

Recommendation: The applicants should clarify whether green roofs will be provided onsite. If green roofs are to be provided, their location needs to be shown the Proposed Drainage Layout.

Latest Architectural roof plan attached with the extent of the green roof to be incorporated on this development, please refer to the plan drawings within <u>Appendix D</u>.

LLFA Recommendation: Further information required/condition not discharged.

As outlined above, further items are required before Condition 11 can be considered dischargeable.

Planning Condition 11

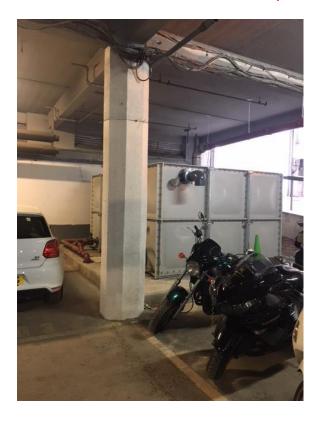
"Prior to occupation, evidence that the system has been implemented in accordance with the approved details set out in the "SuDS Calculation Report" dated 22 August 2016 as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

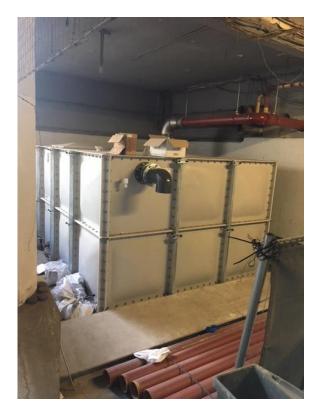
The maintenance plan submitted in the previous revision of this design note confirms how the SUDS assets shall be maintained going forward.

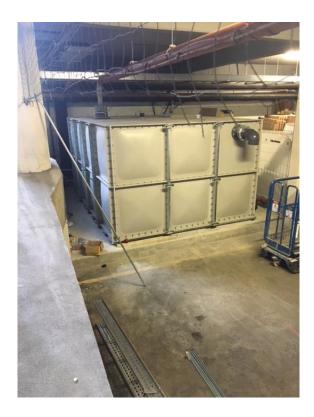
My request, in order to enable our service properly to review the application, is kindly to:

- Confirm that the application is intended in respect of "Discharge of Condition 11 (SuDs implementation) of 2016/4208/P dated 26/10/2016".
- Briefly summarise the intention of the application, given that
- o Information on the water storage tanks already installed at lower ground level is submitted but no details or photos of the approved 500 m² of green roofs are provided. Ref: approved 'Drainage Statement' dated 12/12/2016 and Drainage Proforma for the discharged condition 10 (pre implementation).

The 3No attenuation tanks are installed please refer to the photo's attached below for reference.







The project is not completed (ref: Application Form), suggesting that the green roof elements may not yet be implemented. Proof that they are installed will address the planning officers concerns.

The Green roof area installation is pending on site, we anticipate from engagement with the main build contractor that this will be completed towards the end of November 2018, GLP shall submit further information in due course in respect of this matter.

APPENDIX A



GLP Consulting Engineers Ltd Unit 5, Howarth Court Gateway Crescent Oldham Broadway Business Park Chadderton Greater Manchester OL9 9XB

GREATER LONDON HOUSE, LONDON

STORM WATER ATTENUATION TANK AND FLOW CONTROL DEVICE MANAGEMENT AND MAINTENANCE OVERVIEW

10.09.2018 REVISION 01 - TO ADDRESS PLANNING CONDITION 1%

The proposed redevelopment Greater London House, Camden, London shall incorporate 3No 18m³ stormwater attenuation tanks (sectional) complete with a flow control devices (Hydrobreak).

The stormwater attenuation tanks has been sized to accommodate all storm events up to and including 100 year plus 30% for climate change.

This document will establish the basis of the maintenance schedule for the attenuation tanks and flow control devices.

The pro-forma document has previously been submitted to Camden Council to enable the discharge of Planning Conditions this schedule provides project specific details and shall be incorporated within the buildings operation and maintenance manual, to inform the Facilities Management team of the maintenance requirements. The previous maintenance requirements and tasks have been expanded upon to suit the revised attenuation tank arrangement.

PROPOSED MANAGEMENT TEAMS

Surface water drainage, stormwater attenuation tank and features will be maintained by the Facilities Management team.

MANAGEMENT PROCESSES

The stormwater attenuation tanks will be managed and maintained in accordance with the requirements of CIRIA C753 SuDS Manual, Table 21.3.

In addition the flow control device shall have an extra level of maintenance to ensure that the orifice is regularly maintained and that it is running freely with no materials blocking the outlet pipe.

The stormwater attenuation tank and flow control devices will not be adopted and will remain a private asset.

DRAINAGE SYSTEM ACCESS PROVISION

The above and below ground surface water drainage designs have been developed to provide adequate access to the system(s) without the need to provide any specialist access equipment.

All sections of above ground drainage will be installed with sufficient access points to undertake general inspections of the pipework system(s) using CCTV equipment.

The below ground drainage pipework (which is limited on this redevelopment) will be accessible via a series of access chambers and rodding access points which will be accessible via the basement access corridors.

Where access is required to the stormwater attenuation tanks, this shall be undertaken via the access panels situated on top of the tank.

Table 1 Stormwater Attenuation Maintenance Schedule

Maintenance Schedule	Required Action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	Remove sediment/silt from upstream rainwater outlets and pipework, ensure overflow is in working operation	Annually, or as required
Occasional maintenance	Removal of inspection cover on access chambers to inspect the condition of the benching/outfall(s) heading towards basement.	Every 6 months
	Removal of inspection cover on access chambers to remove any build-up of silt.	Every 6 months

Maintenance Schedule	Required Action	Frequency
Remedial maintenance	Repair/rehabilitate inlets, outlets and vents	As required
	Jet all sections of pipework and access chambers to remove debris and silt	As required
Monitoring	Inspect inlets, outlets for blockages, and clear if required.	Monthly

