


**From:** Faye Hammer fhammer@ardent-ce.co.uk   
**Subject:** FW: Clean water capacity concerns – DS6091641 Avonmouth House, 6 Avonmouth Street, Southwark, London, SE1 6NX  
**Date:** 17 January 2022 at 12:05  
**To:** Charlie Cooper ccooper@ardent-ce.co.uk

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FH

## Clean water capacity concerns – DS6091641

**Your reference:** DS6091641

**Your site address:** Avonmouth House, 6 Avonmouth Street, Southwark,  
London, SE1 6NX

Date: 17.01.2022

### We need to do further investigation

Dear Faye Hammer,

### Unfortunately, our capacity check shows our clean water network can only partially supply your development.

Our assessment concludes that we have sufficient capacity to supply the 670 sqm office and 1300 sqm of commercial space. However, we're currently unable to meet the needs of your full development of 200 room student accommodation, 670 sqm office and 1300 sqm of commercial space.

We'll need to carry out modelling to confirm whether reinforcement of our network is necessary to deliver the capacity you require, which we'll undertake at our cost.

#### What do I need to do?

We've attached your **capacity report**, which you should include when making your local authority (LA) planning application to show we've assessed the site and are in the process of addressing your requirements.

We'll start modelling once you let us know that you own the land and either have outline or full planning permission. Just email me your land registry documents and planning application reference number.

#### What if I don't have this?

If you have a rapid build programme, we understand that you may need us to start modelling before you own the land or have planning permission. In this case we ask you to share the risk with us by underwriting the cost of modelling. This means if you haven't achieved first occupancy on the site within five years, you agree to pay the cost of the modelling work. We don't ask you to pay anything upfront.

Please call me if you would like to discuss this. You'll find a sample underwriting agreement attached.

#### What happens next?

We may be able to confirm capacity as soon as we've finished our investigative modelling work. If we need to upgrade our network, we'll design a solution and build the necessary improvements.

We estimate this would take:

**Modelling:** 6 months

**Design (if required):** 6 months

**Reinforcement (if required):** 6 months

**Total:** 18 months

[Can I speak to someone?](#)

As your dedicated contact for your clean water pre-planning enquiry, I'm here if you need a hand. Just call me on the number below.

Yours sincerely,

Chris Seaman

Network Coordinator, Thames Water

07747 645341

[Christopher.seaman@thameswater.co.uk](mailto:Christopher.seaman@thameswater.co.uk)

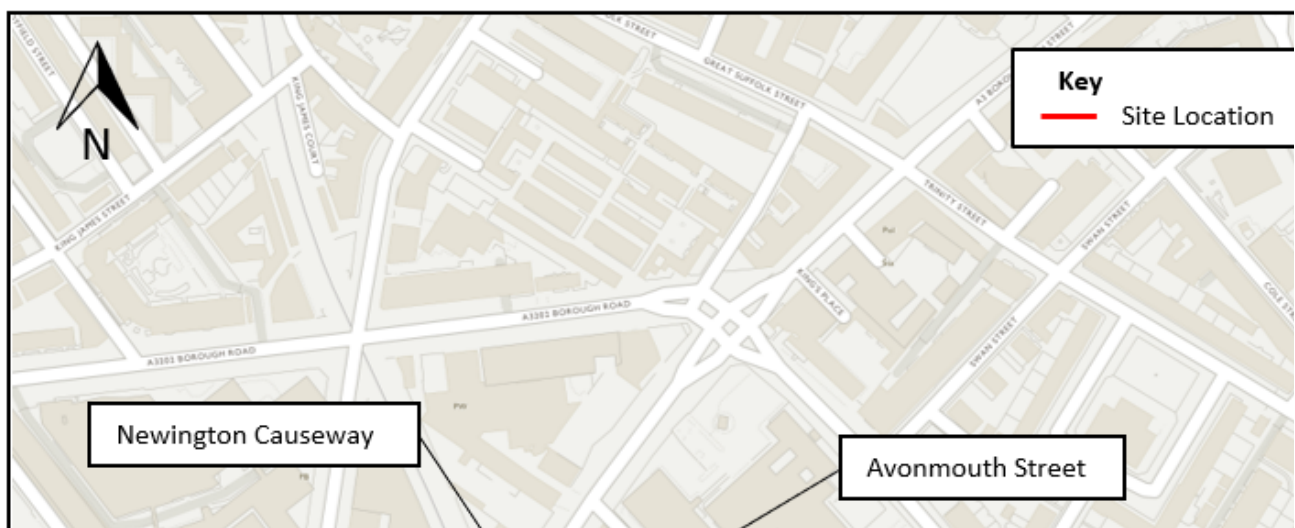
Original Text

**From:** Faye Hammer <[fhammer@ardent-ce.co.uk](mailto:fhammer@ardent-ce.co.uk)>  
**To:** [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)  
<[DEVELOPER.SERVICES@THAMESWATER.CO.UK](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)>  
**CC:**  
**Sent:** 13.01.22 16:16:22  
**Subject:** Pre-planning enquiry - water Avonmouth House

Good afternoon,

Please see attached enquiry and supporting information below with respect to a proposed development at Avonmouth House, Southwark, London, SE16NX.

The development Site is located at 6 Avonmouth Street, Elephant and Castle, London, SE1 6NX, within the London Borough of Southwark. The Site is centred on National Grid Reference 179387mN, 532136mE. The Site is currently occupied by a two-storey office building. It is located east of Newington Causeway and is bound by Avonmouth Street and Tiverton Street as shown below.





The scheme proposals comprise the demolition of the existing 2 storey office building to allow the construction of a tiered 16-storey mixed use building with 233 student accommodation bedspaces. The basement, ground and first floors will be used as health, educational and employment space. It is proposed to connect to the existing Thames Water Assets along Avonmouth Road.

Many thanks,

Faye

**Faye Hammer**  
Engineer

**ARDENT**  
CONSULTING ENGINEERS

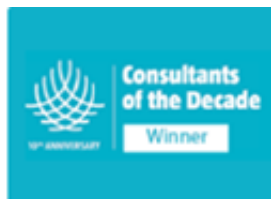
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T | 020 7680 4088 E | [fhammer@ardent-ce.co.uk](mailto:fhammer@ardent-ce.co.uk)

Third Floor | The Hallmark Building | 52-56 Leadenhall Street | London EC3M 5JE

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Clean Water  
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