

PROPOSED HOTEL CONVERSION

**203 HIGH HOLBORN
LONDON WC1V 7BD**

FLOOD RISK STATEMENT

SEPTEMBER 2011

EDISTON OPPORTUNITY FUND



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1.0 INTRODUCTION

Campbell Reith have been appointed by Ediston Opportunity Fund to prepare a Flood Risk Assessment to accompany a planning application for the proposed redevelopment works at 203 High Holborn, London WC1V 7BD.

2.0 EXISTING SITE

The site is located at the junction of Newton Street and High Holborn in central London and is an existing 7 storey commercial building. The site area is approximately 2000m² and is hard covered, comprising of the building footprint and a service yard to the rear. Refer to Appendix A for site plan.

Sewer records were obtained from Thames Water and these show the following public sewers in the vicinity of the site .

- there is a 1524mm x 762mm combined trunk sewer in Newton Street to flowing south which is approximately 3-4m to invert.
- in High Holborn to the north there is a combined sewer 1676mm x 914mm and around 5m to invert level. A 305mm diameter combined sewer is located in Dragons Yard to the west, which flows north and connects to a large combined sewer on High Holborn. Refer to Appendix B for the sewer records.

3.0 PROPOSED DEVELOPMENT

The redevelopment proposals are to refurbish and remodel the building internally to create a 138 bedroom hotel. No changes to the building footprint or external areas in terms of hard cover are proposed and these will remain as currently exist. An application to connect to the public sewers will be made to Thames Water to ensure that the surface and foul discharges from the site are satisfactory to Thames . This will be made during the detailed design phase of the project

4.0 FLOOD RISK

Inspection of the Environment Agency website indicates that the site lies within Flood Zone 1 which is land assessed as having a less than 1 in 1000 annual probability of river or sea flooding. With reference to Planning Policy Statement 25 'Development and Flood Risk', all types of development are suitable in Flood Zone 1. Refer to Appendix C

The EA were contacted to discuss the site and they advised that as the site is located in Flood Zone 1 and is less than 1 hectare in size, they have no concerns in regard to flood risk issues.

The Strategic Flood Risk Assessment carried out for the London Borough of Camden as part of the North London Strategic Flood Risk Assessment does not highlight any;

- flooding incidents
- sewer flooding
- surface water flooding

in the vicinity of the site.

5.0 SURFACE WATER MANAGEMENT

As the development involves the refurbishment of the existing building with no change to the hard cover footprint, the surface water run-off and discharge from the site will remain as it currently is, with no increase.

The opportunity to introduce 'green roofs' to the development has been reviewed but is not considered feasible as the existing roof structure is unlikely to have sufficient capacity to support the additional weight of the green roof build up without significant structural strengthening, and the presence of existing building services plant.

It is proposed that the status quo is therefore maintained.

6.0 CONCLUSION

The site lies within Flood Zone 1 and the development is compatible with permissible development categories in that zone.

The site impermeable area remains as existing as the development is a refurbishment of the current building and external areas.

