

Hillier Associates

Architectural Practice

Small site flood risk assessment

44 Moreton Street, London SW1V 2PB

1. Site information

The site is a 4-storey (as built) terraced retail/office building with flat above, constructed in c1850. The office/retail comprises a shop/retail unit at upper ground level at 5.5m above sea level, fronting onto Moreton Street (pavement/street level) with a lower ground floor level below at 2.5m above sea level, containing office unit and ancillary kitchen and staff facilities. The lower ground floor level opens out onto a rear yard, with a pedestrian gate and garage door opening onto Moreton Close, at 2.9m above sea level. Moreton Close is a mews yard with access up to Moreton Terrace at 5.5m above sea level. The flat has 3 bedrooms and is on four floors, with access at upper ground floor level (5.5m). It is self-contained, with a private entrance door at street level, leading to stairs up to first floor level. It also has an internal access door into the office retail unit, due to both units being in the same ownership.

2. Proposed development

The proposal is small in floor area, with no proposed changes of use. Works to the office/retail (use Class E(c)(iii)) unit comprise a two-storey infill rear extension 1.4m deep x 2.1m wide to both the lower and upper ground floors, plus a small 2.1 sq. m. extension to an existing glazed link at upper ground floor level. Works to the flat (use Class C3(a)) comprise a small rear extension at first floor level to form a library/study, and a 2.1 sq. m. extension to an existing first floor roof terrace.

3. Assessing flood risk

The Government's Environment Agency website for checking long term flood risk categorises the site as follows:

- Risk of flooding from surface water: Medium risk
- Risk of flooring from rivers and the sea: Very low risk
- Risk of flooding from reservoirs: (only when there is flooding from rivers, see above)
- Risk of flooring from groundwater: Flooding from groundwater is unlikely in this area.

The local authority's Strategic Flood Risk Assessment categorises the site as in Flood Zone 3a.

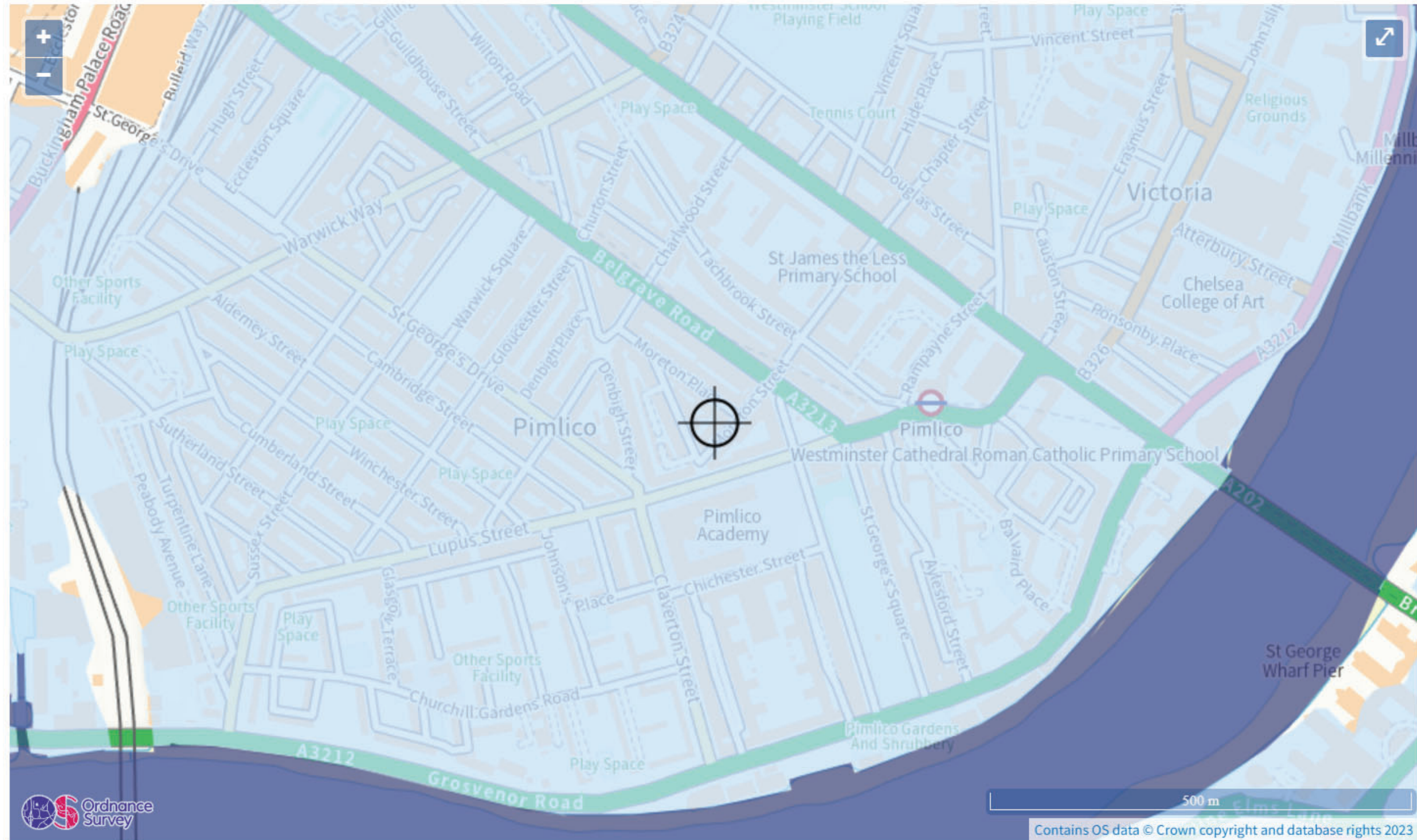
4. Managing and mitigating flood risk

The scale and scope of the proposals are very small. The proposed new floor area will be no lower than any existing floor area. The proposal represents no increased risk of flooding to the site or of flood risk elsewhere. The following mitigations are proposed:

