Waterman Infrastructure & Environment Limited
Pickfords Wharf, Clink Street, London, SE1 9DG
www.watermangroup.com

Flood Risk Assessment Statement

The Former Stag Brewery - Temporary Application for Filming

Date: July 2022

Client Name: Reselton Properties Ltd

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This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Prepared by	Checked by	Approved by
02	Ellen Smith Principal Consultant	Sean Whelan Senior Engineer	Stephen Brindle Associate Director

1. Introduction

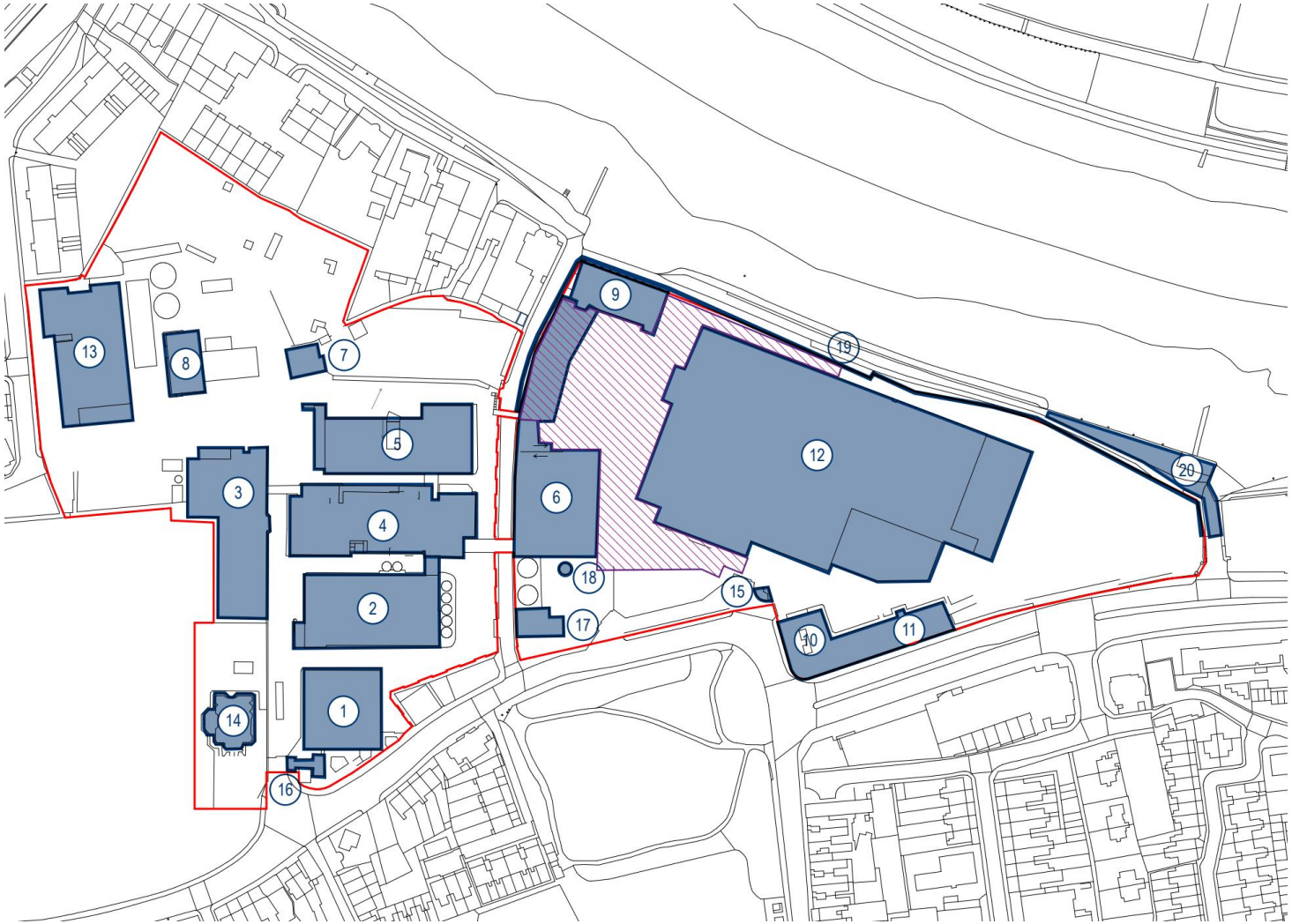
1.1. Waterman Infrastructure & Environment Ltd (Waterman IE) was commissioned by Reselton Properties Ltd to undertake a Flood Risk Assessment (FRA) at the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

1.2. This FRA has been prepared to support the update and renewal of the approved temporary use planning application (planning application 19/3870/FUL) for film production operations and ancillary activities within the Site (hereafter referred to as the 'Development'), which seeks to extend the existing two year permission by a further five years. There are no changes to the existing operating conditions other than the incorporation of the Sports Pavilion (Building 14) and an external film set created in the space adjacent to the Maltings. All buildings are being applied for use, with full details provided at this stage for Buildings 11, 12, 14 and 15 (with the other buildings only to be used following the submission of further details via condition). For full details of the proposed operations and activities as part of the Development please refer to the Environmental Assessment Report submitted with the planning application.

