

Nick Kramer

From: Nicolas Nicolaou <spacefreeltd@hotmail.com>
Sent: 24 June 2019 10:32
To: abeischer@awalimited.co.uk
Cc: david.grunberg@thedhaus.com; Daniel Woolfson; Vidos Newplant; Chris Christou
Subject: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB
Attachments: DS6060704 - NW5 1PB 138-140 Highgate Road.pdf; Wastewater FAQs for pre-planning enquiries.pdf

Dear All,

For you information.

RE: Response from Thames Water regarding foul water and surface water confirmation of sufficient capacity.

Kind Regards,

Andrew Neophytou
Space Free Ltd
Regent House
Studio 1
72-76 Eversholt Street
London
NW1 1BY
(M) 07790002731

From: Siva Rajaratnam <Siva.Rajaratnam@thameswater.co.uk>
Sent: 24 June 2019 01:29
To: Nicolas Nicolaou
Cc: Vidos Newplant; Developer Services
Subject: RE: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Dear Andrew,

Sorry for the delay in responding. Please find attached Thames Water's response to your Pre-planning enquiry.

There is sufficient capacity for the foul water but we would require surface water to be restricted to greenfield rates as per The London Plan – Policy 5.13. For a site of your size we can accept 2l/s.

Regards

Siva Rajaratnam

Developer Services – Adoptions Engineer
Mobile 07747 640477 Landline 0203 577 9811
siva.rajaratnam@thameswater.co.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB
Find us online at developers.thameswater.co.uk

From: Nicolas Nicolaou [mailto:spacefreeltd@hotmail.com]
Sent: 21 June 2019 10:14

To: Siva Rajaratnam
Cc: Vidos Newplant
Subject: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Dear Siva,

Hope you are well.

Can you please provide an update with reference to the below email I sent to you on 13/06/19?

Andrew Neophytou
Space Free Ltd
Regent House
Studio 1
72-76 Eversholt Street
London
NW1 1BY
(M) 07790002731

From: Nicolas Nicolaou
Sent: 13 June 2019 02:22
To: siva.rajaratnam@thameswater.co.uk
Cc: Chris Engineer; Daniel Woolfson; david.grunberg@thedhaus.com; Vidos Newplant
Subject: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Dear Siva,

Please see answers to the questions you had in relation to 138-140 Highgate Road, NW5 1PB development sent on 23 April 2019 at 16:32:00.

Am hoping that this information is suffice for you to use and progress the application.

Please confirm what happens next.

Kind Regards,

Andrew
Space Free Ltd
07790002731

From: Chris Christou <chris.christou@amacl.co.uk>
Sent: 11 June 2019 08:21
To: Nicolas Nicolaou
Cc: Daniel Woolfson; david.grunberg@thedhaus.com; Vidos Newplant
Subject: RE: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

see below

1 – Can you confirm the proposed connection points for both the foul and surface water.

It is proposed to connect to the existing Combined Sewer in Highgate Road which appears from The Thames Water Asset Survey to be a 1375 x 800 mm brick sewer. We would propose a crowns adjoining lateral connection. Possibly using the existing connection with a new lateral to avoid if at all possible pumping the surface water.

2- Have all surface water disposal routes been explored and has the London Plan Drainage Hierarchy (Policy 5.13) been followed. Only when it has been proven that infiltration to the ground or a connection into a watercourse is not possible would we consider a restricted discharge into the public combined sewer network of 5 litres per second per hectare or limited to the equivalent Greenfield run-off rate.

2 Application of the Hierarchy of Drainage Control & Treatment

2.1 Store rainwater for later use.

The scale of the development is not conducive to re-use other than domestic water butts.

2.2 Use infiltration techniques, such as porous surfaces in non-clay areas.

The subsoil is clay which is impervious so infiltration is not viable.

2.3 Attenuate rainwater in ponds or open water features for gradual release.

There are no ponds or open water features in or adjacent to the development.

2.4 Attenuate rainwater by storing in tanks or sealed water features for gradual release.

The option of attenuating on site and discharging to the public sewer is adopted.

We need not consider options lower down the hierarchy.

2.5 *The attenuated surface water will be controlled by a vortex flow control with integral bypass, discharging to a penultimate inspection chamber meeting Sewers for Adoption before being combined with the foul water at a demarcation chamber, and discharging to the combined sewer under Highgate Road. This allows for future connection to a surface water sewer.*

3 – Please provide the surface water run-off rates for the existing and proposed site for the range of storms (1:1, 1:10, 1:30 and 1:100).

