

Drainage Strategy Statement

Surface Water Drainage

Date:	22 September 2021
Crofton Project Number:	21106
Project Name:	South Hampstead Junior School
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The Project

The project consists of two existing buildings, these being Number 5 and Number 12. The existing building at Number 5 is a 4 storey building (inclusive of the lower ground floor) and is currently used as premises for the South Hampstead Junior School. The refurbishment shall include several internal alterations to maximise the use of the existing space within the building. The existing building at Number 12 is a 3 storey building and is also used as part of the premises for the South Hampstead Junior School. The refurbishment of this building will involve internal alterations, and in the future there are plans to carry out a loft extension to add a fourth storey. However, it is worth pointing out that the additional 4th floor is not being included as part of this planning application.

Existing Surface Water Drainage

The existing roof structure for both buildings is made up of several sections of pitched and flat roof at varying levels. Throughout the proposals of this scheme the roof structure is to remain, and as such it is anticipated that the existing surface water drainage will continue to be utilised in its current state.

The front portions of the roof for each building are generally drained by outlets adjacent to their respective front walls. These outlets run through external rainwater pipes down each building, and out towards Netherhall Gardens via a combined sewer.

To the rear of Number 5 there is a small flat portion of roof. This is drained along its perimeter by guttering, and then externally to below ground.

Proposals

The drainage strategy of the refurbishments for both buildings will be to utilise the existing gravity rainwater system. Even though an additional storey is proposed to be added to Building Number 12 (subject to separate application) the roof surface area will remain the same, therefore the same volume of surface water will be captured. This also applies to Building Number 5.

The impermeable areas outside of the building footprints are not being increased, in fact they are being decreased by the introduction of additional planting to the front of Building Number 5. Therefore it can be said that a reduced volume of water will be captured from these areas.

As the volume of surface water captured is not increasing, no additional measures will be taken to update the surface water drainage network.