

JLP DRUMMOND GATE
ENTRANCE PAVING, CANOPY AND SIGNAGE, FLOOD RISK ASSESSMENT

Location: 1 Drummond Gate, London SW1V 2QQ.

Date: 06.03.2024

Project Number: 23-025-DS-001

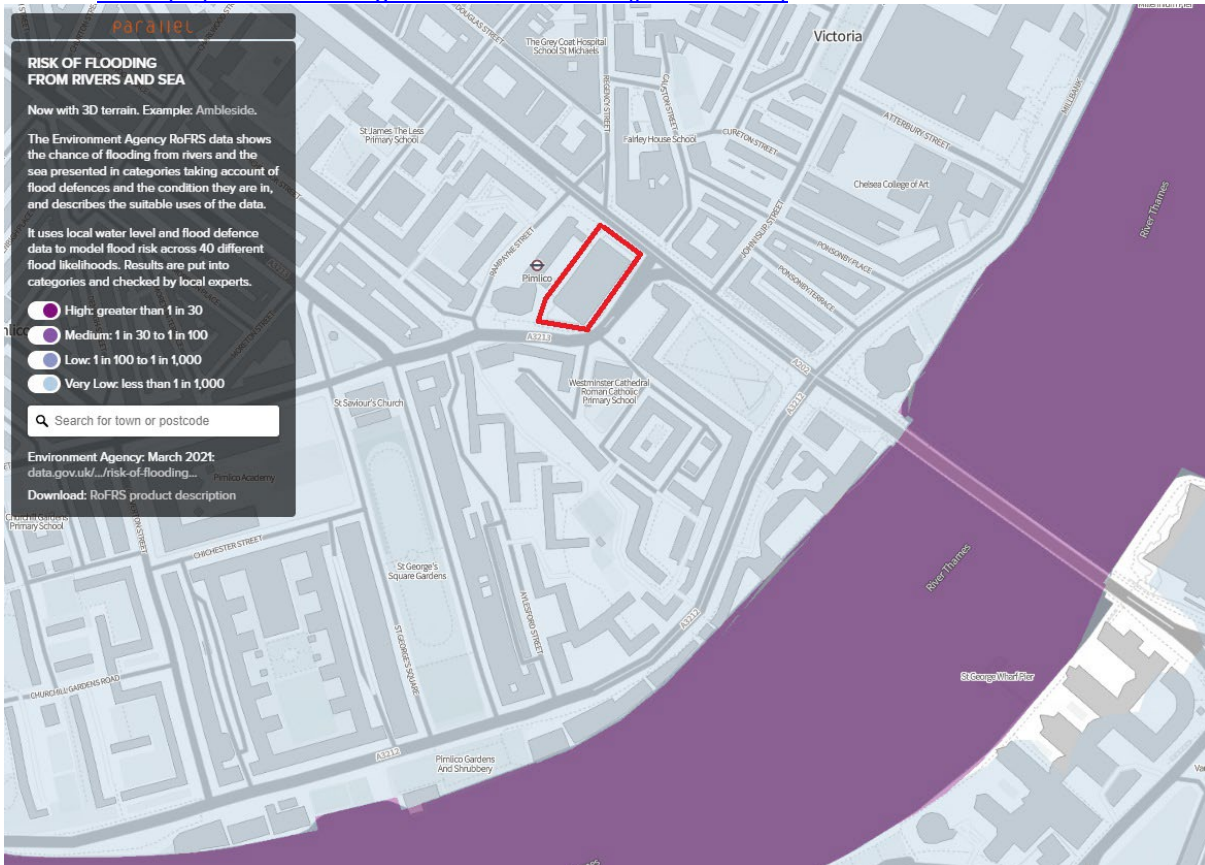
Development site

The proposed development site is located at 1 Drummond Gate, London SW1V 2QQ, and is currently in use as a commercial office.

Looking over the lifetime of the proposed development, the site lies within Flood Zone 3, however under the 'advice for minor extensions' clause the development is under 250 sqm and therefore does not require a full Flood Risk Assessment.

The Environment Agency RoFRS data shows the chance of flooding from rivers and the sea at the site, when taking into account flood defences and the condition they are in, is lower than 1 in 1000

Source : [UK maps | Risk of Flooding from Rivers and Seas \(parallel.co.uk\)](https://parallel.co.uk/)



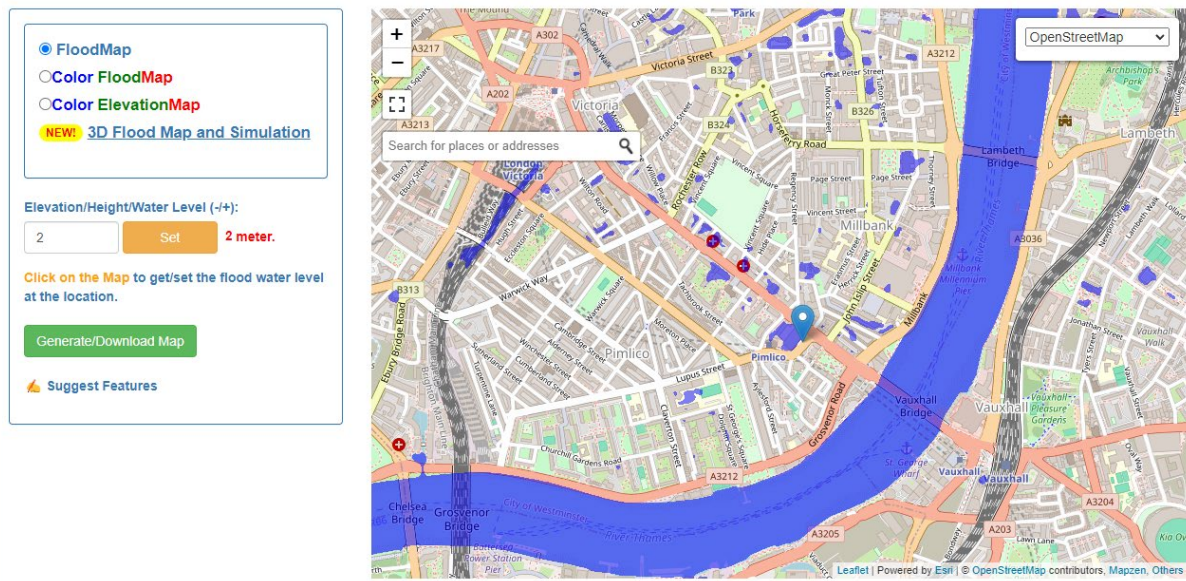
For our development, the floor levels are either maintained or raised.

The intervention tapers the road infill to created a suitable run-off for any rainfall or groundwater flooding.

The building has 4 designated Means of Escape doors, excluding the doors at the entrance, these doors are also being widened in a different application, should any flooding occur at the entrance where the intervention is being proposed, the additional doors are capable of providing adequate means of escape.

The intervention introduces a tapered fall to help manage surface water.

FLOOD LEVELS



The interactive map : <https://www.floodmap.net/?ll=51.485552,-0.108234&z=13&e=2>

Suggests the site would be completely flooded with 2m of elevation, however this refers to the lower ground are of the site, an area that has a boundary around it, and not the area of the proposed intervention. Please see photograph below of site condition. The lower ground are has a water management system.



