

# Addendum

## Exceedance Flows

# Northways Parade Volvo Garage

---

### Document information

**Prepared for:**

Erel Agmon  
European Property Investment Corporation  
Ltd

**Date of current issue:**

29/10/2020

**Issue number:** 1

**Our reference:**

4813–Northways Parade Volvo Garage–  
Exceedance Flow–2010–29rm

---

### Assessment information

**Prepared by:**

Ryan Menezies

**Quality assured by:**

Chris Hocknell

---

### Disclaimer

This report is made on behalf of Eight Associates. By receiving the report and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

---

### Contents

Exceedance Flows ..... 1

---

# Exceedance Flows

## SuDS Strategy

### Northways Parade Volvo Garage

#### Overview

The purpose of this document is to address the planning issue outlined by the London Borough of Camden's Sustainability Officer – which requests details of flow routes for exceedance events, as well as, drawings and commentary showing off-site flows in cases of exceedance of the upper model scenario.

Please note this should be read in conjunction with the SuDS strategy for Northways Parade Volvo Garage.

#### Exceedance flow strategy

The outline surface water drainage strategy has taken into consideration the potential for 'exceedance flows' in its formulation. Flood events up to the 100 year event will be drained by the proposed drainage system reducing the hazard to people and risk of property flooding.

For a 1 in 100 year plus 40% climate change event, the proposed surface water drainage strategy will flood at node 1. The event will cause an exceedance volume of 16.8m<sup>3</sup> and at an outflow of 9.6l/s.

The proposed development slopes in a southerly direction (towards Finchley Rd), with the flow pathways for exceedance flows illustrated in Figure 1 below.



Figure 1: Overland flow paths in the event of exceedance flows

# Exceedance Flows

## SuDS Strategy

### Northways Parade Volvo Garage

---

#### Exceedance flow strategy (continued)

Considering the surface area of the overland exceedance flow paths, the depth of the flood event will likely be less than 0.3m and therefore will cause little or no additional risk to the public and neighbouring properties.

It is recommended that the finished floor levels of the building and the walkways should be carefully designed so that they slope away from the properties and towards Finchley Road. Therefore, should exceedance of the drainage system occur in an event greater than the design envisaged or in the case of a blockage, it is expected that overland flows will be routed towards the attenuation storage to the south. During the unlikely event, when the capacity of the attenuation storage is overwhelmed, the exceedance flow will flow towards Finchley Road and into the public sewer.

---