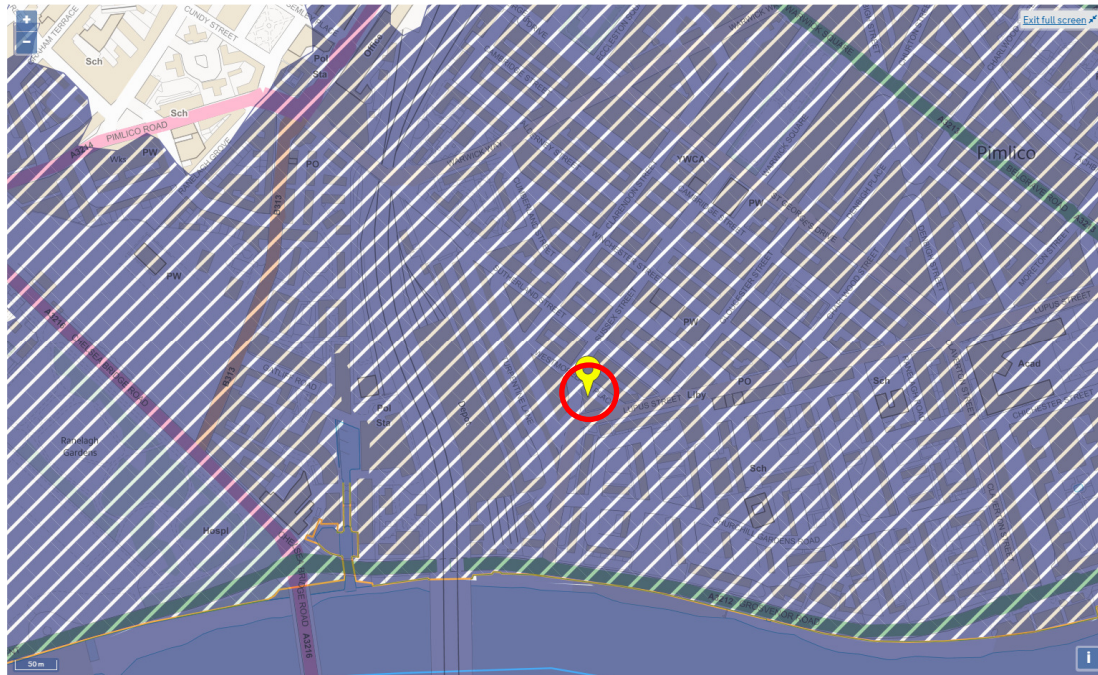


FLOOD RISK ASSESSMENT

13 Westmoreland Place SW1V

May 2021

According to the National Planning Policy Guidance definition, the property is in Flood zone 3 from rivers or sea:



Westmoreland Place lies in Flood Zone 3, and benefits from the Thames Barrier which is maintained by the Environment Agency.

All proposed construction work does not include adding new floors

The design does not increase hard standing surface area, so water runoff will not be changed. There will be no increase in occupancy as a result of the development, so there will be no increase in demand on sewers for foul water. The existing lightwell does not currently have any trouble with drainage and should continue to drain effectively. The new doors will be constructed in a manner which repels water ingress, with a cill sloped towards the outside and has an immediate strip drain. Lightwell floors will be re-sloped to drain to gullies.

This leads to the conclusion that there will be no significant contribution to the effects of flooding either on the site or elsewhere due to the development.

Mitigation through Action

The owner-occupier is recommended to subscribe to the Environment Agency Flood Warning service, and should inform other occupants of the building of any alerts. This will give adequate time to prepare the building for a potential flood event, and would ensure that the basement remains unoccupied and protected during such an event.

Mitigation through SUDS

New sanitary ware, sinks and other water-supply devices are recommended to be fitted to have reduced water consumption technologies, such as reduced flush toilets and aerated taps. This has become increasingly standard.

With a clay consistency, London areas are not often favoured for the use of soakaways, however it is recommended that garden planting be used to alleviate the immediate drainage demands from heavy rain, and can also help to pre-filter rainwater of pollutants to reduce demand on water treatment. Water butts are also recommended as appropriate to slow rainwater drainage during storms, and leave the occupant with a source of non-potable water for watering planting during dry months.