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**From:** Matt Watts (Roundhouse) [REDACTED]  
**Sent:** 09 July 2021 18:07  
**To:** Nora-Andreea Constantinescu  
**Cc:** [REDACTED]  
**Subject:** RE: condition 11 SUDs application 2020/4460/P  
**Attachments:** 1906(0)154.pdf; DS6085141\_Pre Dev Capacity letter.pdf; 1906(27)001.pdf; 1906(SP)Q37.pdf; 2796-RHC-SuDS210609 (1).pdf

**Follow Up Flag:** Follow up  
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Dear Nora,  
Please find below and attached responses to your queries and additional information.

1. The green roof area in the original submission (ie 191) was incorrect, as was the storage it could provide. Apologies for error. It has been corrected in the latest submission.  
The green roof 2 m3 of storage was calculated thus:  
4 litres per m2 in the water retaining reservoir ie:  $4 \times 132 = 525$  litres = 0.5 m3 ..... plus  
10 % free volume in the soil = 10% of 120mm =  $0.012\text{m} \times 132\text{m}^2 = 1.58\text{m}^3$   
..... therefore  $1.58 + 0.5 = 2\text{m}^3$  total approx.  
See drawing 1906(0)154 for the roof plan which shows the extent of the green roof toned grey. This area is 132m2. We don't have a copy of the Green Roof Design Note referred to (and can't locate it on your website), but confirm that the green roof (extensive sedum type) does not need irrigation once established. The references to irrigation in the specification are for the initial establishment period only. We have reviewed your Biodiversity CPG and the Biodiversity Action Plan Advice note on Living roofs - neither of which refer to irrigation.  
We have reattached here the details and specification confirming the increase in growing medium to 120mm.
2. The tank's area and capacity has increased to achieve the betterment requested for the attenuated site area. The previous pro forma was for the campus building only (there was a separate one for the railside works) whereas the new pro forma reflects the whole site ie: the red line including campus, railside and the existing admin building as requested by your colleagues.
3. Proposed discharge rate for the whole site is 67 l/s (some attenuated, some not) which is a 50% betterment on the existing. This is on page 5 of the document titled '2796-RHC-SuDS210609 (1)'.
4. Thames Water confirmation attached. The 2 l/s rate that they refer to in the letter is the rate at which we are discharging via the attenuation / flow control for the campus development - not the site as a whole. Overall we are reducing the discharge from the site (not increasing). The 2/s rate is shown on page 4 of the document titled '2796-RHC-SuDS210609 (1)'.

We believe this addresses all the points raised. Please let me know if we've misinterpreted any of the comments/queries.

Kind regards,

Matt

Matt Watts

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Reed Watts Architects



----- On Wed, 07 Jul 2021 13:52:00 +0100 Nora-Andreea Constantinescu <Nora-Andreea.Constantinescu@camden.gov.uk> wrote -----

Hi Matt,

Thanks for this.

Unfortunately there are still a number of issues on this.

- The proposed area of the green roof appears to be reduced with a lower storage volume (left recent design note – right previous design note). There is no explanation in the Design note 2796 DNT 610A about these changes and no reference to the 120mm green roof substrate. The tanks area and capacity has also increased, without justification.



GREATER LONDON

3a. Discharge Rates & Required Storage				
	Greenfield (GF) runoff rate (l/s)	Existing discharge rate (l/s)	Required storage for GF rate (m <sup>3</sup> )	Proposed discharge rate (l/s)
Qbar	1.43			
1 in 1	1.21	29.2		
1 in 30	3.29	71.4		
1 in 100	4.56	91.6		
1 in 100 + CC		132.7		
Climate change allowance used		40%		
3b. Principal Method of Flow Control		Hydro brake		
3c. Proposed SuDS Measures				
	Catchment area (m <sup>2</sup> )	Plan area (m <sup>2</sup> )	Storage vol. (m <sup>3</sup> )	
Rainwater harvesting	0		0	
Infiltration systems	0		0	
Green roofs	132	132	2	
Blue roofs	0	0	0	
Filter strips	0	0	0	
Filter drains	0	0	0	
Bioretention / tree pits	0	0	0	
Pervious pavements	233	233	17.5	
Swales	0	0	0	
Basins/ponds	0	0	0	
Attenuation tanks	(1197+273)=1470		77.5	
Total			97m <sup>3</sup>	



3a. C	
Qbar	
1 in 1	
1 in 30	
1 in 100	
1 in 100 + CC	
Climate	
3b. P	
3c. P	
3. Drainage Strategy	
Rain	
Infiltr	
Green	
Blue	
Filter	
Filter	
Biore	
Pervi	
Swal	
Basin	
Atten	
Total	

- There is no plan showing the area of green roof proposed. Please submit this.

- Provide explanation why the green roof requires irrigation as confirmed in the green roof design note point 11.
- Confirm what is the proposed discharge rate and betterment for the whole site as indicated by the red line?
- Provide confirmation from Thames Water that they agreed the discharge rate (requested since 26/01/2021 from Ben)

I am keen to get this application discharged as soon as possible so please make sure your response addresses all issues raised.

Best Regards,  
Nora

Nora-Andreea Constantinescu  
Senior Planning Officer

Telephone: 02079745758



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

**From:** Matt Watts (Roundhouse [REDACTED])  
**Sent:** 06 July 2021 19:00  
**To:** Nora-Andreea Constantinescu <[Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)>

**Subject:** RE: condition 11 SUDs application 2020/4460/P

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Hi Nora,  
 Emily's on leave this week, but I confirm that "2796-RHC-SuDS210609 (1).pdf" is the latest document that we'd like your colleagues to review.  
 If Emily hasn't already said, we confirm that we will increase the depth of the growing medium for the green roof to 120mm. Updated drawing and specification are attached to reflect this as listed below:

1906(27)001 rvc02  
 1906(SP)Q37 rvc02

Thanks for confirming re condition 13b. We'll submit via the planning portal asap - we'll confirm to you when it's been transferred across to Camden.

All the best,

Matt

Matt Watts

Reed Watts Architects