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Map of superficial deposits

Map of bedrock deposits

Local Borehole Log

Map of Flood Zone

Map of Flood Risk

1.0 Introduction:

- 1.1 This document summarises the local ground conditions and considers the effects of the development on local hydrology and includes a flood risk assessment.
- 1.2 Accompanying drawings have been prepared to show the anticipated structure and methods for its safe construction in which disturbance to adjacent buildings is minimised.

2.0 Existing Site & Building:

- 2.1 The site address is 1 Sandcliff Road Erith Kent DA8 1NY.
- 2.2 The site and local area is level and is not of significant topography

As search of the TFL property asset register confirms the site is outside the zone of influence required for notification of TFL.
The activities on site will not require special considerations for impact on the underground network.
- 2.3 The nearest overground railway line runs approximately 80 meters to the west of the site.
The proposed development does not impact upon existing railway infrastructure.
- 2.4 The River Thames is located 800 meters to the west of the site.
- 2.5 The flood maps available on the Government website shows that the site lies in flood risk zone 3.
However, the site also benefits from the presence of defences which locate the site in low flood risk as shown on map.
- 2.6 Refer to appendix A for supporting documentation.

3.0 **Geotechnical Parameters:**

- 3.1 A geotechnical survey carried out in the locality of the site indicates the following stratigraphic sequence:
- 3.2 Historic local borehole logs taken from the British Geological Survey website confirm this stratigraphic sequence, of sands and as shown in appendix.
- 3.3 No water was noted in the boreholes.

4.0 **Flood Risk**

The government flood risk planning map identifies the site as lying within flood zone 3. However, the site benefits from flood defences.

Due to the flood defences, the government flood risk planning map identifies the site as having a low risk of flooding.

Based on the above. The site is considered at a low risk of flooding.

APPENDIX A:

