

## 27-28 Windmill Street – Surface Water Drainage Note

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### 1480 – 27-28 Windmill Street

<b>Reason for Issue</b>	For Planning	<b>Author</b>	F Wyatt
<b>Date</b>	14/09/2021	<b>Checked</b>	J Parker
<b>Issue</b>	0	<b>Approved</b>	J Parker

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### 1. Introduction

A review of Camden’s Local Area Requirements for Planning Applications (2018) has been carried out to confirm drainage requirements for submission of the Planning Application for 27-28 Windmill Street, London. This note has been produced to summarise the findings to accompany the Full Planning Application for proposed re-development.

Sections 2 and 3 provide a brief description of the Site and proposed works. Section 4 summarises a review of local and national policy and Section 5 provides a brief overview of drainage principles and proposals. Section 6 concludes that neither a Drainage Report nor Sustainable Drainage Systems (SuDs) Strategy are required for the Site and confirms that the proposals will meet the requirements of Camden’s Development Control Planning Services.

### 2. Site Description

The site is located on the north side of Windmill Street in Fitzrovia, London. The existing building, which is currently used as an office, occupies the entire footprint of the site boundary. It is a five-storey building from basement to fourth floor. The site covers an area of approximately 154m<sup>2</sup>. The current GIA is 779m<sup>2</sup>.

### 3. Proposed Works

The proposed works include, but are not limited to the following:

- Removal of the façade constructed in the 1990’s
- Reinstatement of the lightwell to the basement for the benefit of bringing the lightwell to the lower ground floor
- Construction of a new high quality façade which includes facing material of brick and stone with intricate detailing including black metal railings and a slate roof.
- Reconfiguration of the entrance
- Construction of one additional floor
- Repositioning of the plant area to the rear
- Creation of a communal roof top terrace

The GIA will be increased to 918m<sup>2</sup> GIA as part of the development proposals.

#### 4. Local and National Policy

The site does not fall under any categories within Camden's Local Area Requirements for Planning Applications (2018) for which either a Drainage Report or Sustainable Drainage Systems (SuDS) strategy are required. The proposed development does not incorporate a new or extended basement and is not a vulnerable development in an area at risk of flooding, which are requirements for a Drainage Report. The developed proposals are also less than 1000m<sup>2</sup> of floorspace and therefore will not be assessed as a Major application, for which a SUDS strategy, including completion of Camden's drainage proforma, is required.

Pre-application advice has been sought for the development prior to submission of the Planning Application. The response received from the Local Planning Authority, Camden Council, on 4<sup>th</sup> June 2021 does not state that a Sustainable Drainage Systems (SuDS) Strategy is required. The advice, provided by Elaine Quigley (ref 2021/1089/PRE 27-28 Windmill Street), states (under Section 6) that the development should '*not increase, and where possible reduce, surface water runoff through increasing permeable surfaces and the use of Sustainable Drainage Systems*'

The requirements for a site specific FRA are set out in Clause 163 of The Ministry of Housing, Communities & Local Government National Planning Policy Framework (NPPF) dated Feb 2019. The site does not trigger any of the required reasons stated; it is situated in Flood Zone 1, it is less than 1 hectare, it is not identified in a strategic FRA as being at increased flood risk in future, and the proposed development is not introducing a more vulnerable use. Therefore, a site specific FRA is not deemed necessary.

#### 5. Surface Water Drainage Proposals

The building occupies the entire footprint of the site and there will be no change to the building footprint or roof area. On this basis, there will be no change to the impermeable area on the site and therefore there will be no increase in surface water runoff.

Given the constrained nature of the site, it is not possible to introduce permeable surfaces or sustainable drainage features and therefore it is proposed to match the existing surface water runoff.

#### 6. Conclusion

The proposed development does not incorporate a new or extended basement and is not a vulnerable development in an area at risk of flooding. The developed proposals are also less than 1000m<sup>2</sup> of floorspace and therefore will not be assessed as a Major application. Therefore the site does not fall under any categories within Camden's Local Area Requirements for Planning Applications (2018) for which either a Drainage Report or Sustainable Drainage Systems (SuDS) strategy (including completion of Camden's drainage proforma) are required.

The site does not trigger any of the required reasons stated in the the local policy NPPF for a site specific FRA; it is situated in Flood Zone 1, it is less than 1 hectare, it is not identified in a strategic FRA as being at increased flood risk in future, and the proposed development is not introducing a more vulnerable use.

The impermeable area of the Site will remain unchanged by the proposed re-development. In line with the pre-application advice and due to the constrained nature of the site, it is proposed to match the existing surface water runoff such that there is no increase. It is considered that this approach meets the requirements of Camden's Development Control Planning Services.