

Flood Risk Assessment for project validation

For the proposed first floor AC units and second
floor condenser unit at

Lamb and Flag, 33 Rose Street,
WC2E 9EB

Prepared by

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Contents

Contents	i
List of Figures	i
1 Executive Summary	1
2 Introduction	2
2.1 Site location	2
2.2 Project details	2
2.3 Scope	2
3 Flood risk analysis	3
3.1 Sources of potential flooding	3
3.1.1 Flood risk from sea and rivers	3
3.1.2 Flood risk from groundwater	3
3.1.3 Flood risk from sewer and highway drains	3
3.1.4 Flooding risk from surface water	3
3.1.5 Flood risk from infrastructure failure	3
3.1.6 Impact on flood risk elsewhere	4
3.2 Access and Egress	4
3.3 Flood risk summary	4

Appendix

List of Figures

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1 Executive Summary

- A. There is no apparent flood risk to the proposed development on the site.
- B. The proposal will not increase flood risk elsewhere.

2 Introduction

2.1 Site location

The project is located at Lamb and Flag, 33 Rose Street, WC2E 9EB.

2.2 Project details

The “nature and scale of the proposed development” is the installation of two A.C. units at first floor and a roof mounted condenser unit at second floor level .

All submitted under separate cover.

2.3 Scope

A FRA doesn't always need to be a very detailed or technical document. A lot of the scale of schemes really only need a covering letter setting out that someone has considered the risks, a bit of analysis as to how the design responds to this and whether anything such as building resilience is required.

3 Flood risk analysis

3.1 Sources of potential flooding

Flood risk from various sources to the site are analysed in this section. It is concluded that there is no apparent flood risk to the proposed development on the site itself.

3.1.1 Flood risk from sea and rivers

The site is not at risk from tidal flooding.

The site lies in Flood Zone 1.

The development site is therefore not at flood risk from sea and rivers.

EA risk classification: "Very low risk".

3.1.2 Flood risk from groundwater

The site is in an area of less than 25% of susceptibility to groundwater flooding. The proposed scheme doesn't involve basement elements, so groundwater will have no negative impact on the proposed site.

EA risk classification: "Flooding from groundwater is unlikely in this area".

3.1.3 Flood risk from sewer and highway drains

The risk of sewer and highway flooding to the proposed site is considered to be Low.

3.1.4 Flooding risk from surface water

The site falls within a very wide area defined by the LA as "surface water flood risk hotspots".

However, with reference to the most up to date RofSW data set it is evident that the development site is not at risk from surface water flooding.

EA risk classification: "Very low risk".

3.1.5 Flood risk from infrastructure failure

The site does not appear to be at flood risk from infrastructure failure.

EA risk classification: "Flooding from reservoirs is unlikely in this area".

3.1.6 Impact on flood risk elsewhere

Since there is no reduction in permeable areas proposed the AC units and Condenser unit will not increase flood risk elsewhere.

3.2 Access and Egress

Access and egress are not affected by the proposal.

3.3 Flood risk summary

I can confirm that I have assessed all flood risks to this project, and can conclude that

- There is no apparent flood risk to the proposed development on the site.
- The proposal will not increase flood risk elsewhere.

Signed:



Dr Robin Saunders CEng, C. Build E, MCABE, BEng(Hons), PhD

Date: 17th January, 2024