



Mr Erel Agmon
European Property Investment Corporation Ltd
11 St Christopher's Place
London
W1U 1NG



12 November 2020

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Mr Agmon,

Thank you for providing information on your development:

1 Northways Parade, Finchley Road, London, NW3 5EN.

Proposed: Refurbishment of the existing building at Northways Parade Volvo Garage site and construction of a co-working office space. The new building footprint will remain largely the same, approximately 0.1223ha, with a small extension of approximately 0.0220ha. Foul water discharging by gravity to the combined sewer in Finchley Road via an existing connection. Surface water discharging by gravity attenuated to 50% of existing flows to the combined sewer in Finchley Road.

**Existing surface water discharge rates: 1 year = 2.2l/s, 30 year = 5.1l/s, 100 year = 6.5l/s.
Proposed surface water discharge rates: 1 year = 1.1l/s, 30 year = 2.6l/s, 100 year = 3.3l/s.**

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent combined sewer 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 an adjacent watercourse is not possible would we consider a restricted discharge into the public combined sewer network.

If the peak surface water run-off discharge is then restricted to Greenfield run-off rates/a maximum of 3.3l/s as your drainage strategy indicates, then we would have no objections to the proposals.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

In considering your surface water needs, we support the use of sustainable drainage on development sites. You'll need to show the local authority and/or lead local flood authority how you've taken into account the surface water hierarchy that we've included.

Please see the attached 'Planning your wastewater' leaflet for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0203 577 9811.

Yours sincerely

Siva Rajaratnam - Adoptions Engineer

Thames Water