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Technical Note

To: Whom it May Concern

From: Richard Manock

Subject: Potato Wharf – FRA & DS review related to proposed Link Building

Ref: 063779-ICMA-TN-001

Date: 10 February 2017

1. Introduction

Curtins have been requested on behalf of Lend Lease to review the latest proposals for the site known as Potato Wharf against those covered by the Flood Risk Assessment (ref. C1114/DR/EAJ/Z0115, June 2015) that accompanied the planning application.

2. Proposal Description

The amendments to the site layout over that issued for planning consist of a two storey link building between the two multi-storey apartment blocks. Previously, this area was allocated as a mixture of hard and soft landscaping.

3. Flood Risk to the Development

The link building will have the same ground floor level as the adjacent apartment blocks at 26.800 mAD providing a 600mm freeboard above the 1 in 100 year plus climate change fluvial flooding event and as recommended by the FRA should also benefit from flood resilient construction up to the 1 in 1000 year level of 28.700 mAD.

In relation to evacuation from the site in the event of flooding, the location of the link building provides egress to both the north and south evacuation routes as indicated on Figure 4.2 of the FRA.

4. Flood Risk from the Development

The link building will sit over an area that previously predominantly consisted of hard landscaping so the overall impermeable area of the development will be effectively unchanged.

External levels will fall away from the entrances to the link building to prevent surface water ingress.

5. Conclusion

There is no additional flood risk either to or from the development as a result of the addition of the link building.