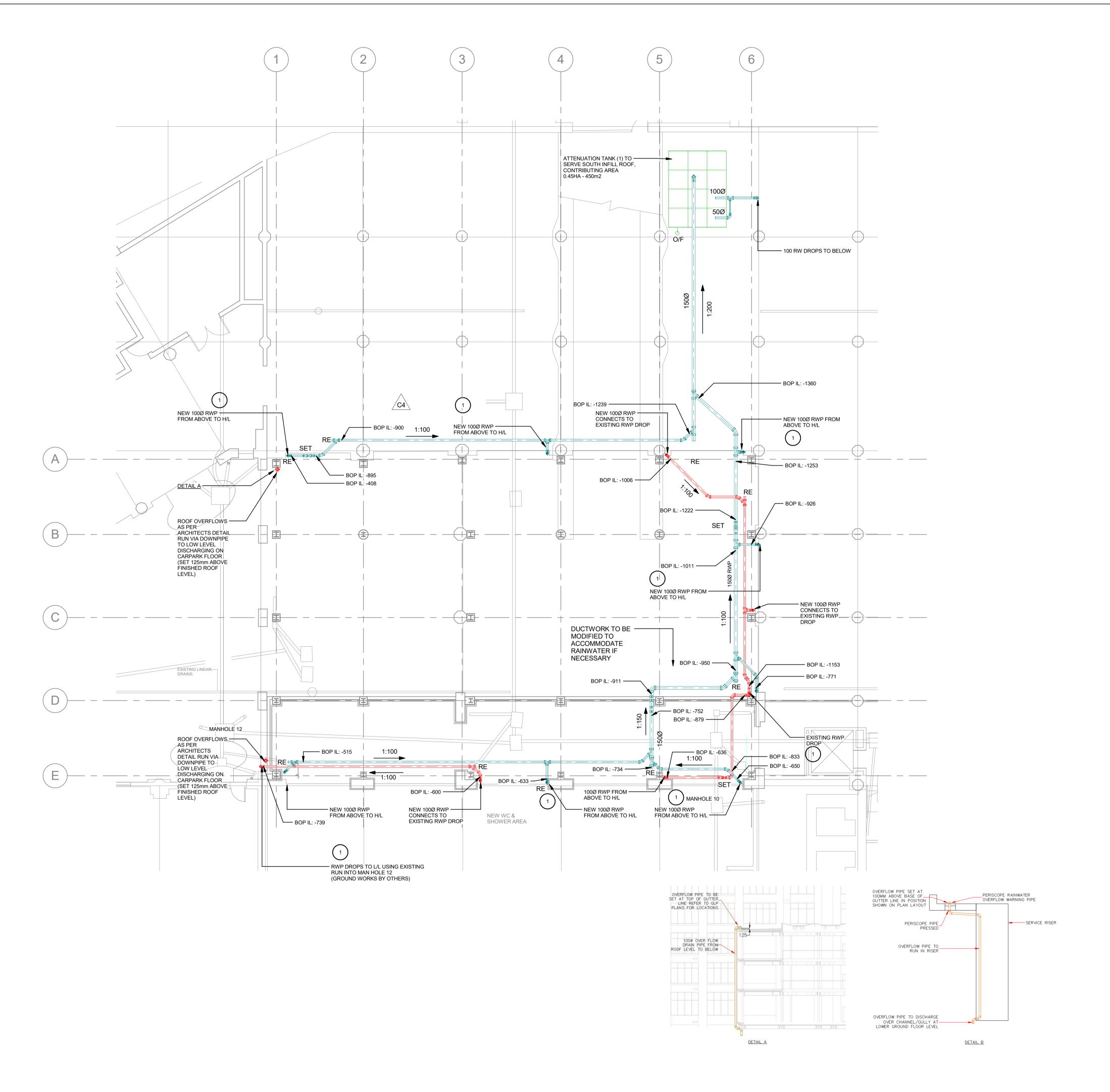
Table 2 Flow Control/Anti flood Valves Manhole Maintenance Schedule

Maintenance Schedule	Required Action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action – i.e. flow control orifice.	Quarterly
	Visually inspect all connection points for leakage	Quarterly
	opening and closing of non-return valves; checking seating and ball/flap; functional check;	Quarterly
	Quarterly	
Occasional maintenance	Fully service all submersible pumps & valves	Annually
	Test and where necessary re-commission the alarm and warning installation not applicable	Every 6 months

Notes:

- 1. The Facilities maintenance team will be responsible for keeping a detailed log of all maintenance work, detailing any work carried out and the applicable information.
- 2. If faults are found that cannot be corrected, where necessary spare parts shall be kept on site to minimise the risk of this.
- 3. It is recommended that the owner of the building take out a maintenance contract to cover regular maintenance and repair work.

APPENDIX B



NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM REVICAD PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.
- ALL SURFACE WATER DRAINAGE ABOVE 75mm IS TO BE 'ENSIGN' LIGHT WEIGHT CAST IRON SYSTEM.
- PIPEWORK SHALL BE SUPPORTED IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
- A RODDING ACCESS PINOT IS FITTED 1200mm AFFL IN EACH DROP INTO THE EXISTING NETWORK.

LEGEND

DENOTES NEW RWP INSTALLATION PIPEWORK



DENOTES NEW RWP INSTALLATION ROUTE WITH CONNECTIONS INTERFACED INTO EXISTING RWP DROP LOCATIONS



EQUAL AND APPROVED ALL OUTLETS ARE POSITIONED IN A 450mm SQUARE 50mm DEEP **GUTTER SUMP**



NOTE TO ARCHITECT:
PERIMETER GUTTER HAS BEEN DESIGNED TO CATER FOR A CATEGORY 3 RAINFALL INTENSITY AND SHALL BE (600mm x 100mm DEEP)