Map of superficial deposits

Map of bedrock deposits

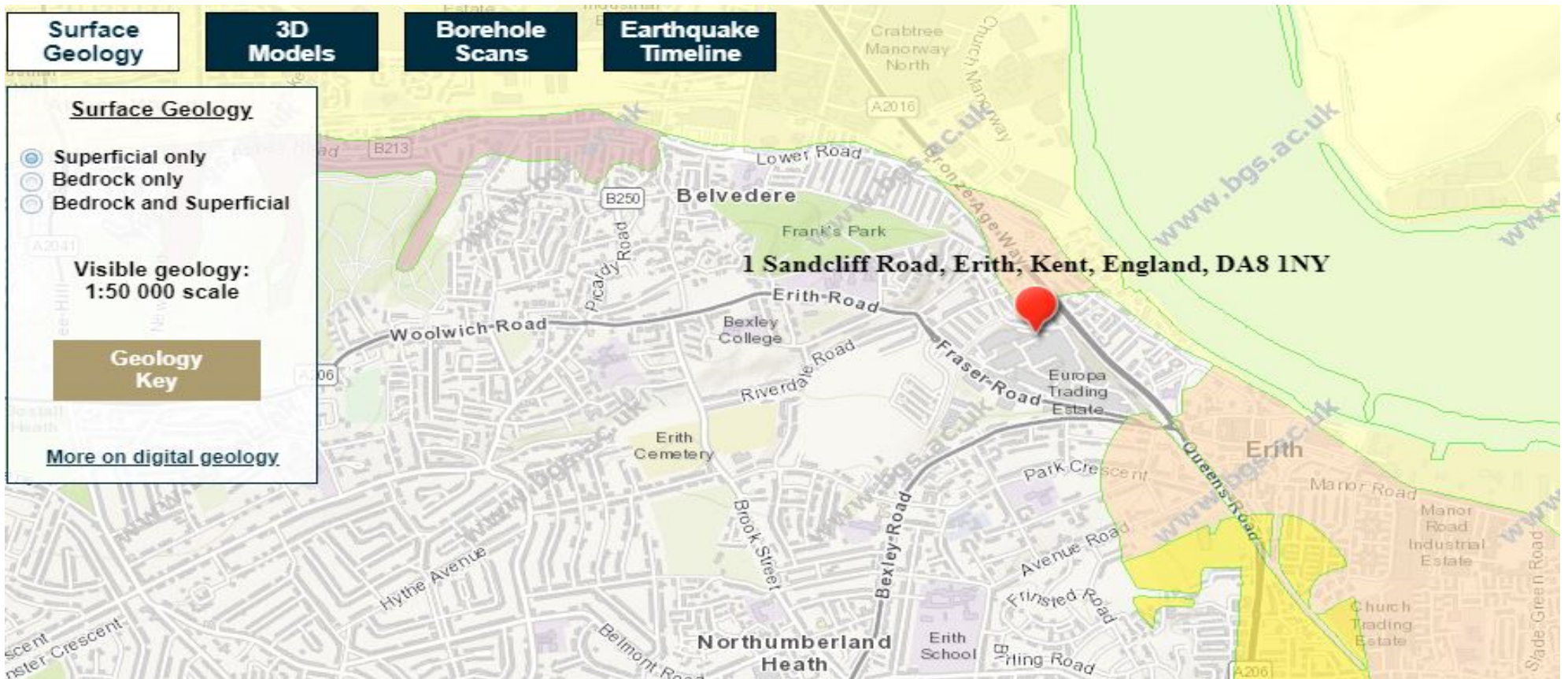
Map of Flood Zone

Map of Flood Risk

1 Sandcliff Road Erith Kent DA8 1NY

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Study

GEOLOGY OF BRITAIN VIEWER | BRITISH GEOLOGICAL SURVEY

