WATER | ENVIRONMENT

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Our Ref:19011

11th September 2019

Regeneration and Planning
London Borough of Camden
Town Hall
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246-248 KILBURN HIGH ROAD, LONDON, NW6 2BS
PLANNING APPLICATION 2017/3206/P CONDITION 6: FLOODPROOFING

Planning Application 2017/3206/P received planning consent on the 24th April 2018, and included a condition requiring floodproofing of the proposed development.

The Flood Risk Statement (FRS) dated the 22nd September 2017, shows that the site could experience surface water flooding. The FRS determined a design flood event flood water level of 42.1m AOD, which will be used for the strategy. For more details on flood risk please refer to the FRS.

Condition 6 requires '*The floodproofing shall include extra 300mm freeboard to be applied by flood proofing the proposed courtyard block to 42.7m AOD.*'

There are two blocks of residential accommodation proposed for the site; Block A and Block B.

Block A
Block A has FFL set at 42.315m AOD which is 215mm below the design flood level. To be compliant with Condition 6, flood proofing of the development is required to 42.70m AOD.

Foundations
Improving the Flood Performance of New Buildings[1] recommends ground support floors which is shown in Pelican Architecture's Drawing No: 7234 D19.

The foundation design has a 150mm concrete slab, a 1200-gauge damp-proof membrane (DPM), and rigid close cell insulation in the form of 110mm rigid insulation Kooltherm K103. This is compliant with the New Buildings recommendations on floors.

The DPM is lapped up the side of the building and extends to 42.70m AOD.

Walls
The wall design reflects Figure 6.10 of the New Buildings guidance; Cavity External Walls. The engineering brick and the DPM reach a level of 42.70m AOD for the development to provide the best flood resilient protection.

Any air bricks need to be located above the design flood water level of 42.1m AOD and preferably above the freeboard level of 42.70m AOD.

Internal Construction
Internal construction should use cement-based render with preferably a lime content. Sacrificial plasterboard can be utilised. Placing plasterboard horizontally, makes it easier and cheaper removal, if flood water ever entered the building.

[1] Communities and Local Government, May 2007, Improving the Flood Performance of New Buildings: Flood Resilient Construction

The service void is located above the design flood level. It is recommended that all service entries are sealed up to 42.7m AOD. Ideally electric main rings should be installed at the first-floor level and dropped to the ground floor sockets and switches.

The most flood resilient flooring for the ground floor is either tiles, stone or marble with water resistant grout. If carpet is to be used this will be sacrificial and require replacement if flood water was to enter the building.

Doors
The most flood resilient door is a sealed PVC external framed door. If other materials are to be used for the door, they should be adequately sealed.

It is recommended that the entrance to the communal entrance installs a specialist flood-proof door such as StormMeister's low threshold flood doors.

Block B
Block B is located at the rear of the site and has finished floor level (FFL) set at 42.70m AOD. This will ensure that the building is flood resilient in accordance with the recommendations of the FRS and is compliant with Condition 6. Any air bricks need to be located above the design flood water level of 42.1m AOD and preferably the freeboard level of 42.70m AOD. No additional measures are required for Block B.

Any questions feel free to speak to myself of Guy Laister.

