Discharge of Condition 9 Surface Water Exceedance Flows Technical Note

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Work Package No. SL23

Revision	Author	Checked by	Approved by	Accepted by (Not HS2)	Date approved	Revision Details
C01	Julia Davies	Ken Eaton	Sam Rice		14/03/2024	Issued for Information

STAKEHOLDER REVIEW REQUIRED (SRR)	PURPOSE OF SRR
☐COUNTY/DISTRICT/LONDON BOROUGH COUNCIL ☐LOV ☐LUL ☐NRL ☐TFL ☐UTILTIES COMPANY ☐OTHER	☐ACCEPTANCE ☐APPROVAL ☐NO OBJECTION ☐CONSENT

Contents

1 Introduction

1.1.1 The aim of this report is to discharge Planning Condition 9 for the proposed development at Maria Fidelis School, Euston. Planning Condition 9 is as follows:

"Prior to commencement of any development other than works of demolition, site clearance & preparation, drawings demonstrating the potential impacts and location of exceedance flows shall be submitted to and approved in writing by the local planning authority. The details should show as much as possible how exceedance will be attenuated on site and as a minimum raise no increased risk to the public and neighbouring properties."

1.1.2 The proposed development at Maria Fidelis School is the renovation of the existing building into offices and training areas, the construction of a training centre in the north of the site and the development of a public park in the southeast of the site.

1.1.3 This report demonstrates the potential impacts and location of exceedance flows in order to discharge Condition 9.

2 Exceedance Flow Rates

2.1 Proposed Drainage

2.1.1 The proposed drainage strategy is to attenuate surface water runoff from proposed impermeable areas and discharge at an attenuated rate. Attenuation volume is provided within an attenuation tank in the north of the site and within permeable paving within the southeast of the site.

2.2 Exceedance Flows

2.2.1 Exceedance flows from the site will only be generated during rare rainfall events that exceed the magnitude of 1 in 100 + 40% climate change allowance. Exceedance flows will follow gravity across the lay of the proposed ground and pool where there are depressions. The figure in Appendix A shows the exceedance flow routes and areas of localised attenuation.

2.2.2 Exceedance flows in the west of the site will fall to a 100mm deep depression, providing approximately 3.5m3 of attenuation for the exceedance flows, before the water would flow into North Gower Street.

2.2.3 Exceedance flows in the south of the site will fall to a 100mm deep depression, providing approximately 16m3 of attenuation for the exceedance flows, before the water would flow into North Gower Street.

2.2.4 Due to the lay of the land the majority of exceedance flows in the east of the site will flow into Starcross Street, however the large amount of permeable surfacing in this area will reduce exceedance flows. Some exceedance flows in the east of the site will fall to a 100mm deep depression, providing approximately 6m3 of attenuation for the exceedance flows, before the water would flow into Starcross Street.

2.2.5 Exceedance flows in the north of the site will fall to a 100mm deep depression, providing approximately 10m3 of attenuation for the exceedance flows, before the water would flow into North Gower Street.