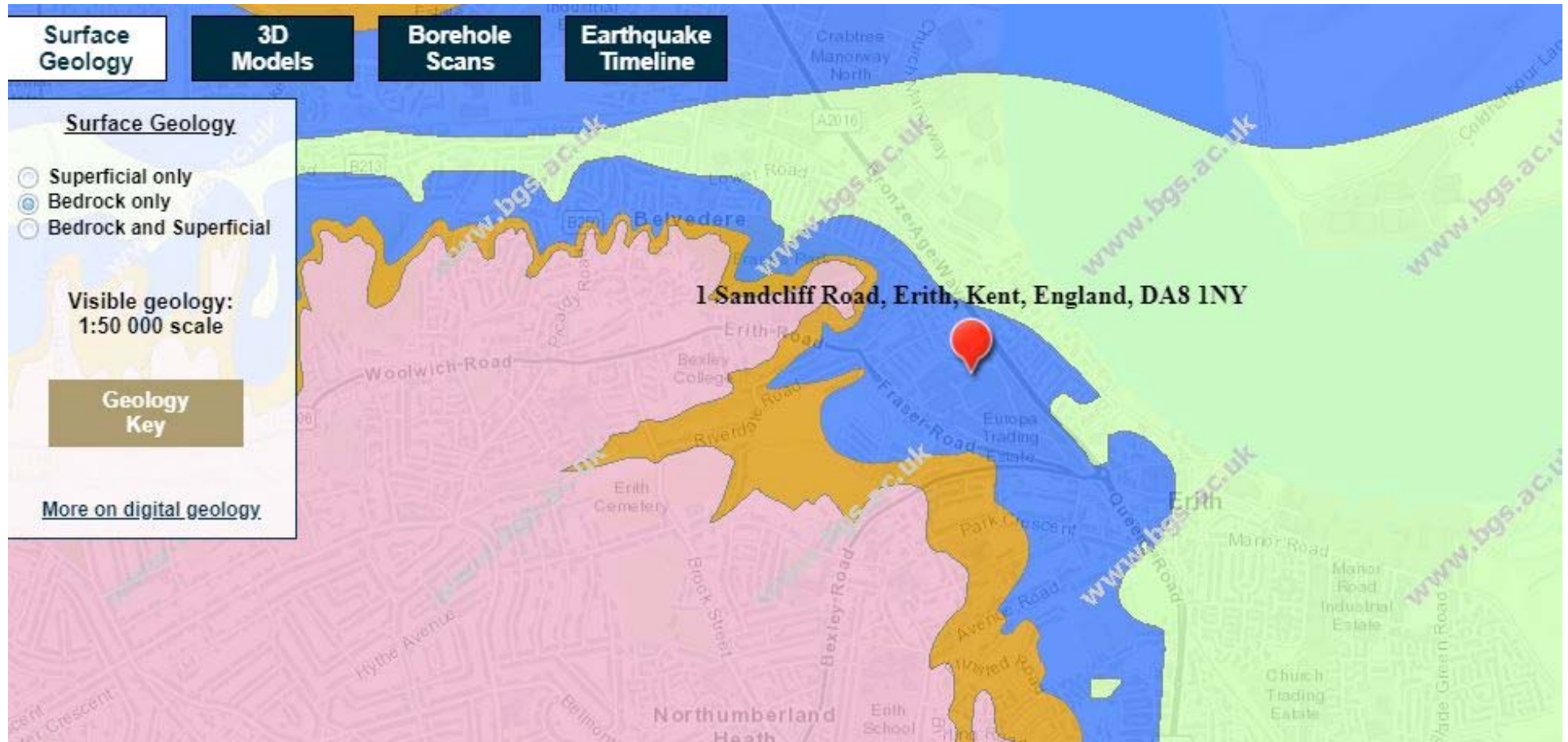


<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

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FLOOD MAP FOR PLANNING – GOV.PK

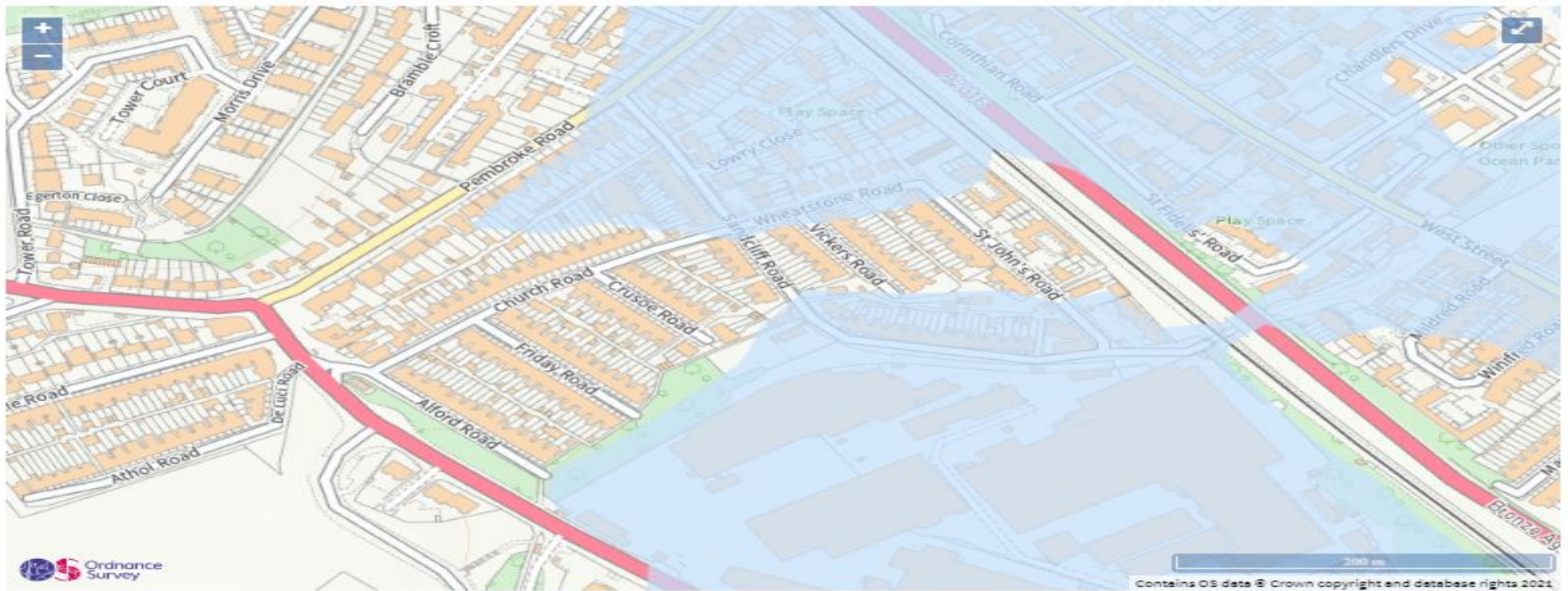
[View Map Key](#)

