

O'Donovan, Donal

From: Brian Humphris <brian.humphris@richmond.gov.uk>
Sent: 03 March 2016 15:32
To: O'Donovan, Donal
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry
Attachments: Gully reports.xlsx

Donal

In response to your questions below:-

- 1 Not sure who would be the best contact but they have area teams, so any enquiry relating to Stag site would be referred to them.
- 2 I can find no record of a name either. OS plan indicates that the culvert is fed by open ditches along both sides of Sheen Common, but nothing is indicated south of the common, within Richmond Park.
- 3 Please see attached – reports as logged on our system.

Regards Brian

Brian Humphris
Highway Asset Co-ordinator

020 8891 7738

From: O'Donovan, Donal [mailto:donal.odonovan@watermangroup.com]
Sent: 03 March 2016 12:03
To: Brian Humphris
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Brian,

Many thanks for the response, I have a few follow up queries that I hope you will be able to answer.

1. You mentioned that we would need to confirmed if the Site had passed the Sequential Test with the Planners. Do you have the contact details for the best person/team to contact in relation to this.
2. You provided plan showing a culverted watercourse that has an outlet adjacent to the Site. Do you know what this watercourse is called? I have had a look online but not had any luck.
3. You mentioned that there have been some records of flooding due to blocked gullies. Can you provide any further information in relation to these (ie. extent, date, location etc.).

If you have any queries please feel free to give me a call.

Cheers,

Donal

From: Brian Humphris [mailto:brian.humphris@richmond.gov.uk]
Sent: 24 February 2016 16:23
To: O'Donovan, Donal <donal.odonovan@watermangroup.com>
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Donal

Please accept my apologies for the delay in responding to your enquiry. Unfortunately some of the information that you requested has taken some time to obtain. Please see comments below.

Regards Brian

Brian Humphris
Highway Asset Co-ordinator

020 8891 7738

From: O'Donovan, Donal [<mailto:donal.odonovan@watermangroup.com>]
Sent: 22 January 2016 14:34
To: Brian Humphris
Subject: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Brian,

Thanks for speaking to me earlier.

Stag Brewery – Flood Risk Enquiry

I'm writing regarding the proposed redevelopment of Stag Brewery, located within the London Borough of Richmond upon Thames. The Site is approximately 9ha in size, and is located at approximate postcode SW14 7ET, please find attached a location plan for your information. The proposals comprise construction of a residential led mixed use development.

We have been commissioned to investigate the risk of flooding to the proposed development. I would be grateful if you could provide information relating to the following:

1. The Environment Agency mapping shows that the Site lies within Flood Zones 2 and 3, and is generally shown as being defended. The River Thames defences are identified as being continuous in this location, please could you confirm that the Site is fully defended from tidal and fluvial flooding.
We do not have detailed records of River Defences. However photographs on pages 24 & 25 of the SPD show that there are no defences at Ship Lane. Street View images from the river appear to show river levels approx. 1m below the towpath level, although there is no way of knowing what the Tide Status was at that time. There are defences at Bulls Alley, as indicated on Page 13 of the SPD.
2. The Stag Brewery SPD sets out the planning brief for potential development at the Site. Please could you confirm that the Sequential Test has been passed.
This would need to be confirmed by our Planners.
3. As it is very early in the decision process it is currently unknown where development would be located. However, the design would ensure that appropriate mitigation steps would be incorporated. In line with other Sites within London we currently assume that commercial and retail ('less vulnerable') uses would be acceptable on the ground floor. We also assume that duplex residential uses would be acceptable on the ground and first floor (bedrooms location on the first floor), as a means of egress would be available to ensure safety. Please could you confirm this. We will further consult once the scheme plans have evolved.
This approach is reasonable but Planners would make final approval. At other developments within Flood Zones floor levels are usually raised to at least 300mm above ground level to reduce flood risk.
4. Could you please provide a map showing the location of any Ordinary Watercourses near the Site, and note any development restrictions that would therefore apply.

Please note plans attached. Watercourses plan shows a watercourse under the site, although the alignment is probably only indicative. OS plan is marked with the known extents of relevant section – ‘outlet’ is marked on the plan.

5. Please could you confirm whether or not there are any ‘lost rivers’ in the vicinity of the Site. Please could you provide any information you have relating to this, to include a map.
See above
6. Please could you provide your Risk of Flooding from Surface Water map in the vicinity of the Site, as the EA’s online version is difficult to interpret due to the scale.
Richmond does not have its own Flood risk maps, we use the EA plans.
7. Please provide us with details of any historic tidal, fluvial, groundwater, surface water or sewer flooding affecting or in the vicinity of the Site. Alternatively, please confirm that you have no records of flooding in the vicinity.
Our Highways Enquiry System has no record of any flooding reports at Mortlake High Street, Lower Richmond Road, Ship Lane or Williams Lane, other than blocked gully reports.
8. Please could you confirm the likely groundwater levels in the vicinity of the Site.
Unfortunately we do not have records of likely Groundwater Levels.
9. It is still very early in the design process and at this stage the drainage strategy is still being developed. We are currently looking at all options available to drain surface water runoff from the Site. Our approach will follow the drainage hierarchy where possible, with the preference of draining the site to the River Thames (unrestricted due to the tidal nature of the River). Should it not be possible to drain to the River Thames due to Site constraints, we would connect to the public sewer network. Following the requirements of the London Plan, we would limit surface water runoff from the Site to 50% of the existing rate, for the 1 in 100 year event, including for the predicted increase in rainfall intensity over the lifetime of the development due to climate change. Please could you confirm that this approach is acceptable.
This approach is acceptable.

We are also writing to the Environment Agency and Thames Water requesting details of recorded flooding incidents and relevant information. If you are aware of any other parties that may have useful information please let me know.

This information is required as soon as possible and we would be grateful if you could provide your written response by 5th February 2016. If this is unlikely to be achievable or you require any further information please feel free to get in contact.


Please feel free to give me a call if you wish to discuss the above.

Cheers,

Donal

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