- The new doors to the lower ground floor extension to the office/retail unit can be made flood resistant to 600mm, or 3.1m above sea level.
- A roddable, non-return valve will be added to the private drainage system.

In addition, a Flood escape plan, based on the Westminster SFRA map, is attached.

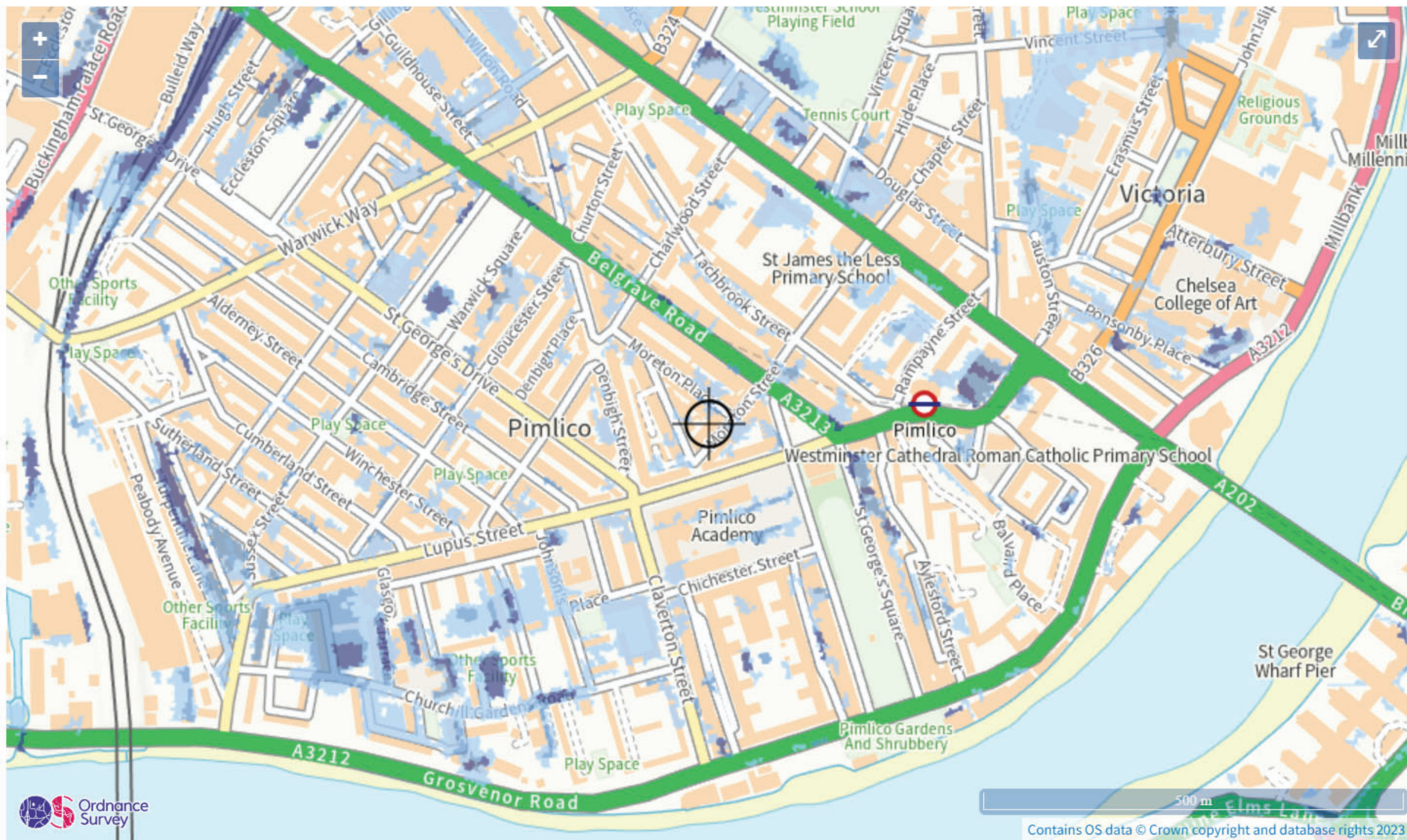
Environment Agency map showing risk of flooding from rivers and the sea for the site (very low)



Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low
- ⊕ Location you selected

Environment Agency map showing risk of flooding from surface water (medium risk)



Extent of flooding from surface water

- High
- Medium
- Low
- Very Low
- ⊕ Location you selected

44 MORETON STREET SW1V 2PB: FLOOD ESCAPE PLAN