Site Setting

1.3. The Site is centred on Ordnance Survey Grid Reference (NGR) TQ 204 760 and is bounded by Lower Richmond Road to the south, the River Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site is dominated by a mixture of large-scale industrial brewing structures (refer to Figure 1 below) and large areas of hardstanding with scattered trees.

Figure 1: Existing Buildings and Structures on the Site



- Site Boundary
- External Filming Use Area
- 1 P.O.B
- 2 Brewhouse
- 3 Process Buillding
- 4 Chip Cellar
- 5 Finishing Cellar
- 6 Power House
- 7 Powder Store
- 8 Effluent Treatment
- 9 Maltings
- 10 Former Hotel
- 11 Former Bottling Hall
- 12 Packaging
- 13 Stable Court
- 14 Sports Club
- 15 East Gatehouse
- 16 West Gatehouse
- 17 CO2 Block
- 18 Chimney Stack
- 19 River Wall
- 20 Railway Tracks, Granite Paving and River Moorings

N

0 25 62.5 125

Metres

Topography

1.4. The Site is generally flat with no significant variations in the topographical gradient. The LiDAR map indicates that it is lowest to the east of the Site (4 to 6 m AOD) and highest in the north west of the Site (8 to 10 m AOD).

Flood Risk

1.5. The Site is located within defended Flood Zone 3 (high probability of tidal/fluvial flooding). The principal source of flood risk to the Site is from the River Thames. Despite being located within an area at high probability of tidal flooding, the Site is protected up to the 1 in 1000-year standard by the River Thames defences. Furthermore, the Site currently benefits from tidal flood defences along the river frontage. These are formed from the Site boundary walls and the Maltings building (Building 9, refer to Figure 1).

1.6. Given the Site is protected by the River Thames flood defences, the risk of tidal flooding is considered to be low.

2. Assessment

2.1. As stated above, the Site is located within Flood Zone 3, indicating a high probability of tidal flooding. However, it is protected by the River Thames defences to a 1 in 1000 year standard reducing the risk of flooding to the Site to low. There would be no changes in ground levels as a result of the Development. Furthermore, there would be no changes to the existing buildings or existing drainage network as part of the proposals.

2.2. The existing Site is classed as 'less vulnerable'[1] as it falls under the '*general industry, storage and distribution*' classification as defined in the National Planning Policy Framework (NPPF)[2]. There are no 'more vulnerable' uses proposed, such as residential, as part of this temporary use planning application, given the proposed use of the Site for filming would be classified as '*non-residential institution not included in the 'more vulnerable' class*'. Therefore, the vulnerability of users at the Site would remain as per the existing use. A Flood Warning and Evacuation Plan has been submitted as a separate planning document, with a summary of the evacuation routes set out below.

2.3. In the highly unlikely event of a breach in the Thames Tidal Defences Site users could be affected by flood depths limited to 340mm of flooding, however as the uses are 'less vulnerable' this is acceptable in policy terms. Building users within the breach extents could move to upper parts of the buildings where there are upper floors or walk a short distance to the west of Building 12 (Figure 1) or southwards onto Mortlake High Street, which would remain dry in a present day breach scenario

Flood Defence Exclusion Zone

2.4. In line with EA requirements, a 16m exclusion zone from the flood defence will be maintained, where there will be no heavy vehicles, materials or storage, as shown in Figure 1 overleaf.

[1] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2021). Flood Risk and Coastal Change Guidance. Available at: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification

[2] Ministry of Housing, Communities and Local Government. (2021). National Planning Policy Framework.

2.5. The erection of an external film set is proposed as part of the temporary application. No obstructions to access would be permitted within the 16m exclusion zone. No heavy vehicles, materials, or storage would be permitted within the exclusion zone indicated.

Figure 2: Exclusion Zone from Tidal Flood Defence

Key

16m exclusion zone from tidal flood defence

Source: https://www.google.co.uk/

3. Conclusion

3.1. The Development would not introduce any 'more vulnerable' uses and there would be no changes to existing ground levels, buildings or the existing drainage network. Users of the Development would be able to walk to areas within the Site or southwards onto Mortlake High Street that would remain dry in the highly unlikely event of a breach in the flood defences. In summary, no significant adverse surface water drainage and flood risk effects would arise as a result of the temporary use planning application.