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6 February 2020

Mr Richard Springett
Almax Group Ltd
4 Old Park Lane
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Dear Richard

Response to queries raised by LLFA with regards to Drainage Strategy for Branch Hill House

In the response to the specific points raised by Camden with regards to the submitted drainage strategy report, we have now completed an updated report and make the following responses:

- We have now completed the Camden drainage – GLA Proforma as attached to the report.
- Further detail showing the infiltration test locations and the BRE methodology used are now shown within the report in section 5.2 with the Geology report included as an appendix.
- Microdrainage showing rates and volumes for each scenario – These are now included in appendix D.
- A Maintenance plan for the drainage strategy – This is shown now shown in section 5.7.
- An updated drainage strategy drawing showing the exceedance flow routes is included in the updated report
- A table confirming the discharge betterment results which is also confirmed in the Camden Drainage – GLA proforma is shown in section 5.6.
- Confirmation that the drainage hierarchy has been followed is discussed in updated sections 5.2, 5.6 and for clarity confirmed below:
    1. Store rainwater for later use - We understand that, the development will include a dedicated communal rainwater harvesting tank, for use by residents (if desired), but primarily for use by the groundsman tending to the wider landscaped areas. The size and location of this tank will be agreed at the detail-design stage
    2. Use infiltration techniques, such as porous surfaces in non-clay areas – as stated within the report infiltration rates are poor so this has not been utilised
    3. Attenuate rainwater in ponds or open water features for gradual release – due to the site topography and development restraints, there are not suitable locations for open water features which then enable a gravity connection to the outfall
    4. Attenuate rainwater by storing in tanks or sealed water features for gradual release – it is proposed to attenuate rainwater within tanks for gradual release to the combined sewer
    5. Discharge rainwater direct to a watercourse - there are no suitable watercourses near the development for discharge to
    6. Discharge rainwater to a surface water sewer/drain - there are no dedicated surface water sewers in the vicinity
    7. Discharge rainwater to the combined sewer. – it is proposed to discharge at an attenuated rate to the combined sewer.

Yours sincerely

Tom Clark
Civil Engineer
For Ridge and Partners LLP