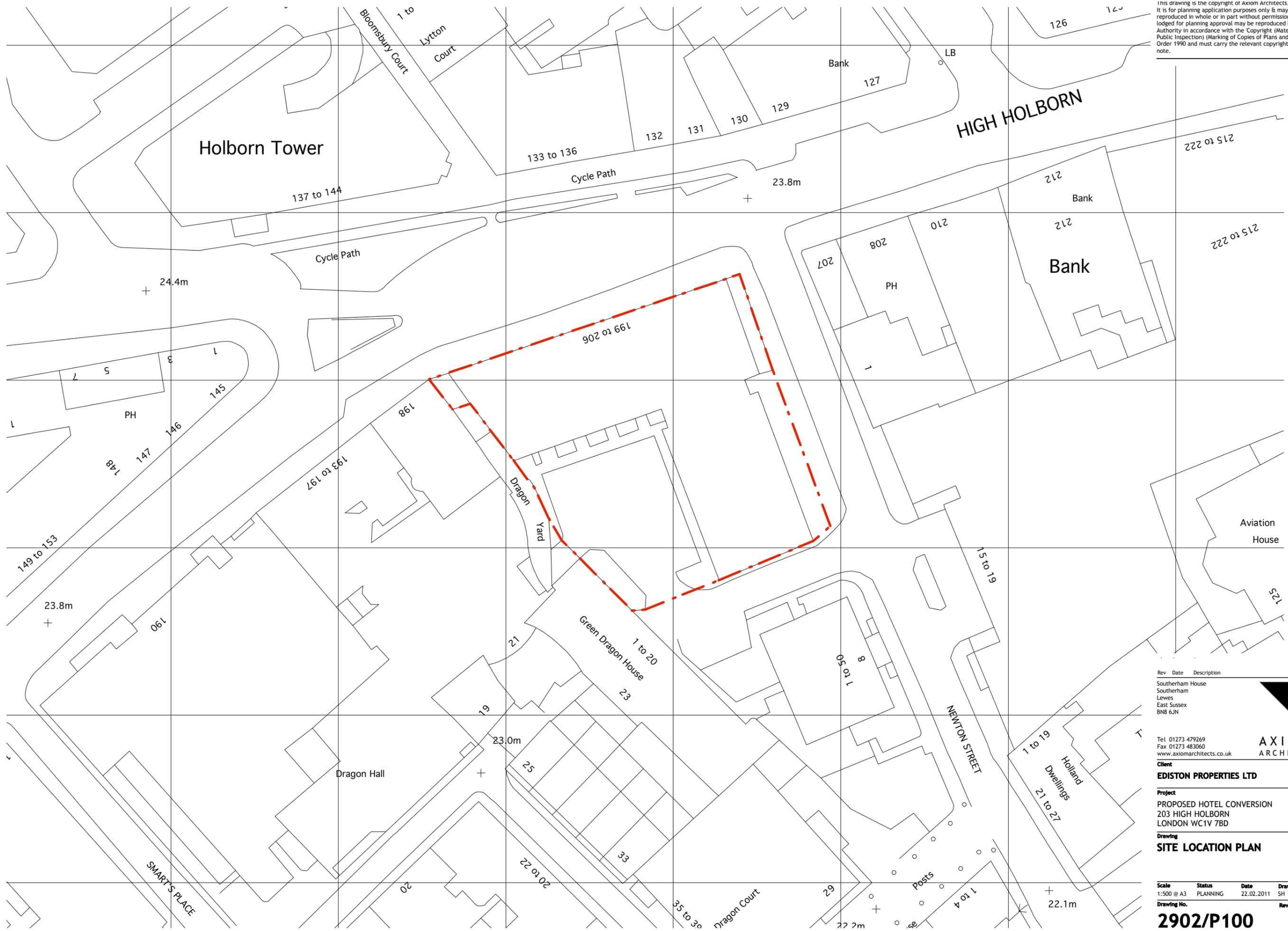
The surface water run-off into the surrounding sewer system will be as existing with no increase in the surface water discharge.

DISCLAIMER

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APPENDIX A: SITE LOCATION PLAN

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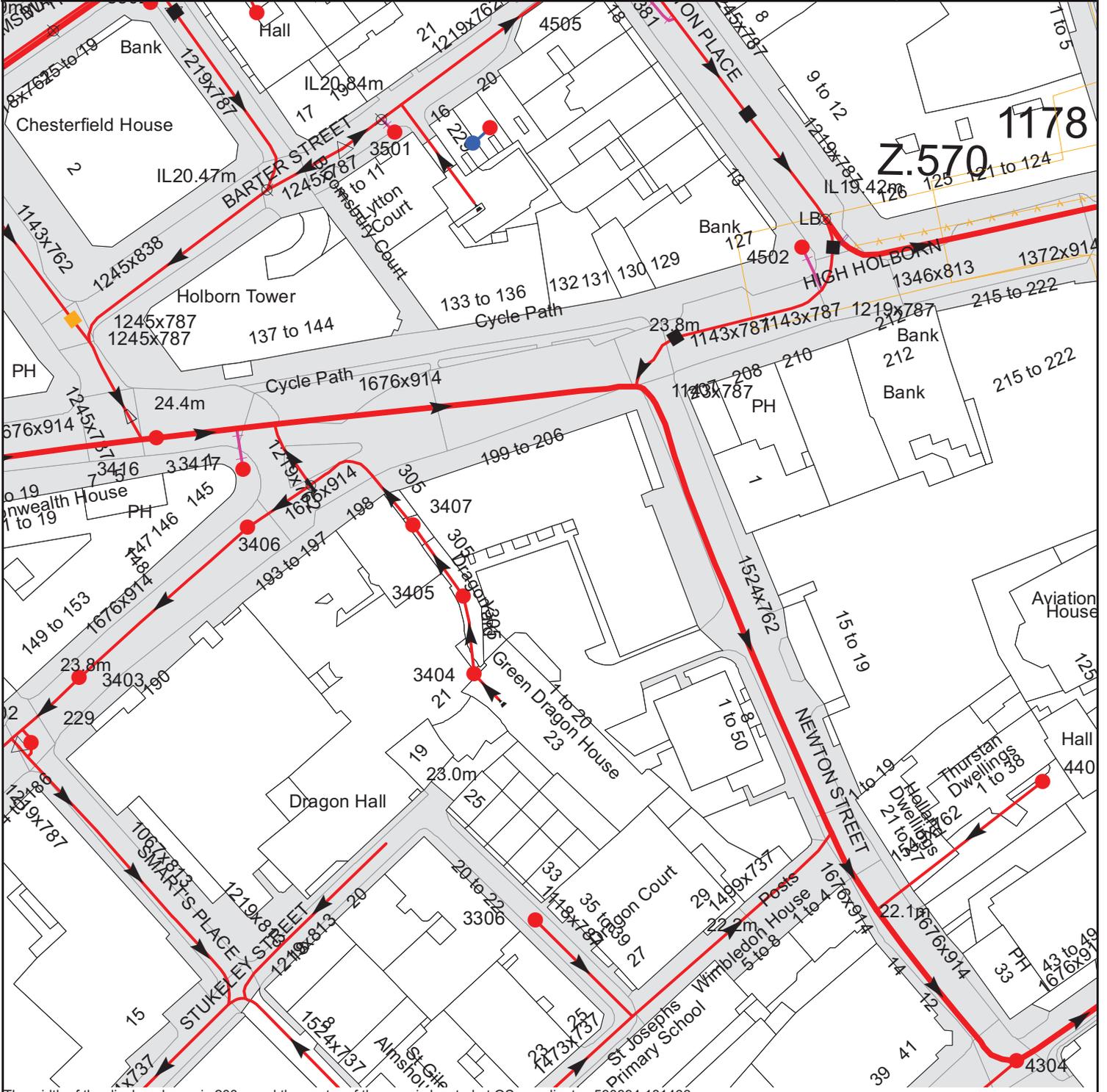
Project
 PROPOSED HOTEL CONVERSION
 203 HIGH HOLBORN
 LONDON WC1V 7BD

