

18 December 2024

Submitted via Planning Portal Ref. PP-13648989

Mr D. Zuk
Development Control
London Borough of Camden
5 Pancreas Square
London
N1C 4AG

Dear Daren,

GREAT ORMOND STREET HOSPITAL FRONTAGE BUILDING, WC1N 3JH

DISCHARGE OF CONDITION 21 (SUSTAINABLE URBAN DRAINAGE SYSTEM) OF SECTION 73 MINOR MATERIAL AMENDMENT CONSENT REF. 2023/3223/P GRANTED 09/11/2023

Please find enclosed an application on behalf of John Sisk & Son (Holdings) Ltd ('the Applicant'), for the discharge of Condition 21 (Sustainable Urban Drainage System) of Section 73 Minor Material Amendment consent ref. 2023/3223/P dated 09 November 2023 for the following development:

“Variation of condition 2 (approved plans) of permission reference 2022/2255/P (Redevelopment of the Great Ormond Street Hospital (GOSH) Frontage Building comprising demolition of the existing building, and erection of a replacement hospital building (Class C2) with a basement, landscaped amenity spaces at roof top and balcony and ground floor levels, plant equipment, cycle storage, refuse storage and other ancillary and associated works pursuant to the development) CHANGES INCLUDE: Alterations to the size and mass of the western core with associated external alterations to the front entrance bay.”

This application submits details for approval pursuant to Condition 21. The condition wording in full is set out below:

Condition 21

“Prior to commencement of development, excluding demolition and site preparation works, full details of the sustainable drainage system [including 460m² extensive green roof with at least 150mm substrate, rainwater harvesting and at least 218m³ attenuation] shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate preferably conforming to the greenfield run-off rate of 3.6l/s or, if justified, no more than 6l/s to be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010 turley.co.uk

- *The proposed SuDS or drainage measures including storage capacities*
- *The proposed surface water discharge rates or volumes*
- *Information on the health and safety risks related to design*
- *Confirmation of how the predicted temporary flooding at manhole SW03 will not adversely affect any buildings on site through the use of mitigation measures.*
- *Illustration of the routes overland flow will take in events that exceed the 1 in 100-year (plus 40% climate change consideration) return period within the drainage drawing Systems including the attenuation tank, rainwater harvesting tank, green roof and pumps shall thereafter be retained and maintained in accordance with the approved details.”*

A SuDS Report prepared by BDP accompanies this application. The Report provides details on the green roof provision together with layout plans (Appendix B within the Report), demonstrating the extent of green roof areas to be provided and compliance with the minimum requirements in terms of substrate, rainwater harvesting and attenuation.

The Report also evidences compliance with respect to the proposed drainage strategy accommodating storms up to and including a 1:100 year event alongside an additional 40% allowance for climate change. It also ensures that no flooding is to occur in any part of the site during storms up to and including a 1:30 year event.

Within the report, evidence is provided of the proposed development having sufficient capacity to discharge no more than 6 l/s of run-off water into existing combined sewers. This is demonstrated through a pre-planning enquiry with Thames Water on 23rd November 2022 (Appendix D within the Report), which confirms the aforementioned capacity.

Maintenance Schedules for below ground drainage pipework, manholes, channels and infiltration systems are also provided within the Report, detailing required actions for each and the level of frequency to which actions should be carried out and recorded.

A SuDS Pro-forma has been provided within the Report, which can be found in Appendix F. The SuDS Pro-forma as well as hydraulic calculations (Appendix C within Report) provide further details relating to discharge rates and storage capacities, and evidence of Manhole SW03 not adversely affecting any buildings on site.

Overland Flow Routes are detailed in Appendix E within the Report, which evidence that the proposed drainage system will be capable of taking in events which exceed the 1:100 year return period.

Submission

Pursuant to the above requirements, I hereby provide the following as part of the approval of details application:

- Application Form;
- Covering Letter (this document);
- Sustainable Urban Drainage System Report (ref. GOSHCCC-BDP-ZZ-ZZ-RP-C-1100-2000), prepared by BDP; and
- Application Fee (£215.00).

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please contact Rory McManus (rory.mcmanus@turley.co.uk) or myself at this office.

Yours sincerely,

Alex Fuller

A handwritten signature in black ink, appearing to read 'Alex Fuller', with a horizontal line crossing through the top of the letters.

Assistant Planner

alex.fuller@turley.co.uk