

7<sup>th</sup> July 2022

London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

CONSULTING ENGINEERS

Civil Engineering  
Structural Engineering  
Traffic & Transportation  
Project Management  
CDM Services

Dear Sir/ Madam

HIGHGATE NEWTON COMMUNITY CENTRE, LONDON BOROUGH OF CAMDEN  
Support Letter for LLFA Comments

With regards to the above project and in response to comments raised by Katherine Frost (Senior Sustainability Officer), received by Doran Consulting (via Farrans on 06.07.22), please refer to information below:

- 1) *Confirms the discharge rates to the combined sewers. According to the 2021 Doran Consulting drainage document the proposed discharge rates are 4 l/s and 1 l/s. The applicant should also confirm the proposed discharge rate to the combined sewer in Croftdown Road. The total approved discharge rate from the site is 10 l/s.*

Please refer to drainage calculation pack (dated 19.11.21). In the 1 in 100 year +30%cc storm event: Discharge to Bertram Street is 3.7l/s. Discharge to Winscombe Street 4.8l/s. This leaves 1.5l/s available to discharge to existing drainage diversion at Croftdown Road. This totals 10l/s for the overall site, in line with the approved discharge rate.

- 2) *Justifies the proposed attenuation volumes in the 2021 Doran Consulting drainage document. The proposed volumes 55m<sup>3</sup> and 4.8m<sup>3</sup> (total 59.8m<sup>3</sup>) are much lower than the approved volumes (166m<sup>3</sup> and 4.8m<sup>3</sup> (total 170.8m<sup>3</sup>)).*

Doran Consulting did not undertake calculation of the originally approved volumes. These are assumed to have been undertaken by McBains in their role as pre-tender Civil Engineering designers. It is assumed that the volumes calculated by McBains reflect a preliminary calculation stage, likely using a storage estimate tool within the drainage design software. We can confirm that our model reflects a detailed design and considers storage within the entire drainage network, including the system of pipework as well as the tanks etc. This has likely contributed to a refinement in overall storage volumes etc.

- 3) *Confirms how exceedance events will be managed on site. Flows must be directed away from buildings and neighbouring sites.*

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We would confirm that the drainage design considers exceedance events. The attenuation systems on site have been designed to accommodate up to and including the 1 in 100 year + 30%CC storm event. Levels have been designed to fall away from the buildings into the main courtyard area (Refer to landscape architects' drawings). The drainage system is also designed conservatively, so that during the 1 in 100 year +30% CC storm event the network is surcharged but no out of sewer flooding occurs. Refer to drainage calculation pack for further information.

4) *Confirms that the SuDS and drainage network will be maintained as per the previously approved November 2018 McBains Addendum Drainage Strategy.*

Please refer to SUDS management and maintenance report. Maintenance owner to be confirmed by client.

5) *Demonstrates that Thames Water has consented to the three proposed connections to the existing combined sewers.*

There is now only one proposed new connection to the existing combined sewer infrastructure on Bertram Street. Connection on Winscombe Street is via an existing sewer that already serves the Gospel Hall (no approval required). The combined sewer at Croftdown Road is a diversion of the existing to allow construction of a substation (no approval required). See attached predevelopment documentation from Thames Water to reflect the proposed construction arrangement. Farrans are responsible for final connection application. **Farrans to provide information of Thames water application for new connection to sewer on Bertram Street.)**

6) *Information on the management of health and safety risks related to SuDS design must be provided.*

Please refer to SUDS management and maintenance report

Yours faithfully



Andrew McGrath MEng  
Civil Engineer  
Doran Consulting



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Technical Director  
Doran Consulting



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