Our ref: T3452.4

TEMPLE
LEADERS IN ENVIRONMENT, PLANNING & SUSTAINABILITY.

09th December 2019

Camden Council
5 Pancras Square
London
N1C 4AG

Dear Kate,

Middlesex Hospital Annex, 44 Cleveland Street, London, W1T 4JT: Applications by University College London Hospitals Charity: Discharge of condition 21 2017/0414/P.

Further to the approval of the above application (2017/0414/P), this application is submitted to discharge condition 21 of that planning permission.

Condition 21 reads as:

"Prior to commencement of development (other than demolition works), details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1 in 100-year event with 40% provision for climate change demonstrating 50% attenuation of all runoff

The approved system shall be implemented as part of the development and thereafter retained and maintained".

In order to satisfy the requirements of the condition, we have submitted the following:

- Drainage Strategy Report: (04/11/2019 –Aecom
- Proposed drainage layout:
    - Ground Level (MHA-ACM-XX-00-DR-C-00001);
    - Basement Level (MHA-ACM-XX-B1-DR-C-00002).
- Drainage details:
    - Sheet 1 (MHA-ACM-XX-XX-DR-C-00010);
    - Sheet 2 (MHA-ACM-XX-XX-DR-C-00011);
    - Sheet 3 (MHA-ACM-XX-XX-DR-C-00012);
    - Sheet 4 (MHA-ACM-XX-XX-DR-C-00013);
    - Sheet 5 (MHA-ACM-XX-XX-DR-C-00014);
    - Sheet 6 (MHA-ACM-XX-XX-DR-C-00015);
    - Sheet 7 (MHA-ACM-XX-XX-DR-C-00016).

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- Typical Build-up Details (MHA-ACM-XX-XX-DR-C-00020)
- Below Ground Drainage Specification (MHA-ACM-XX-XX-SP-C-00001);
- Onsite Build-up Specification (MHA-ACM-XX-XX-SP-C-00005); and

A CCTV Drainage Survey, which was carried out in June 2018, confirmed that the foul and surface water from the existing site was discharging to the Thames Water sewer in Charlotte Street. A subsequent survey carried out in September 2018, confirmed this connection.

Drainage Proposal

It is proposed that the surface water will be collected from the site within a private below ground surface water drainage network including SuDS, a permavoid system and three precast concrete attenuation tanks. The proposed surface water discharge rate to the Cleveland Street Thames Water sewer will provide an 89% betterment against existing the brownfield rate in the 1 in 100-year event. These figures have been previously approved by Thames Water, in writing, which is included in Appendix D of the Drainage Strategy Report.

Foul Water Proposal

The proposed drainage strategy for the site proposes to route the foul water, from the ground floor and above, in the New Build at high level, into the basement before discharging into the Thames Water sewer, located on Cleveland Street, via the existing outfall in the Workhouse. In addition, the foul water in the basement will be routed to the nearby pumps and pumped to high level before being discharged also via the existing outfall in the Workhouse.

The foul water from both the North House and the Workhouse will connect to the existing drainage in the Workhouse before it is discharged into the combined sewer. The foul water from the South House will be routed at high level before it connects to the foul drainage network at ground level and will be discharged into the Cleveland Street sewer.

Sewer Capacity

A pre-development application has been submitted by the applicant to Thames Water to confirm the capacity of Thames Water sewers. Thames Water's response confirms that the public sewers in Charlotte Street have capacity to receive all the flows from the whole site and that the foul flows can discharge into the public sewer on Cleveland Street. This response is shown in Appendix D of the Drainage Strategy Report .

Maintenance Plan

The submitted Drainage Strategy Report sets out a maintenance plan to be operated on site. The maintenance plan includes regular, occasional maintenance and remedial actions.

Regular maintenance includes actions such as removing debris from areas that are served by the drainage to avoid prohibiting its function, whereas remedial actions include actions such as jet cleans if drains are blocked etc. Monitoring methods include the regular inspection of drains inspecting their covers and surrounding gullies to ensure optimum performances and reduce blockages.

I trust that the submitted information provides the information needed to satisfy this condition.

If you require any further information

Yours Sincerely,

Consultant

Encl.