NOTE:
THE GUTTER IS SIZED TO INCORPORATED 50mm DEEP SUMPS AT ALL OUTLETS LOCATIONS

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AS INSTALLED



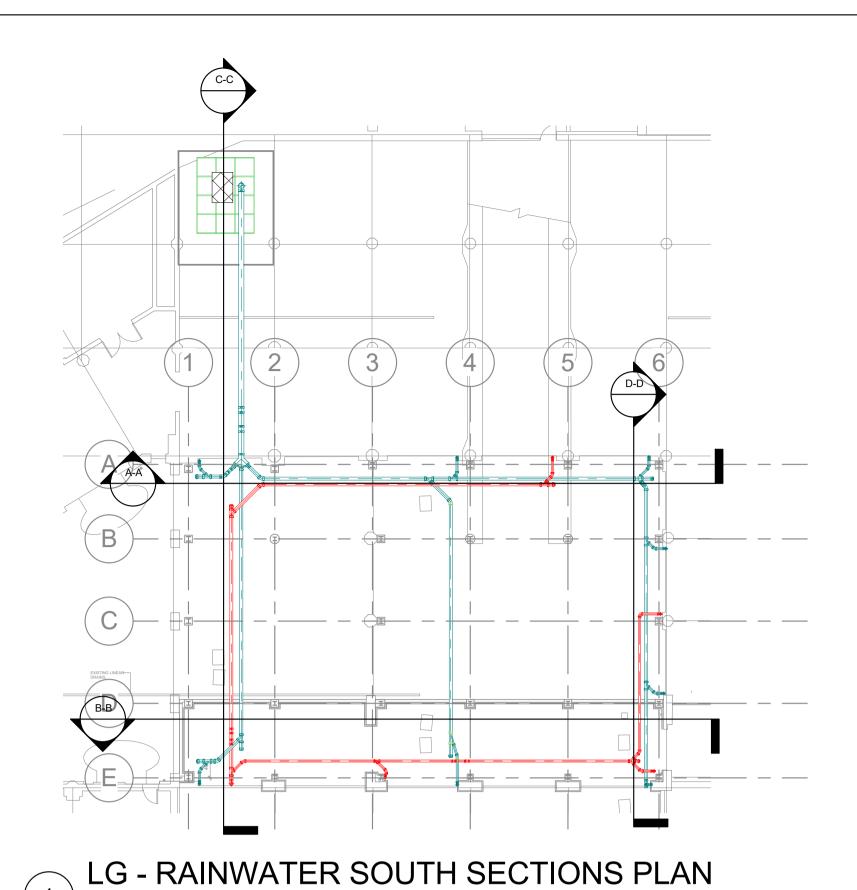
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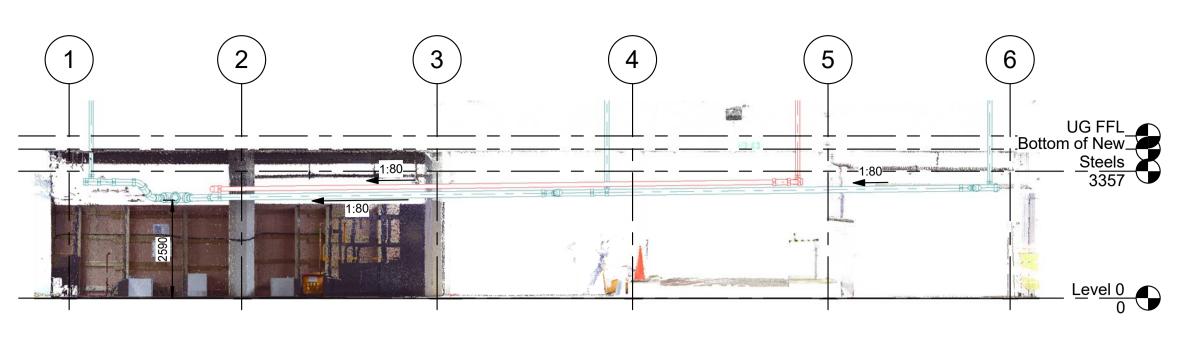
LAZARI INVESTMENTS LIMITED

GREATER LONDON HOUSE

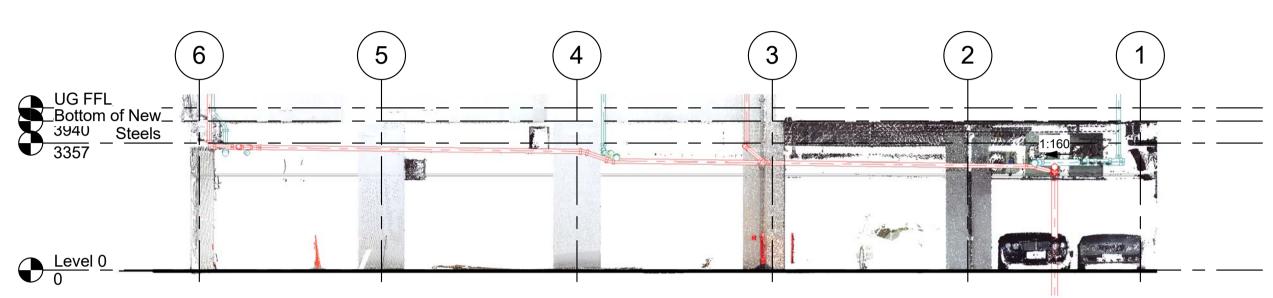
Drawing Title **LOWER GROUND** CAR PARK SOUTH RAINWATER SERVICES

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Scales	Drawing No.			Rev
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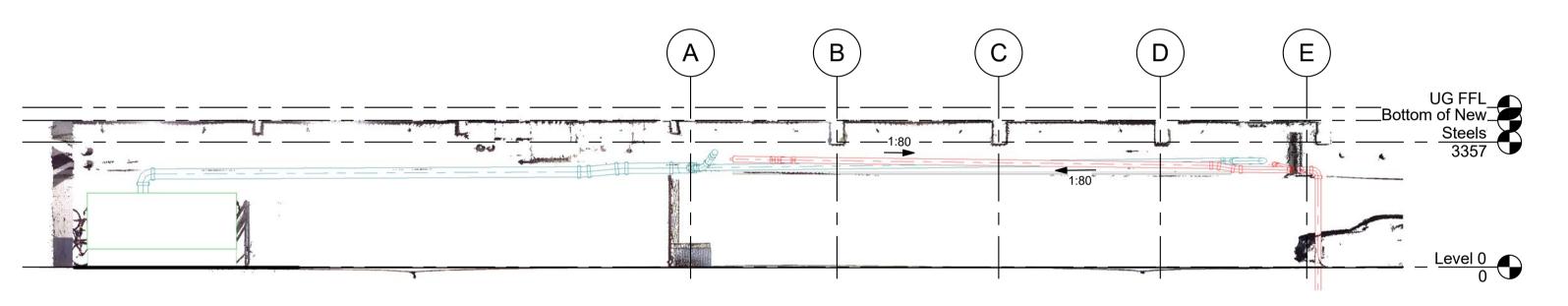




Section A-A

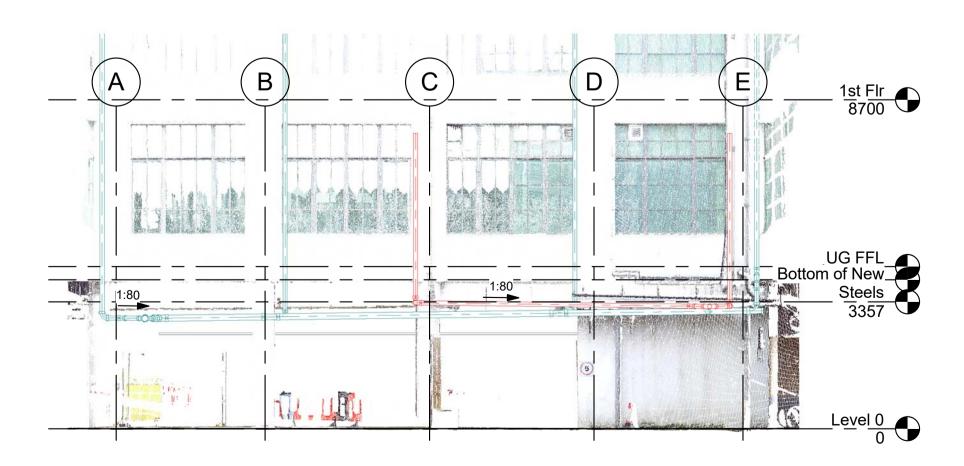


Section B-B



Section C-C

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Section D-D

NOTES

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- 4. PIPEWORK SHALL BE SUPPORTED IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.

