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Flood Risk Assessment

New rear dormer to match adjacent dormer and the erection of a greenhouse + shed in the rear garden at 150 Castelnau, London, SW13 9ET

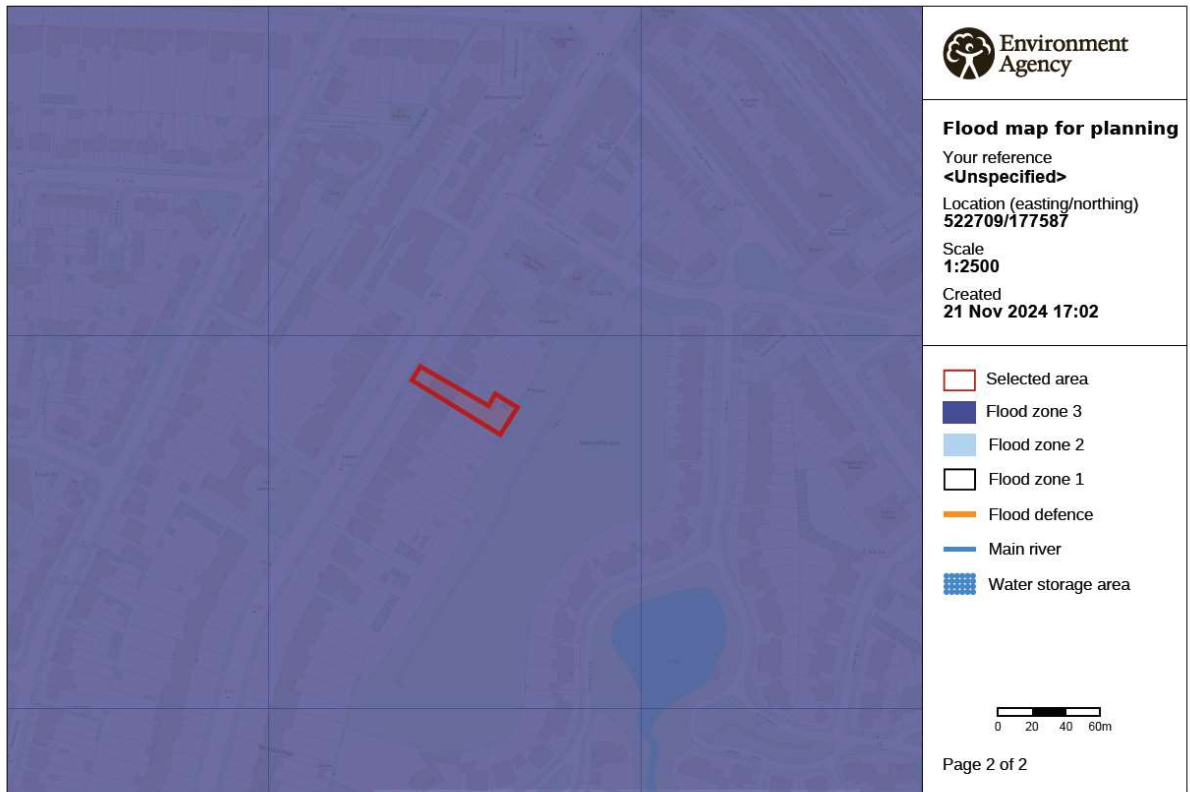
Introduction

150 Castelnau lies approximately 650m to the west of the River Thames, within Flood Zone 3. The River Thames in this area is defended by the Thames Barrier to a standard of 1:1000 occurrence and the EA regularly inspects the defences to ensure they are fit for purpose. The risk from tidal flooding to the proposed re-development is considered to be insignificant due to the comprehensive nature of flood defences in this area.

Furthermore, due to the distance of the site from the watercourse, the risk of flooding from overtopping via wave-action is also considered to be insignificant. In the event of a nearby defence breach, the site would be at risk of inundation, although the present condition of proximal flood defences is good. In addition, according to Richmond Borough Council SFRA the site is outside of the Rapid Inundation Zone following a breach of flood defences. As such, the risk to the proposed development from tidal defence breach flooding is considered to be of low significance.

Proposal

The proposed development is for a new rear dormer to match the adjacent property, new rooflights and the erection of a greenhouse and shed in the rear garden to replace the existing. There will be no additional sleeping accommodation provided at this level.



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Figure 1: Site Location

Figure 2: Flood map

Construction

The new greenhouse will feature a reinforced concrete floor slab with French drains surrounding it. It is intended solely for planting and storage and will not serve as a habitable space.