2.3 Potential Impact of Exceedance Flows

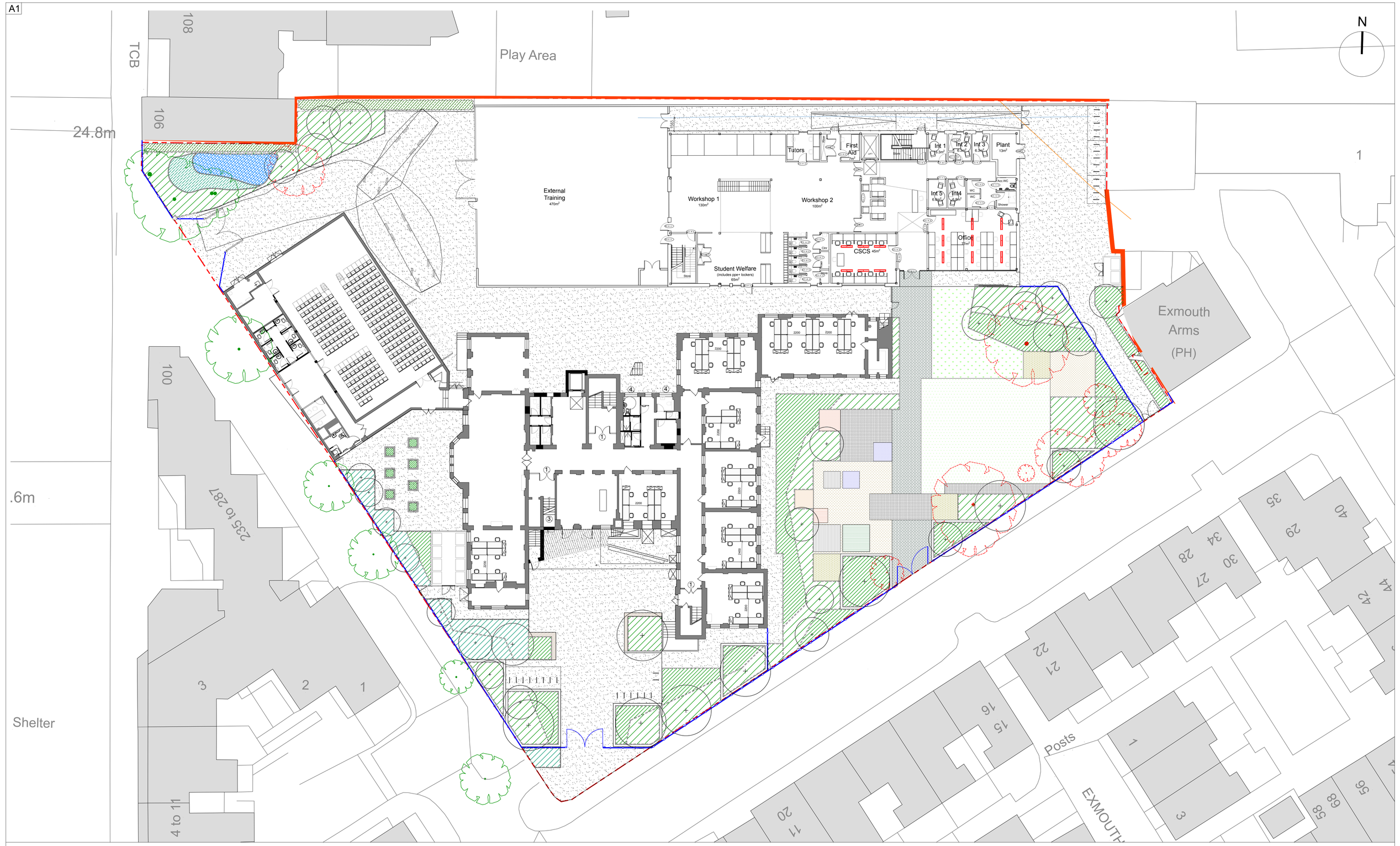
2.3.1 The additional volume provided on site for exceedance flows is in excess of 35m3 and therefore the impact of exceedance flows and flood risk to neighbouring properties will be much reduced.

3 Conclusions

3.1.1 This report has described the proposed exceedance flow routes from the proposed development at Maria Fidelis School and shown a significant volume of exceedance flows will be attenuated on site in localised depressions and the risk of flooding to the local area is not increased.

3.1.2 In addition to this the considerable improvements to the surface water drainage on the site and the additional attenuation provided will significantly reduce the flood risk in the local area.

A1



HARDWORKS KEY (Refer to hardworks drawing)

- PRE-CAST CONCRETE FLAG PAVING
- PRE-CAST CONCRETE LINEAR PAVING
- GRANITE SETTS
- STANDARD MACADAM
- PERMEABLE RESIN BOUND GRAVEL
- POROUS SELF BINDING GRAVEL
- COMPOSITE DECKING (OR OTHER RECLAIMED MATERIALS)
- POROUS RUBBER SAFETY SURFACING
- FENCELINE Reclaimed railings from St Jame's gardens, 1.8m height

SOFTWORKS KEY (Refer to Softworks drawing)

- PROPOSED HERBACEOUS/ MIXED PLANTING
- PROPOSED HEDGES
- PROPOSED STRUCTURAL AND EVERGREEN SHRUB PLANTING
- PROPOSED WILDFLOWER MEADOW
- PROPOSED HARD WEARING LAWN
- PROPOSED RAIN GARDEN
- TREES - EXISTING TO BE RETAINED
- TREES - EXISTING TO BE REMOVED
- TREES - PROPOSED
- SITE BOUNDARY

Revisions

Rev	Date	Description
A	05.12.18	Update to landscape layout.
B	07.12.18	General amendments, update to hard and softworks design.
C	17.12.18	General amendments, update to hard and softworks design.
D	29.01.19	General amendments, update following SBD officer's comments
E	20.03.19	General amendments, hard materials and planting reduced.

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ME Landscape Studio

Project	Maria Fidelis School			Client	Camden BC/ LCR
Drawing	Landscape Masterplan			Status	Information
Drawing No.	0143_100			Scale	1:200 @ A1
Project No.	0143	Drawn EL	Checked ML	Date	29.11.2018 Rev E

A1

conisbee
Consulting Structural Engineers
Consulting Civil Engineers

EXCEEDANCE FLOW ROUTES
26/02/2024

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  Reclaimed railings from St Jame's gardens, 1.8m height

SOFTWORKS KEY (Refer to Softworks drawing)

- PROPOSED HERBACEOUS/ MIXED PLANTING
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- TREES - EXISTING TO BE RETAINED
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