LEGEND

DENOTES NEW RWP INSTALLATION PIPEWORK ROUTE



DENOTES NEW RWP INSTALLATION ROUTE WITH CONNECTIONS INTERFACED INTO EXISTING RWP DROP LOCATIONS

P2	17.04.2017	INCORPORATING GLP C2 CHANGES	MS	DL
P1	04.04.2017	FOR APPROVAL	MS	DL
Rev	Date	Description	Made	Checked

FOR APPROVAL

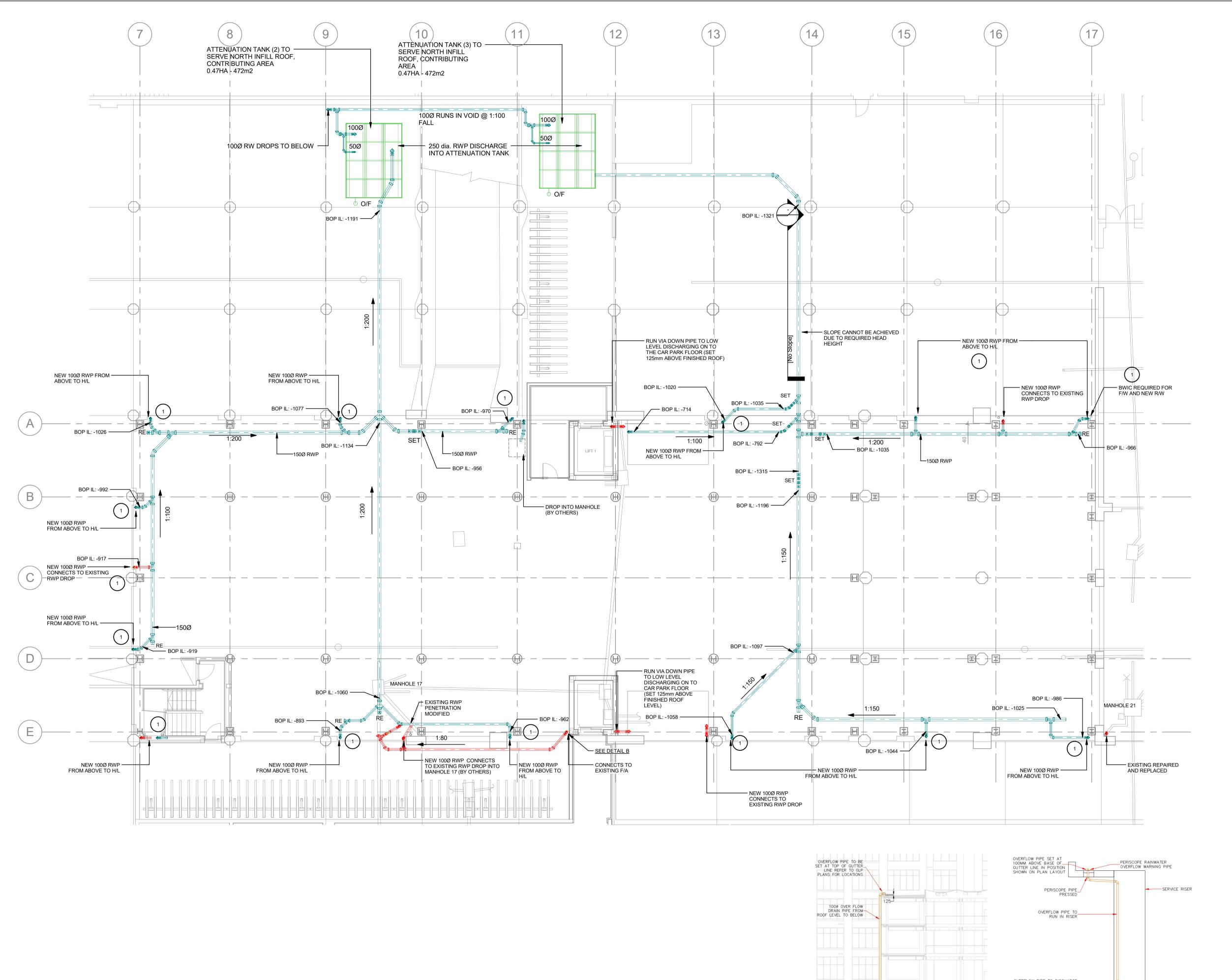


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GREATER LONDON HOUSE

LOWER GROUND CAR PARK SOUTH PROPOSED RAINWATER SECTIONS

Drawn/Design MS	Checked DL	Approved DL	Date	Date 02/04/2017	
Scales	Drawing No.			Rev	
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NOTES

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LEGEND

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DENOTES NEW RWP INSTALLATION PIPEWORK ROUTE

DENOTES NEW RWP INSTALLATION ROUTE WITH CONNECTIONS INTERFACED INTO EXISTING RWP DROP LOCATIONS

100Ø RAINWATER OUTLET ALUMASC HARMER OR EQUAL AND APPROVED ALL OUTLETS ARE POSITIONED IN A 450mm SQUARE 50mm DEEP GUTTER SUMP

POTE TO ARCHITECT:
PERIMETER GUTTER HAS BEEN DESIGNED TO
CATER FOR A CATEGORY 3 RAINFALL INTENSITY
AND SHALL BE (600mm x 100mm DEEP)

