

## Water Memo: Stage I Comments

100 Chalk Farm Road

18/03/2024

<b>To / Case officer:</b>	
<b>From:</b>	
<b>Case name:</b>	100 Chalk Farm Road
<b>London Borough:</b>	Camden
<b>Case number:</b>	2024/0108/S1

<b>Applicant:</b>	Regal Chalk Farm Ltd
<b>Flood Risk Document:</b>	Flood Risk Assessment/ January 2024/ Paul Frischmann
<b>Drainage Document:</b>	Sustainable Drainage Report/ January 2024/ Paul Frischmann
<b>Sustainability Document:</b>	Sustainability Statement/ January 2024/ Whitecode Consulting

### Proposal

Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys: one containing affordable homes (Class C3) and one (with three cylindrical volumes) containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), a ground floor commercial space (Class E) together with public realm, access, plant installation, and other associated works.

### Summary of Comments

<u>Section</u>	<u>Compliant</u>
Flood Risk	Yes
Sustainable Drainage	No
Water Efficiency	Yes

### Flood Risk Management (The London Plan 2021 Policy SI.12)

Flood Source	Flood Risk
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Rivers and the sea	Flood Zone 1
Surface water	Low
Reservoir	No
Groundwater	Low
Sewer	Low

1. The site is in Flood Zone 1 and is in a Critical Drainage Area (CDA). A Flood Risk Assessment (FRA) has been submitted as required under the National Planning Policy Framework (NPPF).
2. The FRA adequately assesses the risk of flooding from fluvial/tidal, pluvial, sewer, groundwater, and reservoir flooding, which is considered to be low.
3. The FRA provided for the proposed development generally complies with The London Plan 2021 Policy SI.12.

### **Sustainable Drainage (The London Plan 2021 Policy SI.13)**

4. The drainage strategy proposes to restrict runoff to 4 l/s for the 100-year event plus 40% climate change. This is higher than the Qbar discharge rate of 1.22 l/s. Modern technology is available to support lower flows through a system and as such the proposed rate is not supported. To comply with The London Plan 2021 Policy SI.13, every effort should be made to reduce discharge as close as possible to the greenfield runoff rate or robust justification must be provided as to why this cannot be achieved.
5. The drainage strategy proposes to provide the required attenuation within a combination of blue roofs and cellular storage tanks, which is supported.
6. The drainage strategy assumes that infiltration is not feasible. There is a reasonable possibility that the site, or parts of it, are in fact suitable for infiltration. Soakage tests at various points across the site should be undertaken to examine the feasibility of infiltration.
7. In terms of SuDS, the drainage strategy proposes blue/ green roofs, rain gardens, permeable paving and bioretention systems, which is welcomed.
8. An assessment of exceedance flood flow routes is stated to be in Appendix E of the Pro-forma. Appendix E contains the Permeable paving and cellular storage tank calculations. The Drainage Strategy is currently in appendix F and does not contain an assessment of exceedance flow routes. This should be provided for flows above the 100-year event plus 40% climate change and the Proforma should be updated to reflect the changes.
9. The surface water drainage strategy for the proposed development does not comply with The London Plan 2021 Policy SI.13.

### **Water Efficiency (The London Plan 2021 Policy SI.5)**

10. The Sustainability Statement notes that the proposed dwellings will target a maximum indoor water consumption of 105 l/person/day, in line with the optional standard in Part G of the Building Regulations and is compliant with The London Plan 2021 Policy SI.5.
11. The Sustainability Statement notes that 3 Wat 01 credits are targeted for the non-residential uses on site, with water consumption reduced by 40%, in line with The London Plan 2021 Policy SI.5.
12. Water efficient fittings, leak detection and water monitoring systems are proposed, which is welcomed.
13. The proposed development generally meets the requirements of The London Plan 2021 Policy SI.5.