

Richard Music Centre (RMC) – Flood Risk Note

Highgate School: Richard Music Centre

Reason for Issue	For Planning	Author	F Wyatt
Date	16/01/2023	Checked	F Labbe
Issue	0	Approved	F Labbe

1. Introduction

This purpose of this note is to accompany the Planning Application for redevelopment of Richard Music Centre to address the Supplementary Planning Document (SPD) requirements that a Flood Risk Assessment (FRA) should be submitted to support the Application. This note should be read in conjunction with the Highgate School Campus Development Site Wide Flood Risk Assessment (FRA) produced by Edenvale Young [1].

The Site is situated in Flood Zone 1 on the Environment Agency Flood map and is less than 1Ha, so therefore does not trigger any of the required reasons stated in the NPPF for a site specific FRA.

2. Site Description

The existing site is located adjacent to Bishopswood Road, N6 4PR as shown on the site location plan in Figure 1 as part of the Bishopswood Road Campus. The site is approximately 1,900m² (0.2 Ha) in area and is currently occupied by the single-storey Richards Music Centre building, along with the school's IT hub. These buildings are to be demolished, with the IT facilities being accommodated elsewhere on the school campus.

The existing school building and hardstanding access ways occupy approximately 1,200m² (or 63% of the site), which is considered to be impermeable. The remainder of the site consists of maintained grassland, which is considered to be partially permeable.

