



Flood Risk Assessment

9 Mount Row, W1K 3RG

Located within the Mayfair Conservation Area

This report has been prepared to support a Planning Application for proposals affecting 9 Mount Row, London W1K 3RG. The proposal is for erection of a first floor infill extension, replacement of existing windows and doors, alteration to a main flat roof including new flat skylights and solar panels, refurbishment of existing first floor terrace and internal alterations. This report should be read in conjunction with the accompanying drawings and photo package included in the planning application..

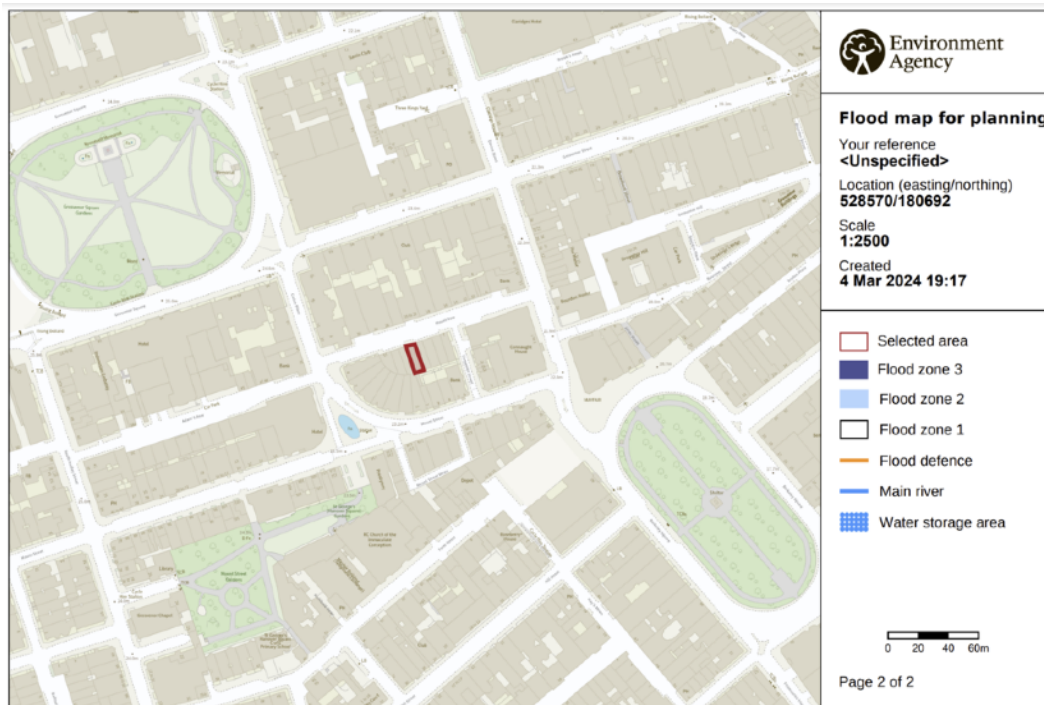
The Site and Context

9 Mount Row, W1K 3RG

Mount Row is located in the Mayfair Conservation Area in the City of Westminster.

The property is not listed.

Flood Risk

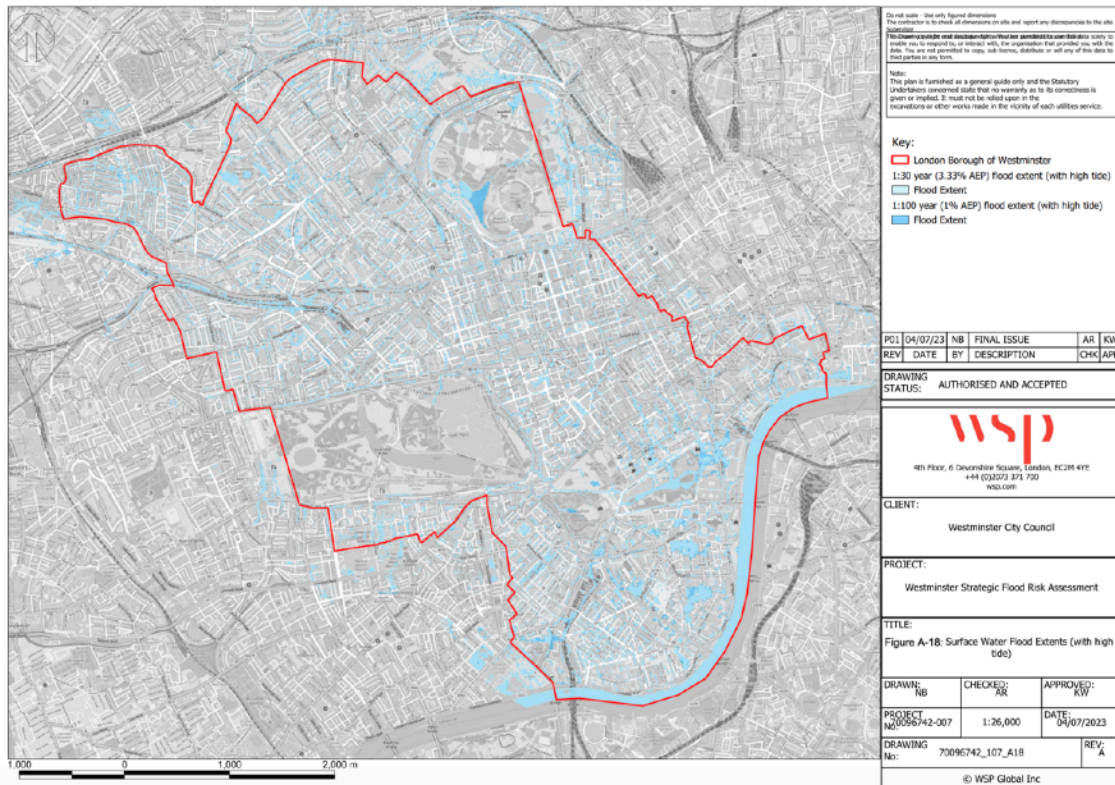


The subject property is in risk category Zone 1 for flooding by sea/ivers and is under 1 hectare in size and therefore does not require a full flood risk assessment as the probability of flooding is very low. See Environment Agency Map.

Under Westminster Council's SFRA Rivers & Sea Flood Risk Zones map the subject property and area do not fall under Zones 2 or 3.

The property is also not deemed to be at risk from 1:100 year floods after accounting for 40% climate change flood depths (with high tide).

For the purposes of surface water flooding:



Westminster's SFRA shows the subject property remains at low risk from surface water flood events (with/without high tide). Figures A-18 and A-19. The nearest affected properties are on Carlos Place and Mount Street.

Regardless, the property sits within a Westminster Surface Water Management Zone.

However, according to Figure A-21 of the SFRA the property does not sit within a location where there is potential for limited ground water flooding generally or specifically for property at surface or below ground level. The subject property sits outside of all these noted areas.

In specific regards to the subject property the existing basement/cellar has been in use since the construction of the property in 1893 and inspections in 2024 show no signs of water ingress or damp and no remedial or tanking work has had to be undertaken on the property.

The subject planning application proposes an in-fill extension at first floor level of circa 2.97 square metres area. The proposed is situated over 3m above ground level and therefore is unaffected by surface water flooding risk and has no detrimental impact.

There are no proposed changes at ground level which would be impacted by existing surface water flood risks or add risk to the property or public realm in it's ability to mitigate flood risk.