Drawing
SITE LOCATION PLAN

Scale	Status	Date	Drawn	Checked
1:500 @ A3	PLANNING	22.02.2011	SH	
Drawing No.	Revision			

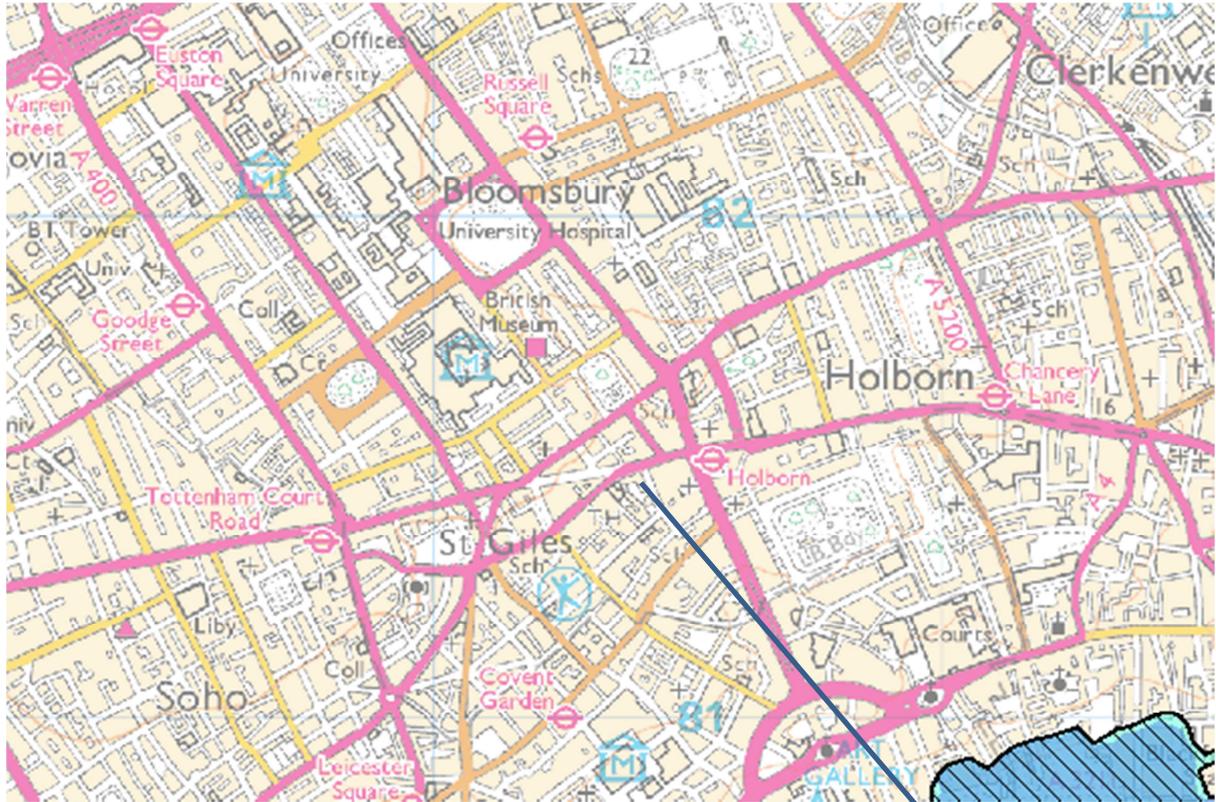
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APPENDIX B: THAMES WATER SEWER RECORDS



The width of the displayed area is 200m and the centre of the map is located at OS coordinates 530394,181466
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
 Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. WU298557 Crown Copyright Reserved.

APPENDIX C: ENVIRONMENT AGENCY FLOOD MAP



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Site
Location

EA Flood Zone Map

(Showing site in Flood Zone 1).



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