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For the attention of Laura Hazelton

18th February 2021

Space House – Drainage Statement for Minor Material Amendments to Planning Permission (ref: 2019/2773/P) and Listed Building Consent (ref: 2019/2790/L)

Laura,

We have been asked to produce a statement on the drainage proposals in support of the listed building consent and planning application approval for Space House project (refs: 2019/2773/P and 2019/2790/L), please see below.

As there is a new aspiration to achieve BREEAM Outstanding on the project, there has been a requirement to alter the way the attenuation requirement is modelled, and thus increase the attenuation requirement. The system is now based on a 6hour storm duration as opposed to a 30mins storm duration, and the discharge rates set as 7.1l/s and 36.34l/s for surface water and foul water respectively.

As we are increasing the volume of attenuation beyond what was originally consented, we are only providing a betterment to what we were previously providing in terms of attenuation and peak rainwater discharge. It is worth noting that the existing site condition has no rainwater attenuation, so this is a significant betterment over the existing case.

The overall drainage strategy for the project remains the same; through the use of soft landscaping and small-scale attenuation, the proposed development will attenuate surface water flows, provide water quality treatment and prevent downstream flooding through reduction in overall discharge rates thus, still complying with planning condition 15.

Yours sincerely/faithfully

On behalf of **Pell Frischmann**



Luke Riddoch

Senior Structural Engineer

Enc.

cc. Juliano Chapon – Associate

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