Flood risk

Extent of flooding

Location

1 SANDCLIFF ROAD ERITH KEN



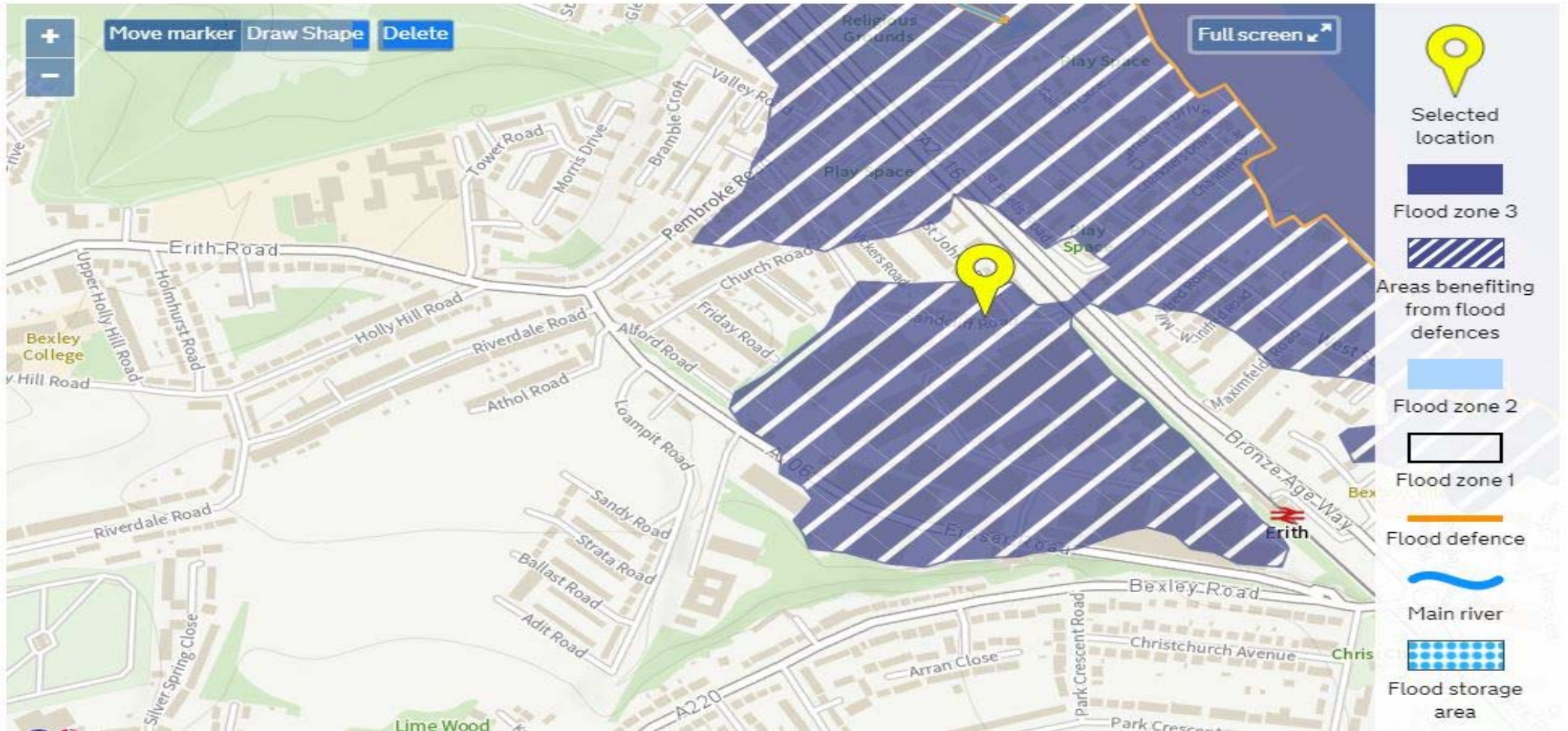
Extent of flooding from rivers or the sea

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=541244&northing=190909>

1 Sandcliff Road Erith Kent DA8 1NY

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Government Flood Map Identifying Site with a Very Low Risk of Flood



<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=541244&northing=190909>