



Miss Martyna Brudlo
AKT II
White Collar Factory
London
EC1Y 8AF



28 October 2020

Pre-planning enquiry: Confirmation of sufficient capacity (Rev. A)

Site Address: St. Pancras Commercial Centre, St. Pancras, London - NW1 0SE

Dear Miss Brudlo,

Thank you for providing information on your development for the proposed two residential blocks and one office block on previously Brownfield land. We have based our assessment on the information you provided to us and have copied below for clarity:-

Foul water discharge via gravity at 8.0l/s into 1372x762mm combined sewer on Pratt Street.
Basement flows to discharge via pumped at 21.5l/s into wider gravity network.
Surface water discharge via pumped at 5.9l/s into 1219mm surface water sewer on Georgina Street. Flows restricted to 5.9l/s discharging a total impermeable area of 0.49Ha.

We're pleased to confirm that there will be sufficient **foul and surface water** capacity in our combined sewer network to serve your site. 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.

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.

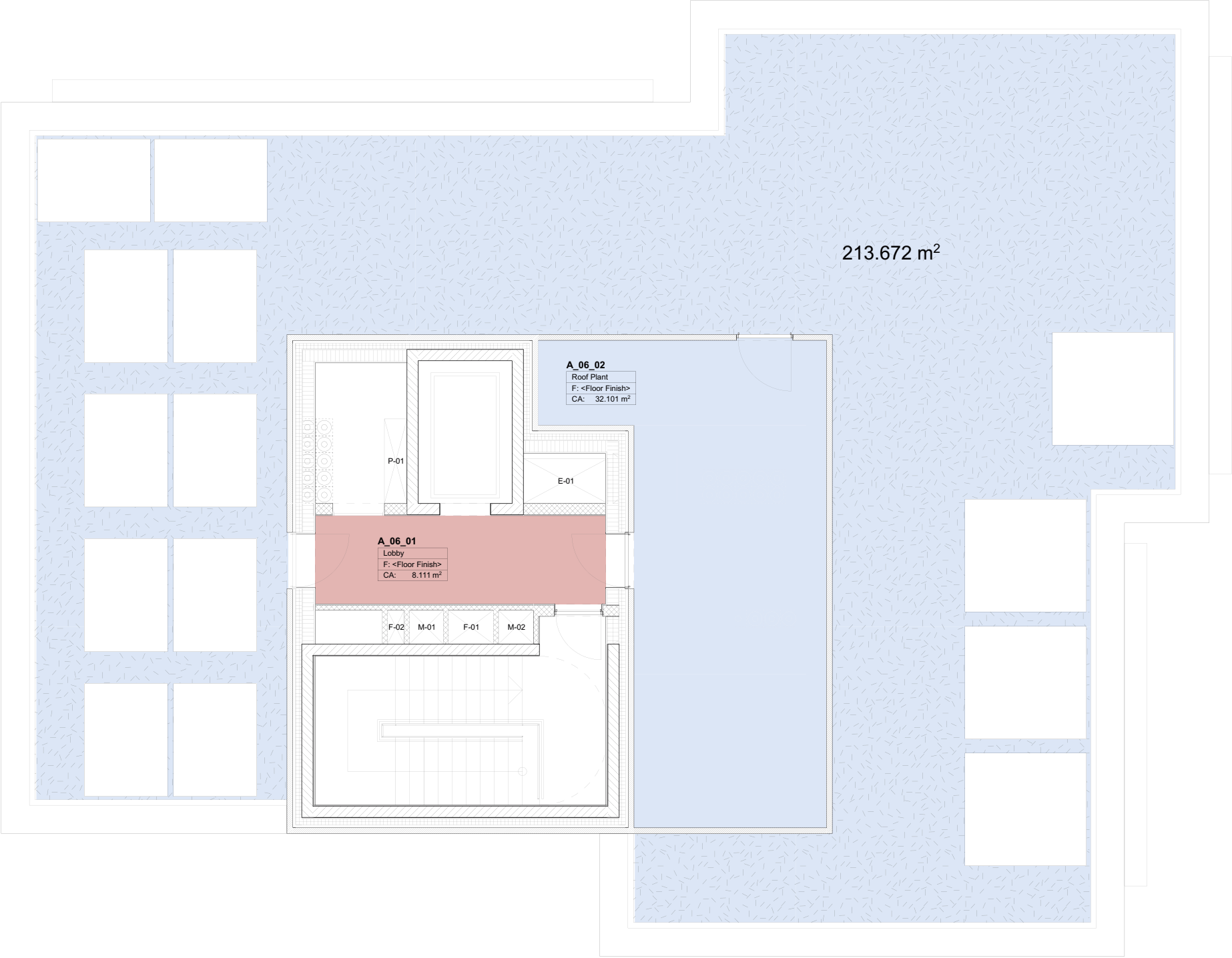
Yours sincerely

Rahim Khan
Development Engineer – Sewer Adoptions Team
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Appendix 4

Blue Roof Strategy (Architect's Drawings)





477 St Pancras Commercial Centre

SKETCH - Sixth Floor Plan

INFORMATION

477	CSJ	A1	06	SK	A	087	S1	D
Project No.	Author	Unit	Level	Type	Discipline	Number	Status	Revision

1:50	841 x 594	06/09/2019	17/10/2019	JH	RH
Scale	Size W x H (mm)	Date	Revised	Drawn	Checked

STAGE 03	±0.00 = 0.00 AOD
Project phase	Project datum