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PREMIER INN FLOOD RISK MANAGEMENT PLAN

PROPOSED PREMIER INN, STATION ROAD, TOTTENHAM HALE

July 2015

Discharge of condition 14 on planning permission HGY/2014/0498

1.0 INTRODUCTION

1.1 Planning permission was granted under reference HGY/2014/0498 (13/05/14) for a new Premier Inn hotel on the site of the office building Image House.

1.2 The permission carries a planning condition as follows:-

No. 14 Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety and to comply with Paragraph 103 of the NPPF and Local Plan SP5.

1.3 Premier Inn is the largest hotel operator in the country and has a highly organised and effective staff training programme which can be tailored for individual sites including training with regard to this FRMP.

1.4 Premier Inn operates other hotels within areas that have potential flood hazards with flood response and evacuation plans in place (e.g Worcester, adjacent to the River Severn).

2.0 PROCEDURAL

2.1 A copy of this FRMP will be retained on site and reference will be made to it in staff induction and training.

2.2 The hotel will subscribe to the Environment Agency automated flood warning service.

3.0 POTENTIAL SOURCES OF FLOODING

3.1 The FRA by Cole Easdon Consultants that was submitted and approved as part of the original submission sets out that site is within Flood Zone 2. It is advised that the site is vulnerable to possible flooding from surface water or sewer overflow but “flood waters” should not build to significant depth to affect the property. It is also advised that the site (together with much of the surrounding area) would be subject to flooding in the event of a nearby reservoir failure. However, the risk “…of reservoir failure is considered low” by the FRA.

3.2 It is concluded that the site may be subject to “residual” flood risks and makes recommendations.

4.0 FRA RECOMMENDATIONS

4.1 The approved FRA recommends:

- Safe escape route from Station Road towards The Hale and Monument Way is available above 1% AEP + CC flood level. Site occupiers can remain with the refuge of upper storeys of the building if needed.
- Subscribe to EA’s “Floodline Warnings Direct” service to receive early flood warning to enable timely evacuation of the site.
- Flood resistant and resilient construction may be incorporated within the building envelope to minimise damage to property, such as low permeability brickworks, waterproof render/plasters, concrete or tiled floors, periscopic vents, raised fittings, fixtures and services etc.
- Installation on non-return valves within the onsite drainage system, and sealed manhole covers.

5.0 PREMIER INN PROPOSAL

5.1 The proposal is for a 9 storey building providing 96 hotel bedrooms with the ground floor level wholly devoted to reception, restaurant and back of house areas, i.e. no sleeping accommodation at ground level.

5.2 The proposed ground floor level is to be set no lower than 8.350 m AOD as recommended in the FRA. This provides a free board above anticipated maximum flood levels including an allowance for climate change.

5.3 The Premier Inn will be constructed using materials with low permeability whenever possible. Below damp proof course level the construction will be of engineering bricks and concrete structure.

5.4 Incoming services will be connected above ground level.

5.5 Drainage connections will include below ground non-return valves

5.6 The proposed Premier Inn therefore:

- Provides safe refuge at upper floor levels
- The design takes reasonable precautions to minimise risk by putting all sleeping accommodation at or above ground level
- The building will be constructed to withstand anticipated potential flooding levels.

6.0 FLOOD EVACUATION

6.1 Premier Inn will subscribe to the Environment Agency "Floodline Warnings Direct" system. Staff will be trained how to recognize and react to any warning received.

6.2 All staff will be familiarized with the FRMP including the safe evacuation route at their induction, copies will be readily available and reference will be made to the Plan in regular staff training.

6.3 In the event of a flooding warning:

- All staff will be notified, a list will be prepared of staff and guests present on site
- All guests will be notified
- Staff will contact the Council emergency planning unit (020 8489 3334) and EA Floodline (0845 988 1188) to advise of the position and seek guidance
- Staff will monitor the positon on an hourly basis
- Staff will contact Premier Inn Area Safety and Security Manager and Cluster General Manager for guidance and support

6.4 In the event of flood occurring:

- If time allows staff will alert all guests by going to each room and the F&B area and the fire alarm will then be triggered (audible & visual) with members of staff present at the fire exits to guide guests and other staff to the safest evacuation route
- All guests will be requested to vacate the Premier Inn as urgently as possible provided that conditions are safe to do so, likely to be dependent on the presence or approach of flood waters onto the site.
- Staff will provide assistance as necessary and appropriate to any disabled guests or guests with children or other guests requiring help
- If safe evacuation is possible and subject to the guidance of the emergency services and Council Emergency Planning Unit, staff will direct and assist guests to the safe evacuation route to The Hale and Monument Way or as maybe

otherwise directed. Staff and guests leaving the premises will be checked off the list. Staff and guests will congregate on the north side of Monument Way in the park where there are raised areas.

- In the event that safe evacuation of the building is possible staff will check that the building has been vacated before the last member of staff leaves
- At the assembly point staff will check those present against the list of those believed to be present on site at the time of the incident, the list will be made available to the emergency services if required or otherwise used as the emergency services may direct
- If directed by the Emergency Service, Council Emergency Planning Team or if staff have reason to doubt that safe evacuation out of the building is advisable all staff and guests will move to the upper floors. Staff will check that the ground floor is vacated and will monitor entrances and exits to the building.
- In the event that the building requires evacuation, either off site or to an upper floor, staff will contact the emergency services as necessary in the circumstances.

7.0 POST EVACUATION

7.1 In liaison with the emergency services, Council emergency planning unit and Premier Inn support on site staff will assist guests in finding alternative accommodation as may be required.

7.2 Guests with future bookings at the Premier Inn will be warned of the closure and advised of the estimate for a time/date of safe return.

7.3 The Regional Manager will organize a de-briefing for staff including Review of this Plan.

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