100-100A Chalk Farm Road Planning Pre Commencement Condition Discharge Condition 20



Ryder Architecture Limited

Newcastle London Glasgow Liverpool Manchester Bristol Hong Kong Vancouver

www.ryderarchitecture.com







Contents

Introduction Information

4 5

Project number 11464:00

Revision P1 **Document reference** CHALF-RYD-YY-RP-A-XXX.P1_Planning Pre Commencement Condition 20

Date 17 April 2025 **Author** Blerina Berisha **Checked by** Julie Hutchinson This document has been designed to be viewed / printed A3 double sided.

Introduction

This information was previously granted approval on 27 November 2024, in accordance with the requirements outlined in the planning conditions of the planning application referenced as 2024/0479/P. The following document has been prepared by Ryder Architecture on behalf of Regal London to illustrate the details in pursuance of discharging the planning condition noted below under planning application reference number 2024/0479/P.

Pre Commencement Condition 20: Flood protection

Prior to commencement of above ground works (other than demolition, site clearance and preparation), to minimise flood risk through flood protection measures (including specifically the vulnerable plant in the basement,) a flood risk emergency plan should be submitted to and approved in writing by the local planning authority. The plan shall be prepared in accordance with the aims and objectives of the ADEPT / environment agency flood risk emergency plans for new development guidance. The development shall thereafter be constructed in accordance with the approved details.

4

Information

Evidence	Consultant	
Technical guidance note	HDR Consulting Limited	

Title:	100 Chalk Farm Road	Project Ref:	10400799
Subject:	Discharge of Planning Condition 20	Date:31.01.25	
Prepared by:	Simon Marks	Approved by:	P Watkins
Ref No:	TGN 00042		

Introduction

This technical note has been prepared to submit against the discharge of planning condition 20, for the development at 100 Chalk Farm Road. Condition 14 is reproduced below:

Condition 20

Flood protection

Prior to commencement of above ground works (other than demolition, site clearance and preparation), to minimise flood risk through flood protection measures (including specifically the vulnerable plant in the basement,) a Flood Risk Emergency Plan should be submitted to and approved in writing by the local planning authority.

The plan shall be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance. The development shall thereafter be constructed in accordance with the approved details.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan 2017."

Surface Water Strategy

This technical note is to be read in conjunction with and all relevant drawings to support the reserved matters application for the development site.

Policy CC3 of the London Borough of Camden Local Plan 2017 focuses on Water and Flooding. It aims to manage and mitigate risks associated with water resources and flooding within the borough. This includes ensuring that development is sensitive to the local flood risk, and that it contributes to the overall management of water resources.

It is important to note that the subject site lies within Flood Zone 1. This is a zone that is defined in the NPPF as land having a less than 0.1% annual probability of river or sea flooding. As such, the site is considered to be at low risk of flooding from fluvial sources and other local watercourses. Please refer to the flood risk map reproduced below.



Flood risk on site is mitigated through the sustainable features incorporated as part of the development, including green and blue roof elements, with permeable paving all performing water quality improvement at source. The attenuation provided on site caters for all storm events up to and including the 1:100 year plus this minimising the risk of flooding on site for run off generated as a result of this development. In addition, discharge rates offsite in to the existing sewer network are limited to greenfield rates, this reducing flows and therefore flood risk off site.

These measures show that the development not only does not increase the flood risk, but actually reduces the risk.

The risk of flooding from surface water has been mapped by the EA, with a reproduction of this map detailed below. The mapping indicates the site to be predominantly at negligible risk of flooding from surface water. Areas of high risk are found to the north of the site, primarily confined within the upstand of the carriageway of Chalk Farm Road to the site frontage. The mapping indicates some slight ingress into the site in the northwest corner.

A standard kerb is raised approximately 125mm above carriageway channel, with a fall on the footway also directed towards the carriageway. Due to the elevation rise between the road and the site, together with the gradient on Chalk Farm Road which falls to the south east, the site can be concluded as at low risk of flooding.



On the basis of the above, the likelihood and severity of flooding, from all potential sources is considered to be low.

The proposed finished levels on site are designed such that all run off will be directed away from properties. It is deemed the requirement of an evacuation plan on the basis of this and the above is not specifically required for this development. In addition, with the surface water on the above map being contained within the carriageway results in safe access and egress being possible from the development site.

There will be general correspondence and notification within the buildings notifying residents what to do in an emergency event. As noted above, this is anticipated to be an extremely rare occurrence with safe refuge available both on site and with safe escape routes available.

Summary

The proposed development has been designed using sustainable techniques while addressing all environmental considerations to provide a sustainable, compliant design. Water quality will be improved, discharge off site reduced, flood risk both on and off site minimised with properties and personnel protected with the measures mentioned within this technical note. Damage will be minimised on site, both to the development and surrounding vicinity. Lives and the safety of residents is protected with the measures mentioned above, with safe access and egress, together with refuge available in the occurrence of a flood event, which is considered to be extremely rare allowing for the site being located in Flood Zone 1 and outside the extent of the EA mapped surface water flooding.

Ryder Architecture Limited

Arthur Stanley House 40-50 Tottenham Street London W1T 4RN United Kingdom

T: +44 (0)20 7299 0550 www.ryderarchitecture.com