FLOOD RISK ASSESSMENT_000

42 SUSSEX STREET, SW1V 4RH

DECEMBER 2023

CONNECT ARCHITECTURE

Contents

4.0 Conclusion

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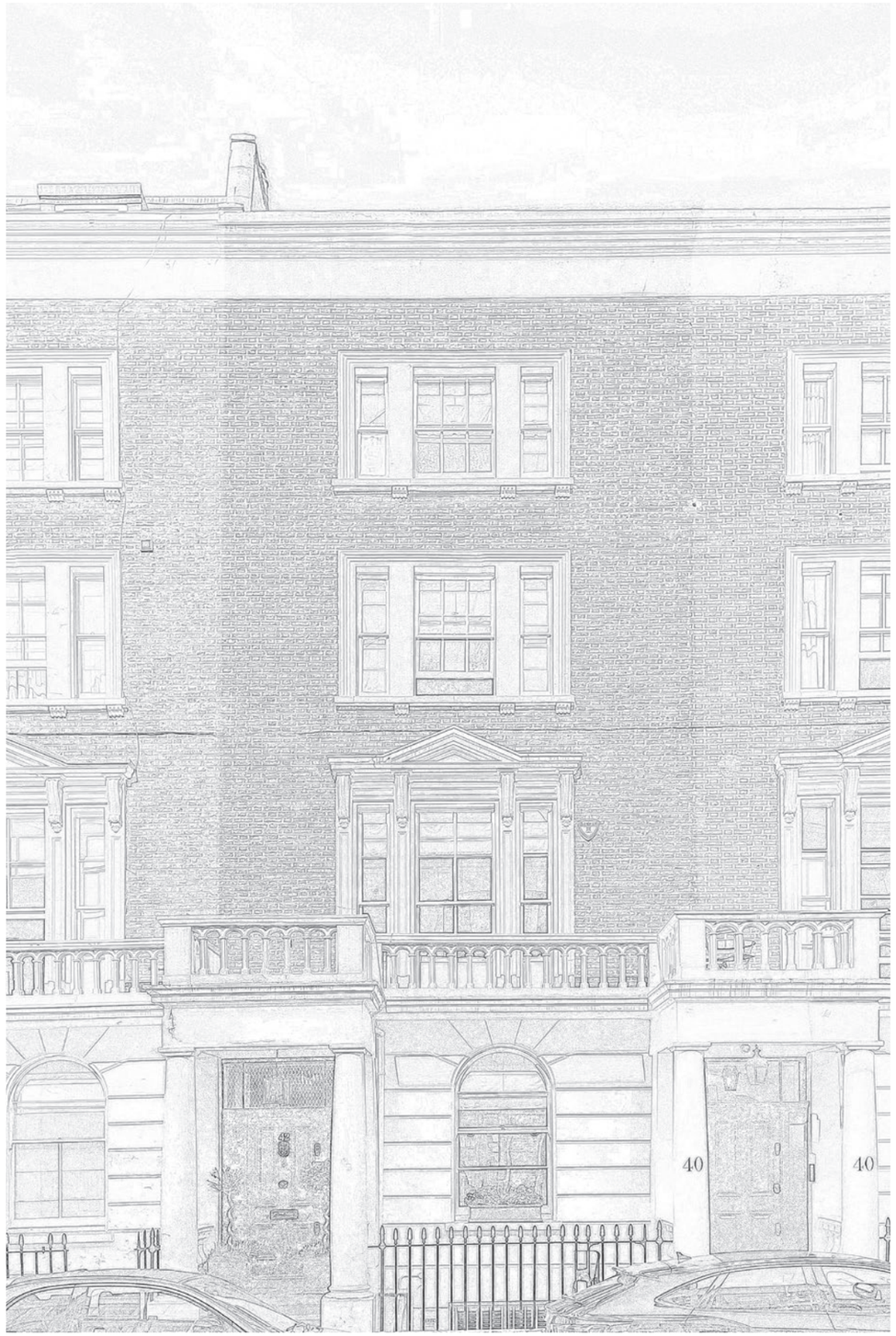


1.0 Introduction

1.1 This Flood Risk Assessment has been produced by Connect Architecture Ltd in support of a planning application for alterations to No. 42 Sussex Street.

1.2 42 Sussex Street is located within Zone 3 of flooding area.