NOTE: THE GUTTER IS SIZED TO INCORPORATED 50mm DEEP SUMPS AT ALL OUTLETS LOCATIONS

AI 02.08.2018 AS INSTALLED MS DL

Rev Date Description Made Checked

Drawing Status

AS INSTALLED



Client

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OVER CHANNEL/GULLY AT-LOWER GROUND FLOOR LEVEL

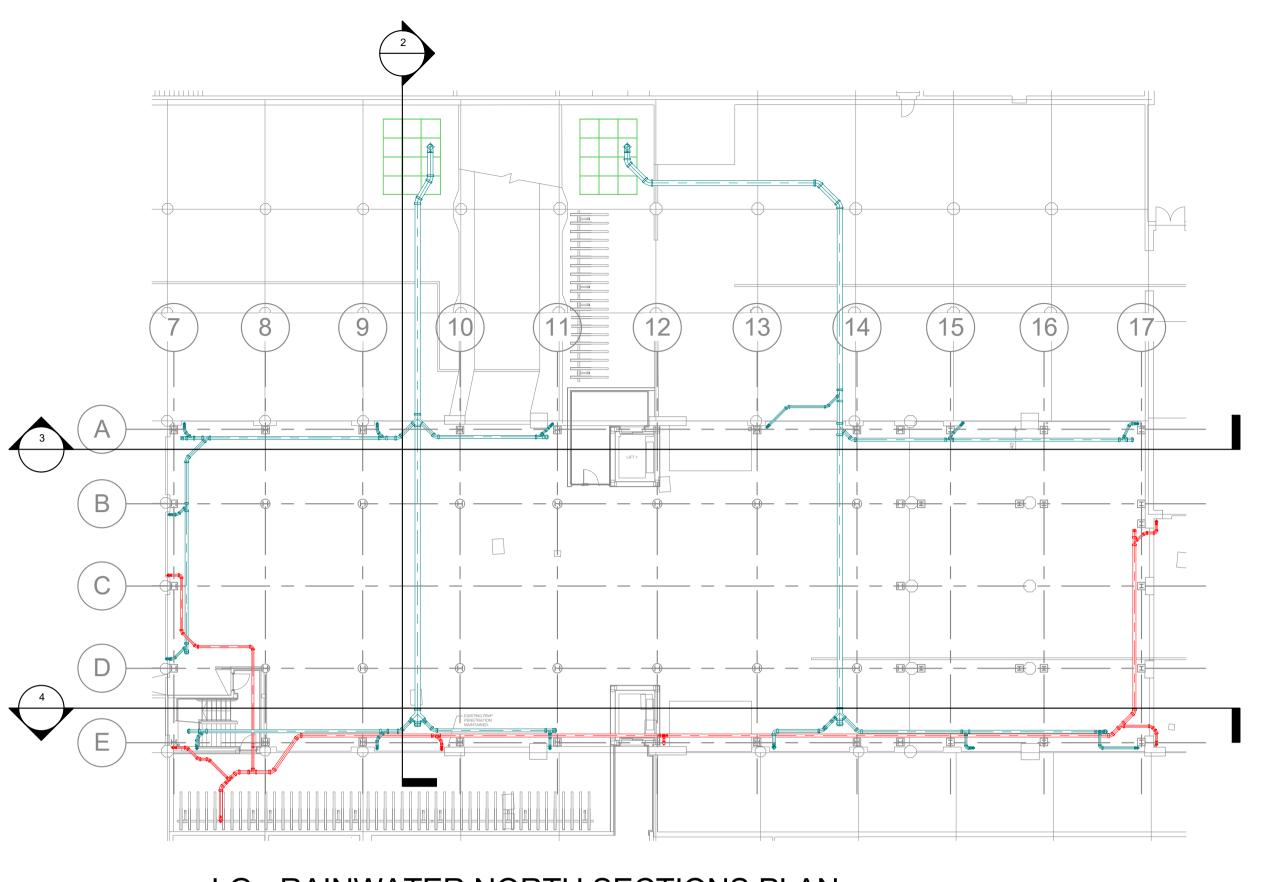
DETAIL B

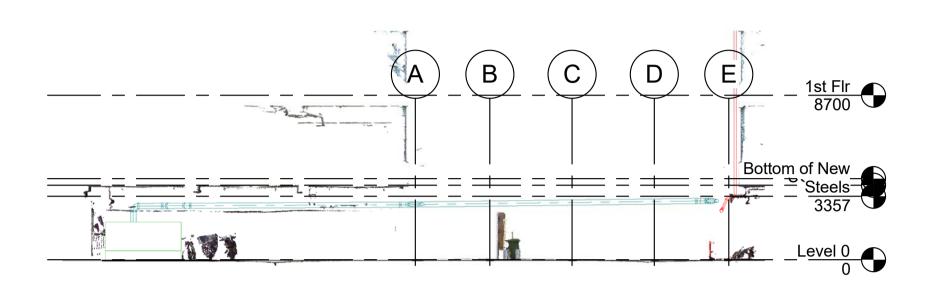
DETAIL A

GREATER LONDON HOUSE

LOWER GROUND
CAR PARK NORTH
RAINWATER SERVICES

Drawn/Design MS	Checked DL	Approved DL	Date	29/03/2017
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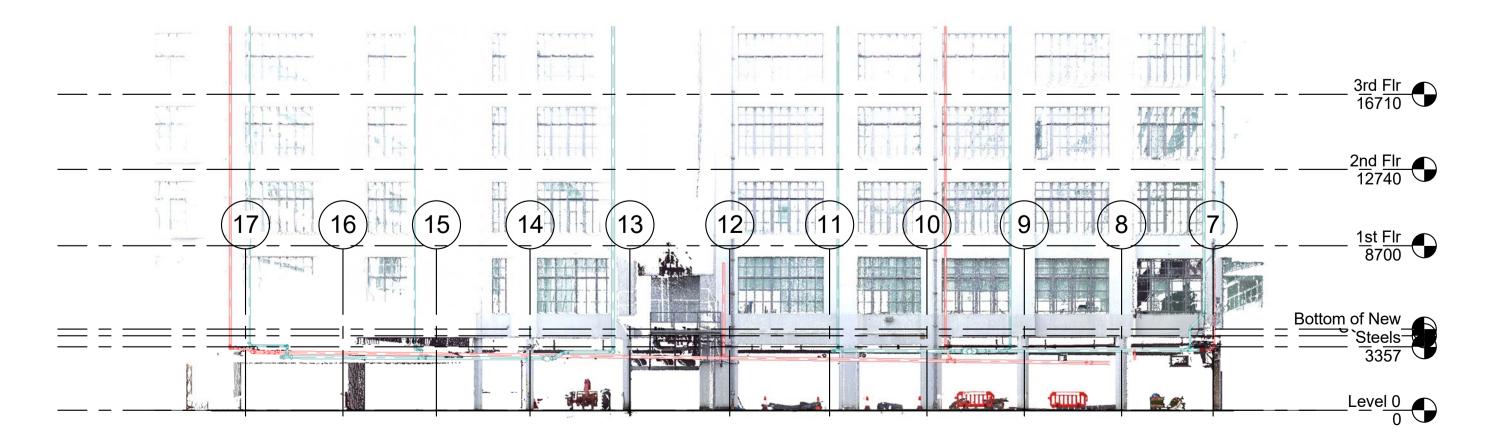