2.6 *Discharge Rates before and after development, with a discharge rate reflecting the London Plan requirement for 50% betterment*

Return Period for Storm	Duration	Existing Rate l/sec	Attenuated Rate l/sec	%age Reduction
1 in 1 year storm	30 Mins	9.35	4.6	50%
1 in 30 year storm	3 Hours	26.73	4.6	83%
1 in 100 year storm	6 Hours	33.71	4.6	86%
1 in 100 year storm +Climate Change	6 Hours	43.8	4.6	90%

2.7 *The drained area is less than the pre development drained area. This gives a reduction on discharge from the site as follows.*

Return Period for Storm	Duration	Existing Volume cu m	Development Volume cu m	%age Reduction
1 in 1 year storm	30 Mins	16.8	12.8	24%
1 in 30 year storm	3 Hours	33.0	21.5	24%
1 in 100 year storm	6 Hours	42.8	32.7	24%
1 in 100 year storm +Climate Change	6 Hours	55.64	42.5	24%

Note that after development, the discharge is over a longer time frame for any given storm so reducing the load on the surface water infrastructure.

Christos Christou

BEng CEng MIStructE
Director

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From: Nicolas Nicolaou [mailto:spacefreeltd@hotmail.com]

Sent: 07 June 2019 13:49

To: Chris Christou <chris.christou@amacl.co.uk>

Cc: Daniel Woolfson <daniel.woolfson@thedhaus.com>; david.grunberg@thedhaus.com; Vidos Newplant <neoneophytou@yahoo.co.uk>

Subject: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Dear Chris,

Please can you provide us with answers to the below 3 questions Thames Water have in relation to 138-140 Highgate Road?

Kind Regards,

Andrew

From: don.brooks <don.brooks@wyg.com>

Sent: 24 April 2019 02:14

To: spacefreeltd@hotmail.com; neoneophytou@yahoo.co.uk; manager@sureinvestmentspm.co.uk

Subject: Fwd: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Nic,

Please see below.

The architect should be able to help us answer these 3 questions.

Regards

Don

Sent from my iPhone

Begin forwarded message:

From: "[DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)<<mailto:DEVELOPER.SERVICES@THAMESWATER.CO.U>>"
<DEVELOPER.SERVICES@THAMESWATER.CO.UK<<mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK>>>
Date: 23 April 2019 at 16:32:00 BST
To: <don.brooks@wyg.com<<mailto:don.brooks@wyg.com>>>
Cc: <siva.rajaratnam@thameswater.co.uk<<mailto:siva.rajaratnam@thameswater.co.uk>>>
Subject: Pre-planning enquiry: DS6060704 138-140 Highgate NW5 1PB

Dear Don,

Thank you for your Pre-planning application. In order for me to process this further can you confirm the following details to complete the capacity assessment;

- 1 – Can you confirm the proposed connection points for both the foul and surface water.
- 2- Have all surface water disposal routes been explored and has the London Plan Drainage Hierarchy (Policy 5.13) been followed. Only when it has been proven that infiltration to the ground or a connection into a watercourse is not possible would we consider a restricted discharge into the public combined sewer network of 5 litres per second per hectare or limited to the equivalent Greenfield run-off rate.
- 3 – Please provide the surface water run-off rates for the existing and proposed site for the range of storms (1:1, 1:10, 1:30 and 1:100).

Should you have any queries please feel free to contact me on 0203 577 9811.

Regards

Siva Rajaratnam

Developer Services – Adoptions Engineer

Mobile 07747 640477 Landline 0203 577 9811

siva.rajaratnam@thameswater.co.uk<<mailto:siva.rajaratnam@thameswater.co.uk>>

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk<<https://developers.thameswater.co.uk>>

Original Text

From: "don.brooks" <don.brooks@wyg.com<<mailto:don.brooks@wyg.com>>>
To: developer.services@thameswater.co.uk<<mailto:developer.services@thameswater.co.uk>>
<developer.services@thameswater.co.uk<<mailto:developer.services@thameswater.co.uk>>>
CC:
Sent: 08.04.19 16:01:23
Subject: Petrol Station Pre-Planning

Please see attached - application form.

[image1.jpeg]

[image2.jpeg]

[image3.jpeg]

[image4.jpeg]

[image5.jpeg]

[image6.jpeg]

[image7.jpeg]

[image8.jpeg]

MmSent

from my iPhone

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