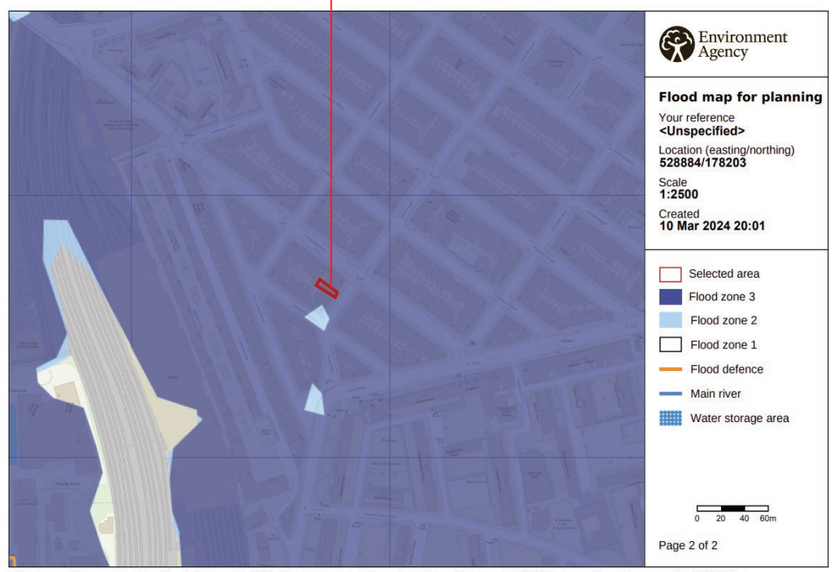
1.3 Flood Zone 3 is land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

1.4 42 Sussex Street is a property at risk of flooding and this document determines the extent of the risk and any proposed development should take this into consideration.

1.5 The proposals to 42 Sussex Street are principally on the upper floors do not increase the fottprint of the property and not impact on the flood risk.

1.6 This flood risk assessment focused on the proposed lower ground floor rear extension.

Site Location Plan



Environment Agency Flood Map

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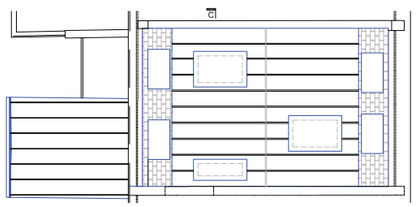
2.0 Proposals

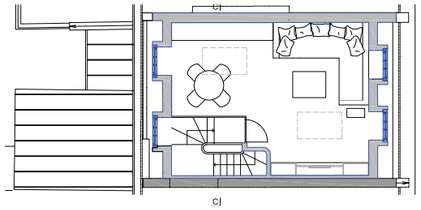
2.1 Please refer to the drawings that form an integral part of this submission which document the following proposals at No. 42 Sussex Street:

2.2 The proposals include:

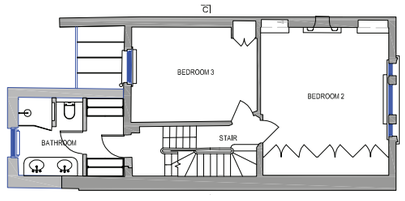
- an infill extension at lower ground floor level to the rear of the property with a green roof
- a second floor extension to the existing part infill extension to the rear of the property
- an extension to the outrigger with terrace at third floor level to the rear of the property
- a mansard roof extension with dormer windows and roof lanterns
- solar panels
- air source heat pump with acoustic housing
- new double glazed timber windows with traditional detailing to match the existing



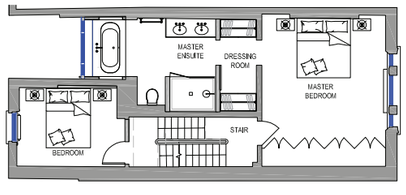
ROOF PLAN:
AS PROPOSED



FOURTH FLOOR PLAN:
AS PROPOSED



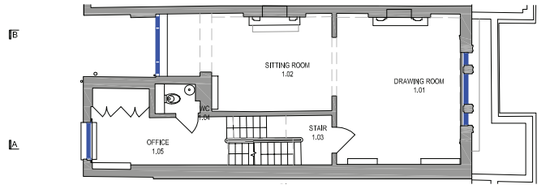
THIRD FLOOR PLAN:
AS PROPOSED



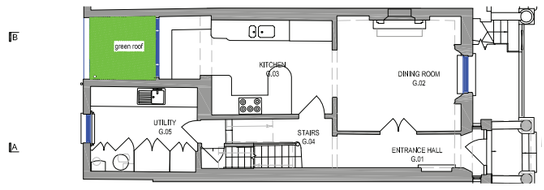
SECOND FLOOR PLAN:
AS PROPOSED

FRONT ELEVATION_AS PROPOSED

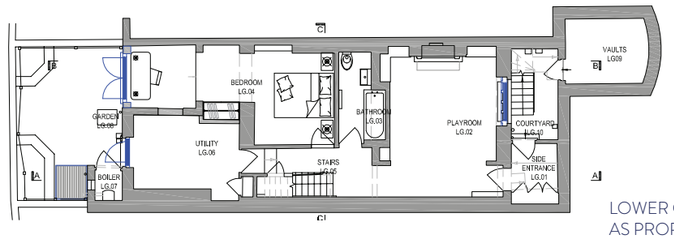
REAR ELEVATION_AS PROPOSED



FIRST FLOOR PLAN:
AS PROPOSED



GROUND FLOOR PLAN:
AS PROPOSED



LOWER GROUND PLAN:
AS PROPOSED

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3.0 Flood Risk Assessment

3.1 Flood risk from the environment agency identifies the area as:

- very low risk of surface water flooding
- very low risk of flooding from rivers and the sea
- There is a risk of flooding from reservoirs in this area. Flooding from reservoirs is extremely unlikely.
- Flooding from groundwater is unlikely in this area.