Section E-E

LG - RAINWATER NORTH SECTIONS PLAN



Section F-F



Section G-G

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NOTES

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LEGEND

DENOTES NEW RWP INSTALLATION PIPEWORK



DENOTES NEW RWP INSTALLATION ROUTE WITH CONNECTIONS INTERFACED INTO EXISTING RWP DROP LOCATIONS



Drawing Status



MS DL

Made Checked

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LAZARI INVESTMENTS LIMITED

Project

GREATER LONDON HOUSE

Drawing Title

CAR PARK NORTH PROPOSED RAINWATER SECTIONS

Drawn/Design Designer	Checked Checker	Approved Approver	Date	04/18/17
Scales 1:200	Drawing No. TB-LG-RW-0	04		Rev P1

APPENDIX C

WSP Group Ltd		Page 1
		Micco
Date 10/04/2017 12:46	Designed by UKRXM014	Desipago
File 161209 Attenuation Tank	Checked by	namaye
XP Solutions	Source Control 2015.1	

Summary of Results for 100 year Return Period (+30%)

Storm		Max	Max	Max	Max	Max	Max	Status	
	Event		Level	Depth	Control	Overflow	Σ Outflow	Volume	
			(m)	(m)	(1/s)	(1/s)	(1/s)	(m³)	
			23.666		1.6	0.0	1.6	11.6	O K
30	min S	Summer	23.871	1.171	1.7	0.3	2.0	14.1	O K
60	min S	Summer	23.904	1.204	1.8	1.7	3.4	14.4	O K
120	min S	Summer	23.897	1.197	1.7	1.3	3.0	14.4	O K
180	min S	Summer	23.871	1.171	1.7	0.3	2.0	14.0	O K
240	min S	Summer	23.807	1.107	1.7	0.0	1.7	13.3	O K
360	min S	Summer	23.676	0.976	1.6	0.0	1.6	11.7	ОК
480	min S	Summer	23.559	0.859	1.5	0.0	1.5	10.3	ОК
600	min S	Summer	23.453	0.753	1.5	0.0	1.5	9.0	ОК
720	min S	Summer	23.352	0.652	1.5	0.0	1.5	7.8	ОК
960	min S	Summer	23.119	0.419	1.5	0.0	1.5	5.0	O K
1440	min S	Summer	22.888	0.188	1.5	0.0	1.5	2.3	O K
2160	min S	Summer	22.788	0.088	1.3	0.0	1.3	1.1	O K
2880	min S	Summer	22.767	0.067	1.0	0.0	1.0	0.8	ОК
4320	min S	Summer	22.749	0.049	0.7	0.0	0.7	0.6	ОК
5760	min S	Summer	22.742	0.042	0.6	0.0	0.6	0.5	ОК
7200	min S	Summer	22.737	0.037	0.5	0.0	0.5	0.4	ОК
8640	min S	Summer	22.734	0.034	0.4	0.0	0.4	0.4	ОК
10080	min S	Summer	22.731	0.031	0.4	0.0	0.4	0.4	ОК
15	min V	Winter	23.791	1.091	1.7	0.0	1.7	13.1	ОК
30	min V	Winter	23.933	1.233	1.8	3.5	5.3	14.8	ОК

Storm Event			Rain (mm/hr)		Discharge Volume (m³)	Overflow Volume (m³)	Time-Peak (mins)		
15	min	Summer	137.274	0.0	12.9	0.0	18		
30	min	Summer	88.737	0.0	16.6	0.1	31		
60	min	Summer	54.549	0.0	20.5	1.3	46		
120	min	Summer	32.389	0.0	24.3	1.0	82		
180	min	Summer	23.570	0.0	26.5	0.2	122		
240	min	Summer	18.708	0.0	28.1	0.0	160		
360	min	Summer	13.486	0.0	30.3	0.0	230		
480	min	Summer	10.688	0.0	32.1	0.0	298		
600	min	Summer	8.919	0.0	33.4	0.0	364		
720	min	Summer	7.689	0.0	34.6	0.0	432		
960	min	Summer	6.081	0.0	36.5	0.0	546		
1440	min	Summer	4.363	0.0	39.3	0.0	764		
2160	min	Summer	3.126	0.0	42.2	0.0	1100		
2880	min	Summer	2.465	0.0	44.4	0.0	1468		
4320	min	Summer	1.762	0.0	47.6	0.0	2176		
5760	min	Summer	1.387	0.0	49.9	0.0	2928		
7200	min	Summer	1.152	0.0	51.8	0.0	3672		
8640	min	Summer	0.989	0.0	53.4	0.0	4320		
10080	min	Summer	0.870	0.0	54.8	0.0	4984		
15	min	Winter	137.274	0.0	14.4	0.0	18		
30	min	Winter	88.737	0.0	18.6	1.8	26		
©1982-2015 XP Solutions									

WSP Group Ltd					
•		Ty m			
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Date 10/04/2017 12:46	Designed by UKRXM014	Drainage			
File 161209 Attenuation Tank	Checked by	pramaye			
XP Solutions	Source Control 2015.1				

Summary of Results for 100 year Return Period (+30%)

	Storm Event		Max Level (m)	Max Depth (m)	Max Control (1/s)	Max Overflow (1/s)	Max Σ Outflow (1/s)	Max Volume (m³)	Status
60	min V	Winter	23.959	1.259	1.8	4.9	6.7	15.1	O K
120	min V	Winter	23.936	1.236	1.8	3.6	5.4	14.8	O K
180	min V	Winter	23.912	1.212	1.8	2.2	3.9	14.5	O K
240	min V	Winter	23.892	1.192	1.7	1.0	2.8	14.3	O K
360	min V	Winter	23.761	1.061	1.7	0.0	1.7	12.7	ОК
480	min V	Winter	23.590	0.890	1.5	0.0	1.5	10.7	ОК
600	min V	Winter	23.433	0.733	1.5	0.0	1.5	8.8	ОК
720	min V	Winter	23.268	0.568	1.5	0.0	1.5	6.8	ОК
960	min V	Winter	22.955	0.255	1.5	0.0	1.5	3.1	ОК
1440	min V	Winter	22.791	0.091	1.3	0.0	1.3	1.1	ОК
2160	min V	Winter	22.761	0.061	0.9	0.0	0.9	0.7	ОК
2880	min V	Winter	22.749	0.049	0.7	0.0	0.7	0.6	ОК
4320	min V	Winter	22.739	0.039	0.5	0.0	0.5	0.5	ОК
5760	min V	Winter	22.734	0.034	0.4	0.0	0.4	0.4	ОК
7200	min V	Winter	22.731	0.031	0.3	0.0	0.3	0.4	ОК
8640	min V	Winter	22.728	0.028	0.3	0.0	0.3	0.3	ОК
0080	min V	Winter	22.726	0.026	0.3	0.0	0.3	0.3	ОК

