

154 Royal College Street, London NW1 0TA
BASEMENT DRAINAGE STATEMENT

Client – SITIO Ltd.

Application for the demolition of an existing building and its replacement with 3, one bedroom flats and 1, two bedroom flats.

1 THE PROPOSALS

The proposals are to demolish the existing building and replace it with a new build block of flats on a basement and four upper floors. The accommodation comprises: 3 no. one bedroom flats and 1 no. two bedroom maisonette on the top floors. There is an existing basement and the proposed will extend to the rear.

2 SURFACE WATER AND FLOODING

There is an existing basement and the existing area to the rear is hard surfaced. The proposals extend the basement but because of the existing non-permeable ground to the rear the potential for surface run-off will not be made worse.

The site is classified as at low risk of flooding from either water courses or surface water.

3 BASEMENT WATERPROOFING

The basement structure will be waterproofed with a cavity drainage membrane. This allows any ground water to be collected and pumped to the surface water drain. It also means that pressure from ground water is not allowed to build up.

4 SOIL AND FOUL DRAINAGE

There is an existing shared drain in the ownership of Thames Water which passes laterally across the site. This is shown on the Thames Water map below. The invert of this drain is too high to allow for the proposed basement level. The proposal is to drop this drain in a manhole where it passes into the site, take it at a new lower level along the party wall to the rear of the site and then across the rear to a sump where it will be pumped back to its current level and a new connection made to the sewer in the street. We are discussing with the owners of no. 152 about their proposals for their site