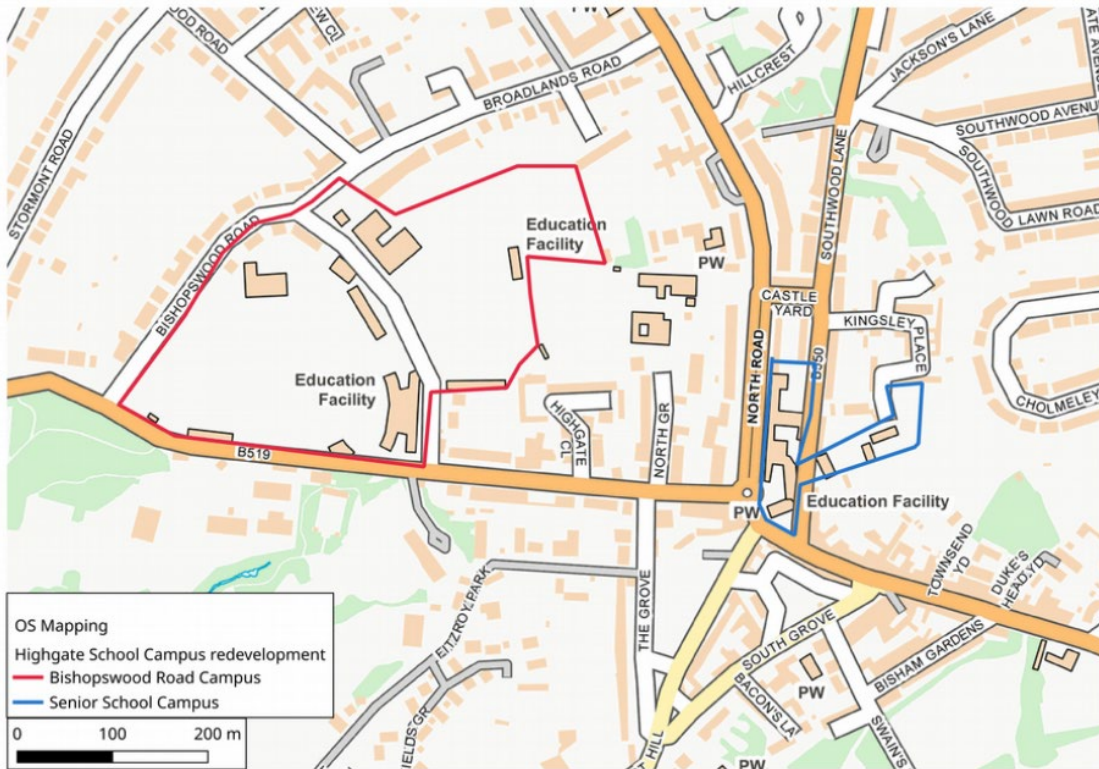


Figure 1: Site Location Plan

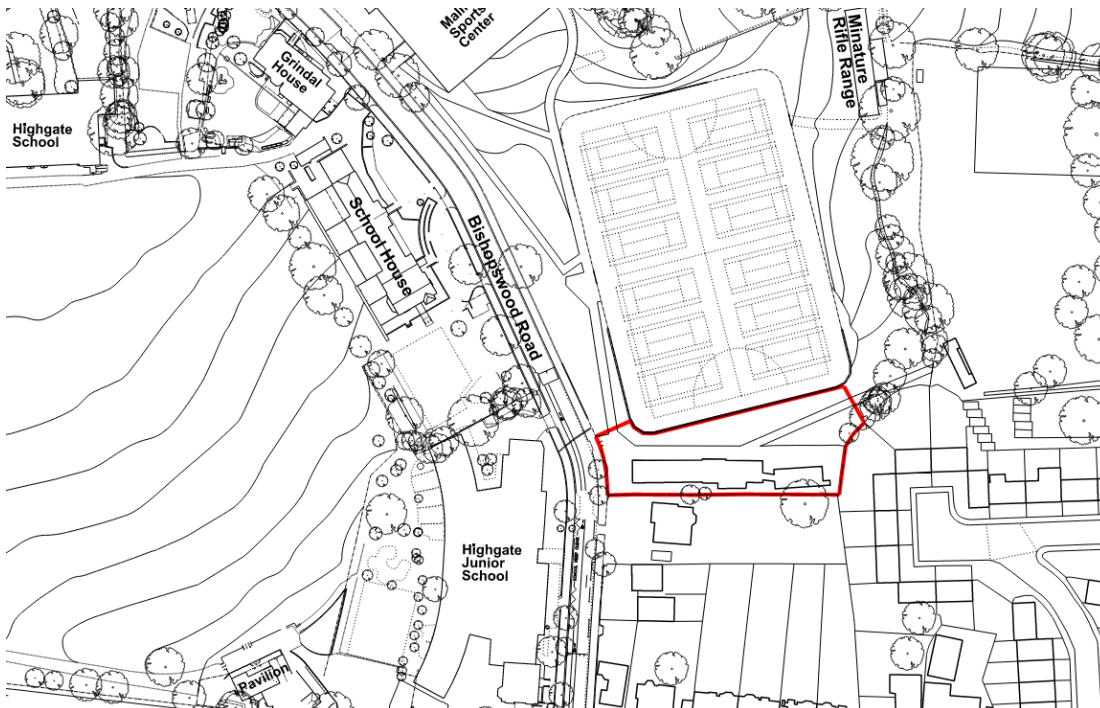


Figure 2: Site Boundary

3. Development Proposals

It is proposed to demolish the existing school building and construct a new building to host music and theatre teaching facilities. The new building will include a basement that will take up a large area of the site and extend beyond the footprint of the building above ground.

The proposed building and external hardstanding areas will encompass 1,410m² of the post development site, the remaining area will be grassed. Therefore, 85% of the site is considered impermeable.

A surface water drainage strategy has been developed for the site and is presented in the Sustainable Urban Drainage Statement [2] submitted as part of the Planning Application.

4. Review of flood risk to the proposed development

4.1 Flooding from Rivers and the Sea

The site is situated in Flood Zone 1 on the Environment Agency Flood Map for Planning and subsequently there is no significant risk of flooding from Rivers and the Sea (see Figure 3 below).