Storm			Rain	Flooded	Discharge	Overflow	Time-Peak
Event		(mm/hr)	Volume	Volume	Volume	(mins)	
				(m³)	(m³)	(m³)	
60	min	Winter	54.549	0.0	22.9	3.7	44
120	min	Winter	32.389	0.0	27.2	3.5	78
180	min	Winter	23.570	0.0	29.7	2.4	118
240	min	Winter	18.708	0.0	31.4	1.1	160
360	min	Winter	13.486	0.0	34.0	0.0	248
480	min	Winter	10.688	0.0	35.9	0.0	320
600	min	Winter	8.919	0.0	37.5	0.0	392
720	min	Winter	7.689	0.0	38.8	0.0	466
960	min	Winter	6.081	0.0	40.9	0.0	550
1440	min	Winter	4.363	0.0	44.0	0.0	750
2160	min	Winter	3.126	0.0	47.3	0.0	1100
2880	min	Winter	2.465	0.0	49.7	0.0	1468
4320	min	Winter	1.762	0.0	53.3	0.0	2160
5760	min	Winter	1.387	0.0	55.9	0.0	2896
7200	min	Winter	1.152	0.0	58.0	0.0	3632
8640	min	Winter	0.989	0.0	59.8	0.0	4312
10080	min	Winter	0.870	0.0	61.4	0.0	5104

WSP Group Ltd						
		Micco				
Date 10/04/2017 12:46	Designed by UKRXM014	Desipago				
File 161209 Attenuation Tank	Checked by	niamade				
XP Solutions	Source Control 2015.1					

Model Details

Storage is Online Cover Level (m) 24.700

Tank or Pond Structure

Invert Level (m) 22.700

Depth (m) Area (m2)

0.000 12.0

Hydro-Brake Optimum® Outflow Control

Unit Reference MD-SHE-0060-2000-1600-2000 Design Head (m) 1.600 Design Flow (1/s) 2.0 Flush-Flo™ Calculated Objective Minimise upstream storage Diameter (mm) 60 Invert Level (m) 22.700 Minimum Outlet Pipe Diameter (mm) 75 1200 Suggested Manhole Diameter (mm)

Control Points Head (m) Flow (1/s)

Design	n Poi	int (Calcul	lated)	1.600	2.0
			Flush	n-Flo™	0.263	1.5
			Kick	c-Flo®	0.536	1.2
Mean H	Flow	over	Head	Range	_	1.5

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake Optimum® as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

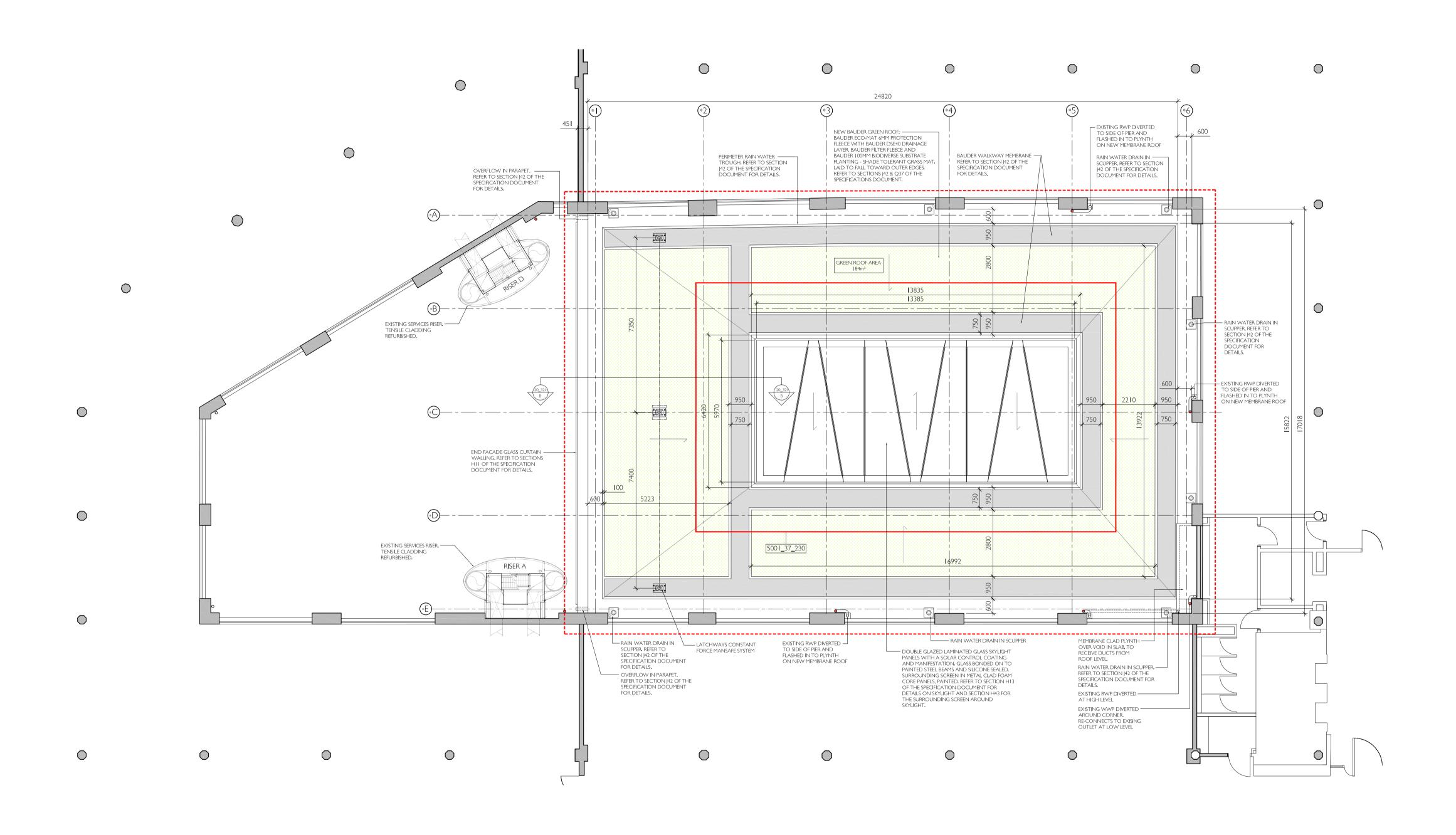
Depth (m)	Flow (1/s)						
0.100	1.3	1.200	1.8	3.000	2.7	7.000	4.0
0.200	1.5	1.400	1.9	3.500	2.9	7.500	4.1
0.300	1.5	1.600	2.0	4.000	3.0	8.000	4.2
0.400	1.5	1.800	2.1	4.500	3.2	8.500	4.3
0.500	1.3	2.000	2.2	5.000	3.4	9.000	4.4
0.600	1.3	2.200	2.3	5.500	3.5	9.500	4.6
0.800	1.5	2.400	2.4	6.000	3.7		
1.000	1.6	2.600	2.5	6.500	3.8		