3.2 The Strategic Flood Risk Assessment (SFRA) for the Borough shows flood risk at a strategic level. Westminster benefits from Tidal Flood Defence infrastructure, and under ordinary operational conditions, is not at risk of flooding from the Thames.

3.3 The proposed lower ground floor extension replaces impermeable hard landscaping and increases the existing lower ground floor footprint by five square metres.

3.4 The proposed rear extension benefits from a green roof. The green roof will allow water to evaporate into the atmosphere and will reduce and delay runoff during times of heavy and prolonged precipitation. Therefore, reducing the likelihood of localised flooding.

3.5 The proposed threshold level matches the existing and the proposed floor construction will be concrete.

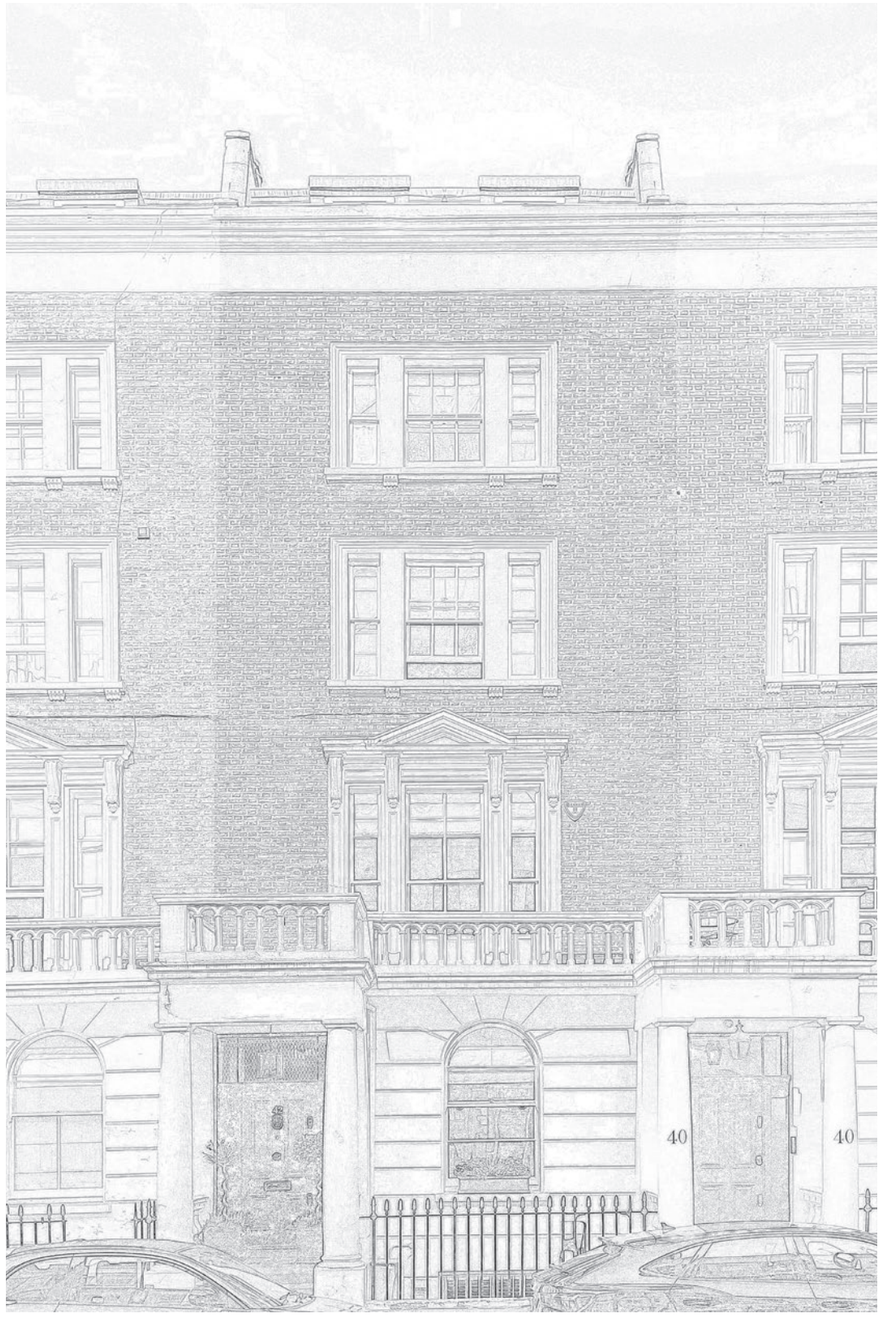
Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with `Improving the flood performance of new dwellings' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum1	

4.0 Conclusion

4.1 It is considered that there is no flood risk to the proposed development.

4.2 The proposed works include a green roof will benefit the site and reduce the risk of localised flooding. There is no change to the existing floor levels.

4.3 The designs have been carefully considered to meet policies and guidance. We therefore recommend that the application is considered for your support and approval.



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