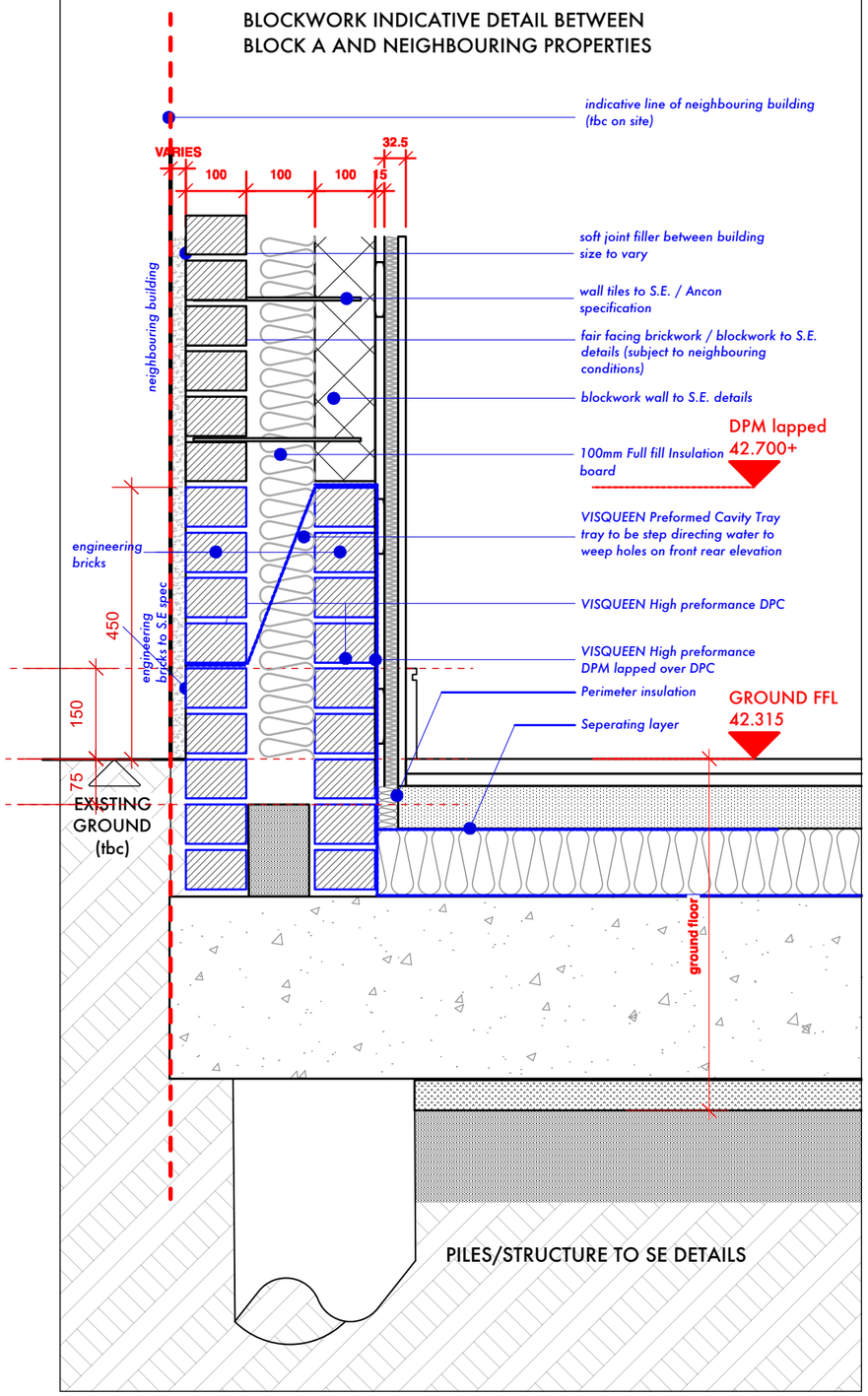
Your faithfully

Claire Burroughs
MSc DIC, MEng (Hons), MCIWEM
Senior Environmental Engineer

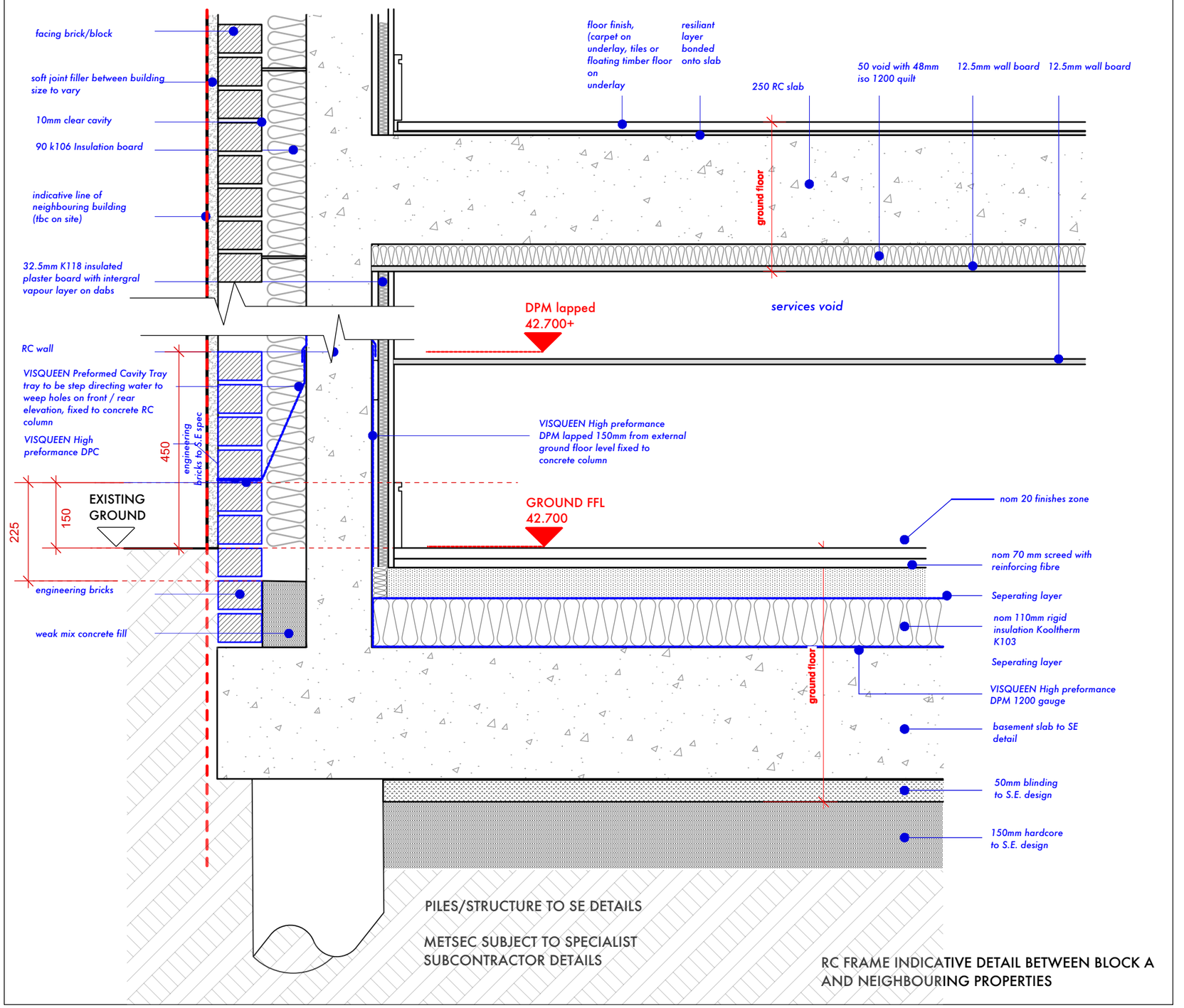
Encl:
Product brochure
Pelican Architecture's Drawing No: 7234 D19.

EXTERNAL WALLS BLOCKWORK
BLOCK A

BLOCKWORK INDICATIVE DETAIL BETWEEN
BLOCK A AND NEIGHBOURING PROPERTIES



EXTERNAL WALLS/RC WALL/FACING BRICK
BLOCK A



RC FRAME INDICATIVE DETAIL BETWEEN BLOCK A AND NEIGHBOURING PROPERTIES

ALL DETAILS TO ACHIEVE BUILDING REGULATION COMPLIANCE

SPECIALIST SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DETAILS

REV E - GENERAL UP TO ALL DETAILS 050619

DO NOT SCALE THIS DRAWING
WRITTEN DIMENSIONS ONLY TO BE USED
ALL DIMENSIONS ARE IN MILLIMETRES
ALL DIMENSIONS TO BE VERIFIED ON SITE
ANY INCONSISTENCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

Job No 7234
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title: Detail sheet 19
drawn by: BB
scale: 1 : 10 @ A3
number: 7234 D19
rev: -

STORMMEISTER™ Flood Protection

Low Threshold - Active Flood Seal™