

Proposed single storey extension.

5A Westmoreland Road, London SE17 2AX

Flood Risk Assessment

Introduction

Studio Charrette has been commissioned by Alhaji Turay to prepare a planning application for a single storey rear extension at 5A Westmoreland Road, London SE17 2AX.

Application Site

The application site is part of a terrace of shops that front onto Westmoreland Road, Walworth, London SE17 2AX with a service yard to the rear which in turn gains access to Arnside Street.

The property is not listed but is sited within the Walworth Road Conservation Area.

A previous application was submitted and refused and also dismissed at Planning Appeal to retain an existing single storey extension at the rear.

Figure 1: Site Location Plan



This Assessment should be read in association with the submitted drawings.

The proposed use is a staff room associated with the previously approved application for the change of use of the premises from retail to cafe.

The existing property is a three storey building which fronts onto Westmoreland Road with access gained from a service yard to the rear.

The site is located within the Walworth Road Conservation Area, but the property is not a listed building.

The proposal relates to the erection of a ground floor extension measuring approximately 11.6 sq. m in total with the ground floor being at the same level as the existing ground floor level. This will result in the extension being above the level of the rear yard, with steps leading down to it.

Currently there is rear access to the premises and there would be extremely minimal encroachment onto the open rear yard which would not raise the risk of flooding neither from rivers, sea water or ground surface water.

The site, according to Southwark Flood Risk Assessment published by the Council, is within Zone 3a, i.e. a “high probability” area i.e. at risk from a tidal flood even less or equal to a 1 in 200 year event. This equates to a greater risk of 0.5% annual probability of flooding each year or a fluvial flood event of less than or equal to the 1 in 100 year event.

Whilst the area is within flood risk Zone 3a, it must be borne in mind that the site benefits from the primary “Thames Tidal Defences” which include the Thames Barriers and the tidal flood defences along the Thames frontage.

Flood defence studies referred to a “TE2100” having been undertaken that relate to the future maintenance of the flood defences.

In conclusion, it is considered that the proposal now being considered, with only minimal raising of levels to the rear of this property will not impact on the risk of flooding.

The proposal relates to a staff room to the rear of the premises and is not a full residential use, but merely a business extension for the benefit of staff welfare. In the event of any flooding of the rear yard, access is still available through the front of the premises onto Westmoreland Road.