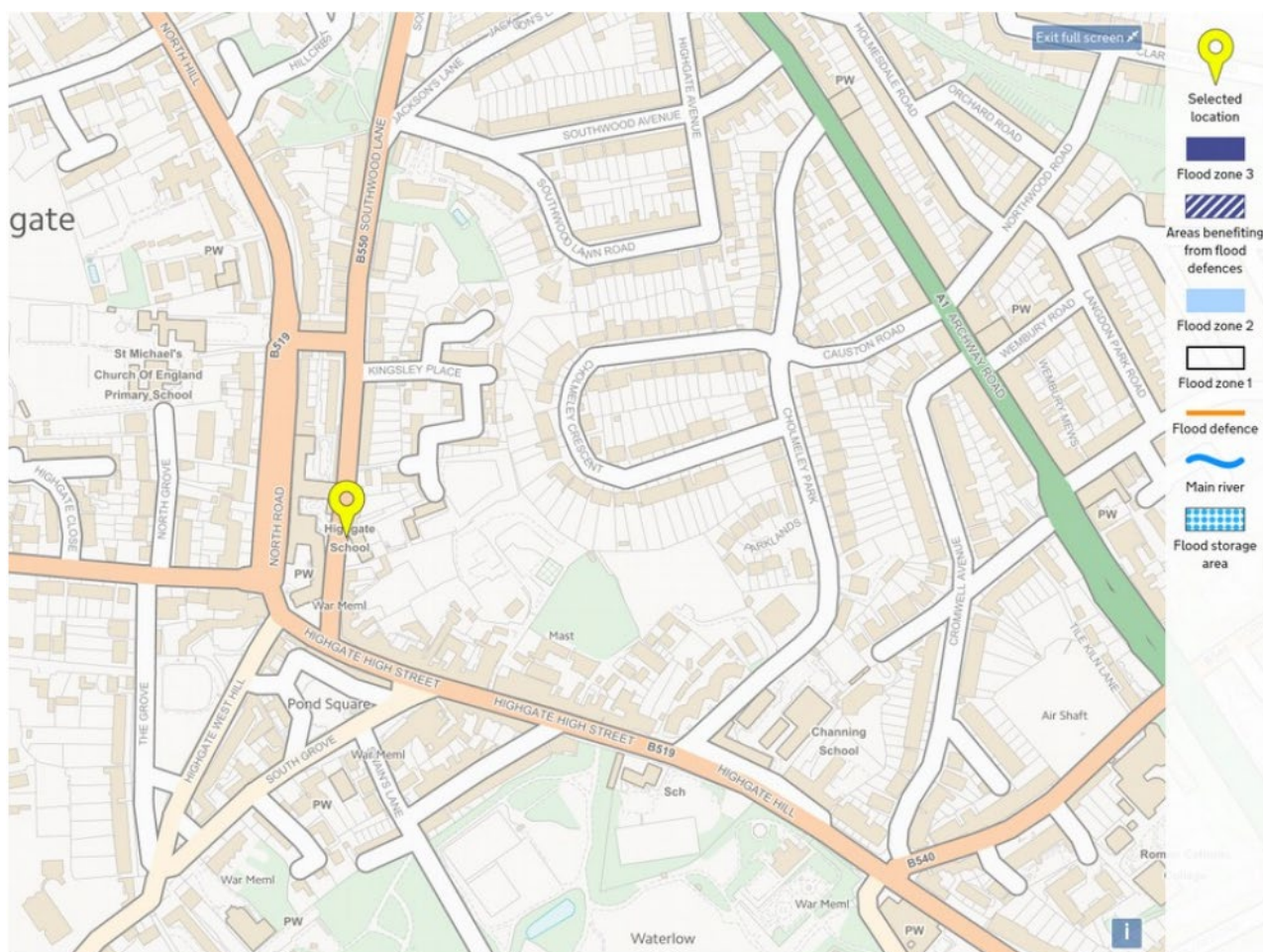


Figure 3: Extract from EA Fluvial Flood Risk Map

4.2 Flooding from Surface Water

The EA surface water high risk flooding scenario map shows that there is no flood risk to the Site. The flood map indicates that there is a small area at a low risk of surface water flooding at the south of the existing building (see Figure 4 below). The site wide FRA [1] concludes that flood risk from surface water and overland flows is considered low.

A surface water drainage strategy [2] has been developed for the Site to accompany the Planning Application. This sets out how surface water will be managed to protect the proposed development from flooding and ensure flood risk is not increased elsewhere. Emergency storage has been provided at the basement pumping stations, to prevent flooding in the event of a failure of the pumping station. The drainage strategy also sets out the maintenance schedule, to minimise the risk of blockage and malfunction of the drainage system and minimise residual risks of flooding. New hardstanding surfaces will fall away from entry thresholds, in particular at any openings into the basement.

