

Ufford Street, Southwark

New Marlborough Yard: City Centre Hotel Redevelopment at former College Site

CLIENT	Frogmore
LOCATION	Ufford Street: Southwark
SERVICES PROVIDED	Structural, geo-environmental civil engineering



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The proposed development includes construction of a new 264 bed hotel comprising a single basement level, and 7 above ground level floors rising in two blocks within a dis-used former college site. A link bridge structures will be provided to serve as circulation corridor between these accommodation block.

Clarkebond has produced a Flood Risk Assessment (FRA) in accordance with National Planning Policy Framework and a full Drainage Strategy demonstrating how the site can be delivered by fully assessing the local flood risk and drainage characteristics and constraints. There are two sources of flood hazards relevant to the Site – tidal flooding and groundwater flooding; all other sources were assessed to pose a low risk. The FRA proposed the following mitigation measures which have been incorporated into the proposed development:

- A Flood Evacuation Plan
- Additional stairs from the basement area to the upper floors to minimise the travel distances and maximise the possible routes that are available from the basement area.
- Flood protection of basement and ground floor to include demountable barriers, bunding/parapet around ground floor light wells, water-resistant

reinforced concrete wall and slab, external or internal (within wall) water-stop, as required, water-stop at junction between wall and slab and at all construction joints.

- Use of flood resilient materials in building construction on basement and ground floors

The proposed drainage strategy is to connect to the existing combined sewer in Burrow Mews, with separate systems for foul and surface water up until the last manhole. Surface water runoff from all impermeable areas will be restricted to 5l/s for all events with storage provided by an attenuation crate in the road to the north of the hotel. This is considered to be a sustainable improvement from the existing situation and will help to reduce flood risk at the development and in the downstream catchment. All the roofs will also be used as ‘Green roof’ to provide further attenuation as part of the overall SUDs drainage strategy.