
From: Jorge Nash [REDACTED]
Sent: 06 July 2022 09:04
To: Kate Henry
Subject: RE: 2022/1603/P 19-37 Highgate Road - LLFA
Attachments: E0751-EEE-R-C-002_C01_FULLL.pdf

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Hi Kate,

See attached Drainage Strategy to address your colleagues comments.

Please also see below comments in red:

1. The applicant has not provided a detailed drainage drawings illustrating the position of the proposed blue roof on site, including an appropriate flow control device to ensure effective surface water attenuation. **We have provided this information, however, at this stage the exact detail of the roofing system has not been developed. A green roof/ blue roof condition is typical in this situation and we would suggest that this information can be secured by condition.**
2. The applicant has not consulted Thames Water to understand whether the sewer has capacity for additional surface water. **Our consultant is liaising with TW now.**
3. The applicant has not evidenced the suitable incorporation of flood protection measures in the basement to reduce the potential for surface water ingress within the life safety and plant rooms. **This is covered in section 5.2.2 of the FRA. We are setting the access position for the stairs at a level of 37.50 which is above the level of the external pavement levels. Further the basement will be used for operation and maintenance only which is a controlled activity that would be avoided if there were any indication of major flooding (which is unlikely to affect the building at all given the proposed drainage system including threshold drains at all access points. In addition the area will be designed to be flood resilient with a sump pump at basement level.**

Jorge Nash
Principal Planner
RPS | Consulting UK & Ireland
[REDACTED]

From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: 23 June 2022 14:40
To: Jorge Nash [REDACTED]
Subject: FW: 2022/1603/P 19-37 Highgate Road - LLFA

CAUTION: This email originated from outside of RPS.

Hi Jorge,

Please see below the comments relating to floor risk. You will see that additional information has been requested.

Thanks,

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Katherine Frost [REDACTED]
Sent: 23 June 2022 14:03
To: Kate Henry <Kate.Henry@camden.gov.uk>
Subject: 2022/1603/P 19-37 Highgate Road - LLFA

Kate

Thank you for consulting us on 2022/1603/P 19-37 Highgate Road – LLFA. Apologies for the delay in responding.

Review Summary

This application has not sufficiently demonstrated the use of the London Plan's drainage hierarchy and is proposing the following key items:

- Type of development: Major.
- Flood risk: Located on a previously flooded street.
- Types of conveyance / attenuation features: Blue roof system.
- Runoff rate restriction (l/s): Not provided.
- Runoff attenuation volume (m3): Not provided.
- Maintenance plan: Not provided.

Recommendation and Requests

We require more information and improved proposals before recommending approval of the application for the following reasons:

1. The applicant has not provided a detailed drainage drawings illustrating the position of the proposed blue roof on site, including an appropriate flow control device to ensure effective surface water attenuation.
2. The applicant has not provided a drawing that illustrates exceedance flow routes to clarify which route surplus flows will follow during an exceedance event, to minimise risk to people and property.
3. The applicant has not provided detailed drainage calculations that outline the greenfield, existing (brownfield) and proposed runoff rates, in addition to the required and proposed attenuation volume.
4. The applicant has not undertaken groundwater investigation to investigate the potential for infiltration SuDS – Figure 4 indicates that there are opportunities for bespoke SuDS features, therefore this should be considered on site.
5. The applicant has not consulted Thames Water to understand whether the sewer has capacity for additional surface water.
6. The applicant has not provided a SuDS Maintenance Plan that outlines the proposed tasks and frequencies for the proposed blue roof feature and its associated flow control device.

7. The applicant has not evidenced the suitable incorporation of flood protection measures in the basement to reduce the potential for surface water ingress within the life safety and plant rooms.

To address the above, please can the applicant submit information which:

8. Illustrates the proposed blue roof within a detailed design drawing that shows the position of the proposed blue roof, including an appropriate flow control device to ensure effective surface water attenuation.
9. Shows exceedance flow routes to clarify which route surplus flows will follow during an exceedance event, to minimise the risk to people and property.
10. Demonstrates the greenfield, existing (brownfield) and proposed runoff rates, in addition to the required and proposed attenuation volume through the provision of detailed drainage calculations.
11. Confirms that the applicant has undertaken a suitable groundwater investigation to investigate the potential for infiltration SuDS.
12. Outlines that Thames Water have been consulted and confirms that Thames Water have capacity to facilitate the additional surface water.
13. Evidences the incorporation of flood protection measures in the basement to reduce the potential for surface water ingress within the life safety and plant rooms.

Kind regards

Katherine

Katherine Frost
Senior Sustainability Officer (Planning)
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