



Mr Andrew Burns

Department of Education

Level 5,
Sanctuary Buildings,
Great Smith Street,
London,
SW1P 3BT



10 July 2019

Pre-planning enquiry: Capacity Confirmation (Foul flows only)

Dear Andrew,

Thank you for providing information on your development.

Site: Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD

Existing site: Police Station (60 staffs).

Existing surface water discharge at 14.6 l/s at 1:1yr, 29.2 l/s for 1:10yr, 35.8 l/s for 1:30yr & 61.8 l/s for 1:100yr into sewer upstream of manhole TQ26858601.

Proposed site: Primary School (210 pupils).

Proposed foul water discharge by gravity into sewer upstream of manhole TQ26858601.

Proposed surface water discharge at 19.0 l/s (peak discharge) for all storm events up to and including 1:100yr+40%CC into sewer upstream of manhole TQ26858601.

Total Impermeable - 1650m²

We're pleased to confirm that there will be **sufficient foul water capacity** in our sewerage network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

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.

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. Should the policy above be followed, we would envisage no capacity concerns with regards to surface water for this site.

If you've any further questions, please contact me on 020 3577 7608.

Yours sincerely

Zaid Kazi

Development Engineer
Developer Services – Sewer Adoptions Team