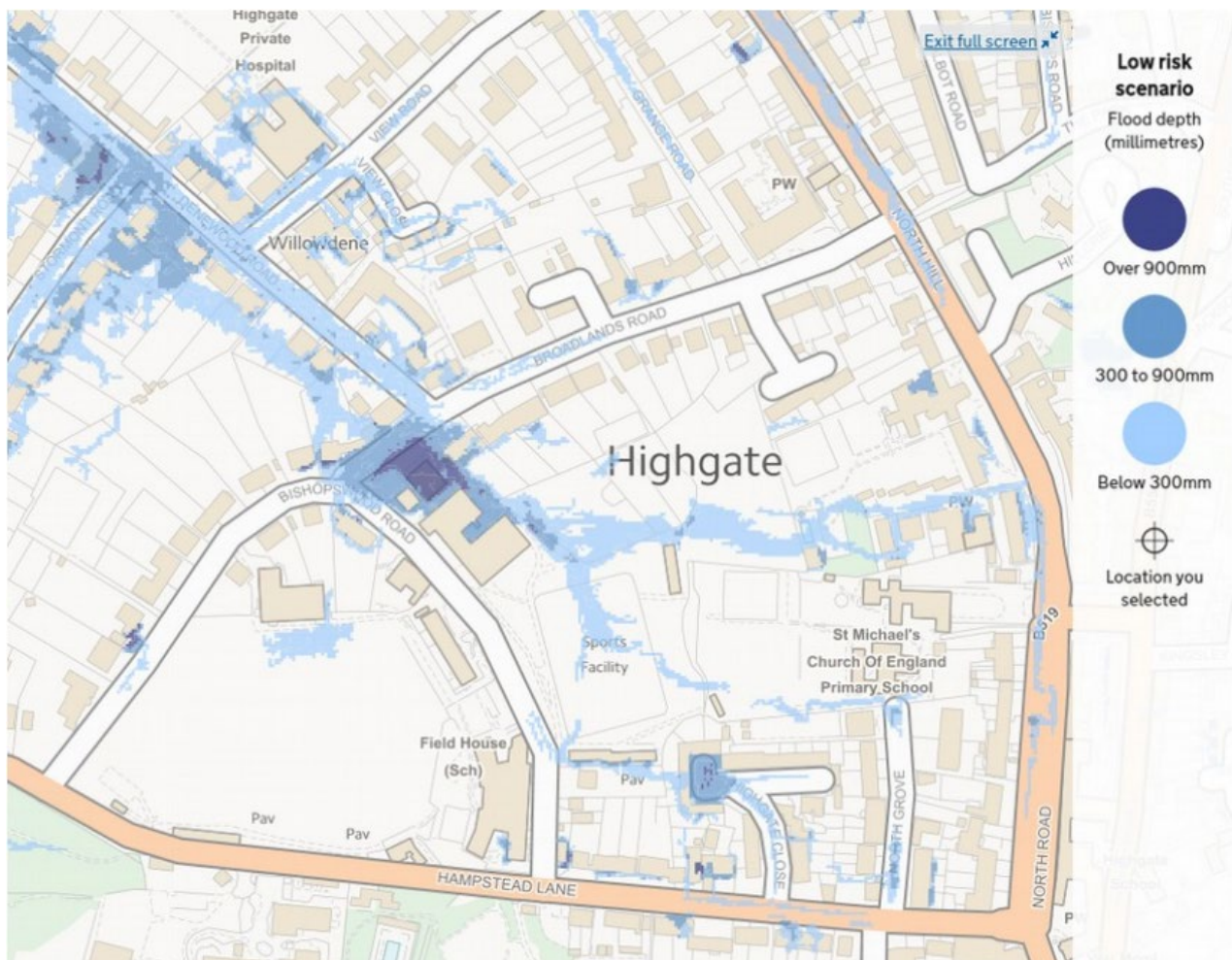


Figure 4: EA Surface Water Flood Risk Map (Low Risk Scenario)

4.3 Sewer Flooding

The site wide FRA states that the SWMP mapping has not identified a specific flooding issue in the vicinity of the campus.

4.4 Flooding from Groundwater

The site wide FRA concludes that the site is considered at low risk of ground water flooding and the proposed basements will be designed to be fully waterproof for the lifetime of the development.

4.5 Basement Impact Assessment

A Basement Impact Assessment (BIA) [3] has also been completed by Expedition which considers any risks from ground water displacement and review the impact on the basements across the site.

The BIA states that the cohesive nature of the clay strata/formations indicate there is likely limited existing ground water movement within the unproductive aquifers underlying the site and within the immediate vicinity.

Hydrological aspects of the proposal are addressed in the Sustainable Urban Drainage Statement [2] prepared by Expedition and submitted as part of the Planning Application. A cavity drainage system is included as part of the waterproofing strategy.

New hardstanding surfaces will fall away from entry thresholds, in particular at any openings into the basement.

5. Conclusion

The Site is situated in Flood Zone 1 on the Environment Agency Flood map and is less than 1Ha, so therefore does not trigger any of the required reasons stated in the NPPF for a site-specific FRA.

This note has been produced to accompany the Highgate School Campus Development site wide FRA [1] to address the Supplementary Planning Document (SPD) requirements. No significant risk of flooding has been identified for the Site and the site wide FRA [1] concludes that the proposed developments within Richard Music Centre have an acceptable level of flood risk within the terms and requirements of NPPF.

A surface water drainage strategy [2] has been developed and sets out how surface water will be managed to protect the proposed development from flooding and ensure flood risk is not increased elsewhere. Emergency storage has been provided at the basement pumping stations, to prevent flooding in the event of a failure of the pumping station. The drainage strategy also sets out a maintenance schedule, to minimise the risk of blockage and malfunction of the drainage system and minimise residual risks of flooding. New hardstanding surfaces will fall away from entry thresholds, in particular at any openings into the basement.

The Highgate School Campus Development site wide FRA and this site-specific flood risk note are believed to satisfy the SPD requirements of the LLFA.

REFERENCES

- [1] Highgate School Campus Development, London – Site Wide Flood Risk Assessment, Edenvale Young dated 11th September 2019.
- [2] Richard Music Centre, Highgate School – Sustainable Urban Drainage Statement, Expedition Engineering dated 01st July 2022.
- [3] Highgate School – Dyne House and Island Site Basement Impact Assessment, A-squared Studio dated December 2019.