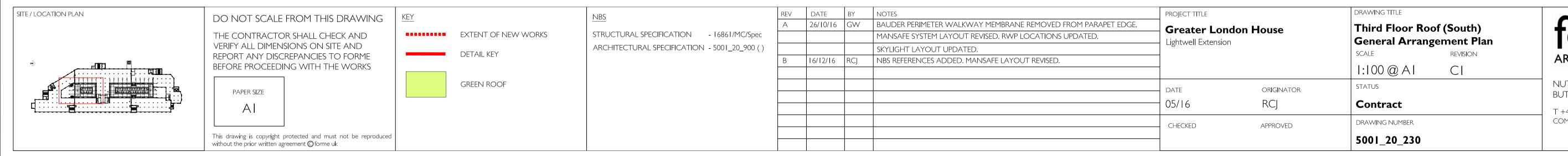
Pipe Overflow Control

Diameter (m) 0.150 Entry Loss Coefficient 0.500 Slope (1:X) 200.0 Coefficient of Contraction 0.600 Length (m) 2.500 Upstream Invert Level (m) 23.850 Roughness k (mm) 0.600

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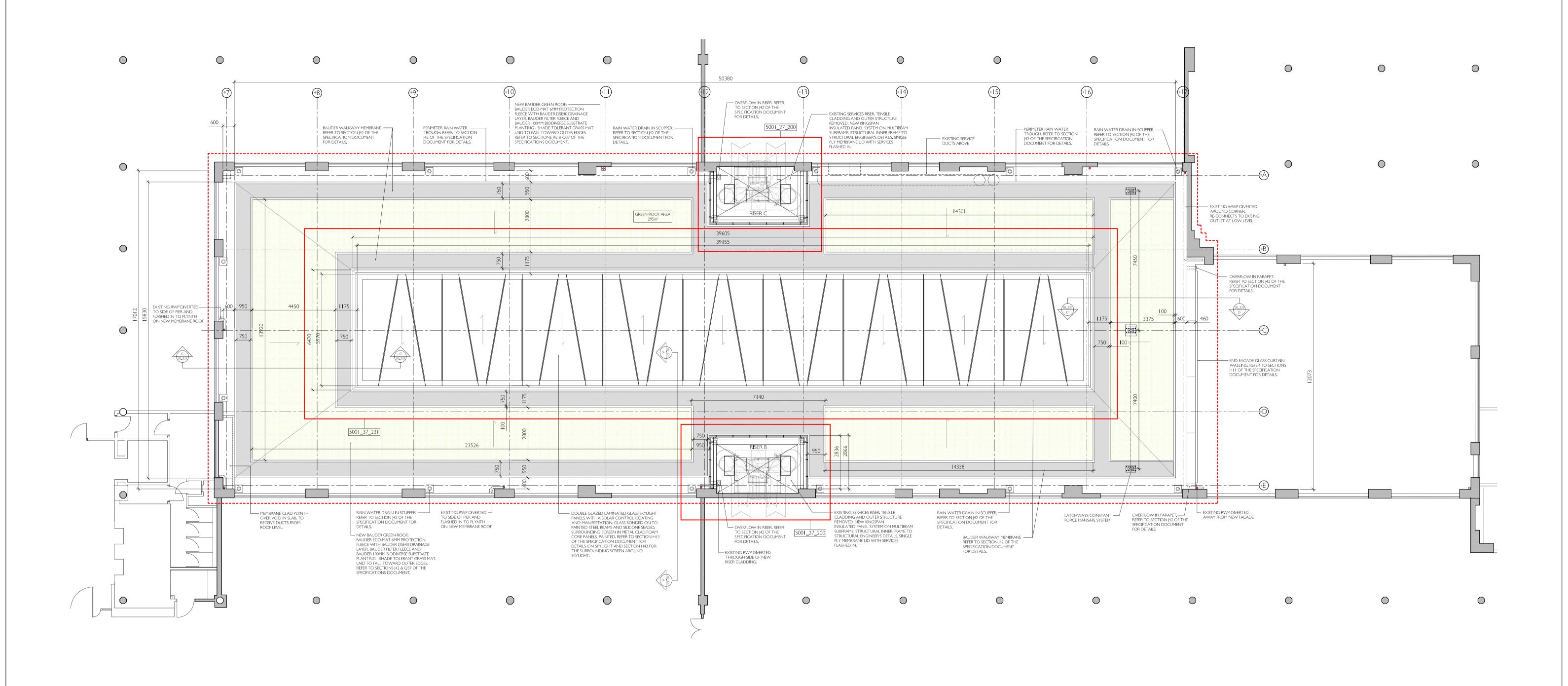
APPENDIX D

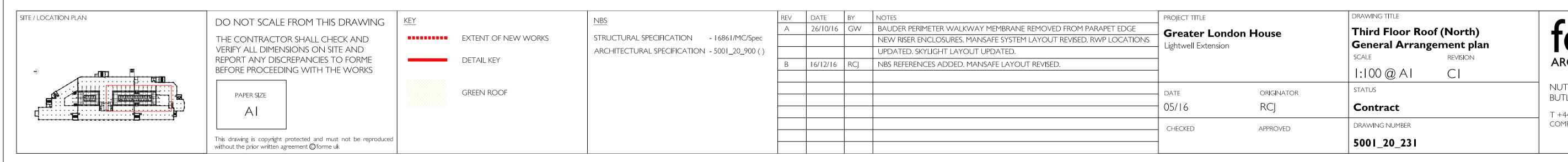




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