



**Mr Andrea Carbogno**

**Carbogno Ceneda Architects**  
Barrie House,  
29 St Edmunds Terrace,  
London,  
NW8 7QH

**Wastewater  
pre-planning**



Our ref **DS6092606, DTS-57191**

25 March 2022

## **Pre-planning enquiry: Confirmation of sufficient capacity**

**Site: Boxwood View, Barrie House, 29 St Edmunds Terrace, London – NW8 7QH**

Dear Andrea,

Thank you for providing information on your proposed development.

*Existing site: Flats 24 units.*

*Existing surface water flow at 28.73 l/s for 1:30yr and 41.02 l/s for 1:100yr storm period discharging into the combined sewer network located to the west of the site.*

*Proposed site: Flats 35 units.*

*Proposed foul water discharge by gravity into manhole TQ27834518.*

*Proposed surface water discharge at 5.0 l/s for all storm events up to and including 1:100yr+40%CC into manhole TQ27834518.*

We're pleased to confirm that there will be sufficient foul and surface water capacity in our sewerage 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.**

### **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 07747 647 155.

**Kind Regards**

**Zaid Kazi**

Developer Services – Major Projects, Project Engineer

[zaid.kazi@thameswater.co.uk](mailto:zaid.kazi@thameswater.co.uk)

Get advice on making your sewer connection correctly at [connectright.org.uk](https://connectright.org.uk)

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](https://developers.thameswater.co.uk)