

| Site Name: Glass Yard | | | | | |
|---------------------------------------|--|-----------------------------|---|--------------------------------|---------------------------------|
| Site ID: | W3 | Site Address: | Woolwich | Area (ha): | 0.84 |
| Current Use: | Leisure centre | Proposed Use: | Residential led mixed use development with active frontage to either side of the extended Hare Street. Extend Hare Street to riverside. Leisure centre use to be relocated to Wilkinson site W4 | Vulnerability Classification: | Less Vulnerable/More Vulnerable |
| Tidal Source: | | | | | |
| Flood Zone 1 (<0.1% AEP): | Flood Zone 2 (0.1% AEP): | Flood Zone 3 (1% AEP): | Flood Zone 3b (5%AEP): | Area Benefiting from Defences: | |
| <0.1% AEP): 48% | 0.1% AEP): 52% | 1% AEP): 43% | 5%AEP): 1% | 50.76% | |
| Flood Zones and Flood Defences | | | | | |
| | | | | | |
| Figure A - Flood Zones | | | | | |
| Flood Defence Source: | tidal | Upstream of Thames Barrier? | No | | |
| Flood Defence Type: | wall | Standard of Protection: | 1000 | | |
| Flood Warning Area | Tidal Thames from Woolwich Arsenal to Deptford Creek (51% Overlap) | Emergency Rest Centre | Waterfront Leisure Centre - GLL | | |
| Residual Tidal Flood Risk | | | | | |

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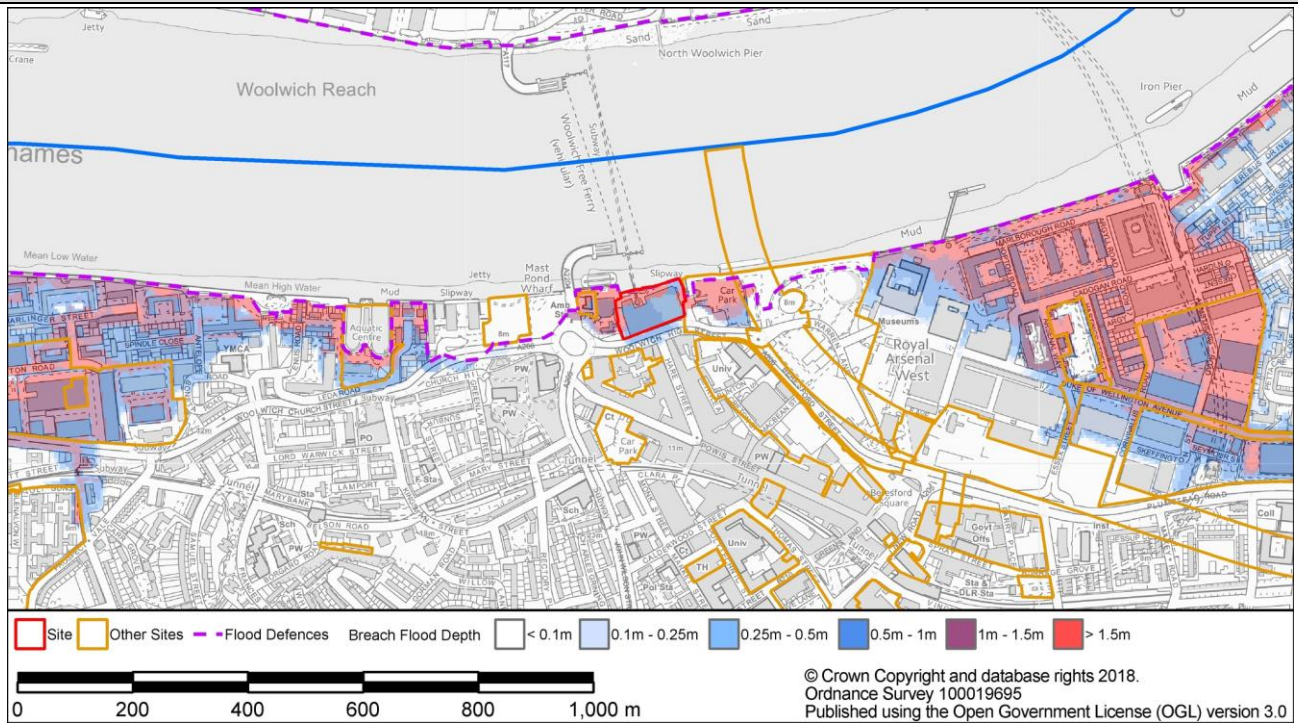


Figure B - Maximum Flood Depth (Downriver Breach Assessment, 0.5% AEP 2115)

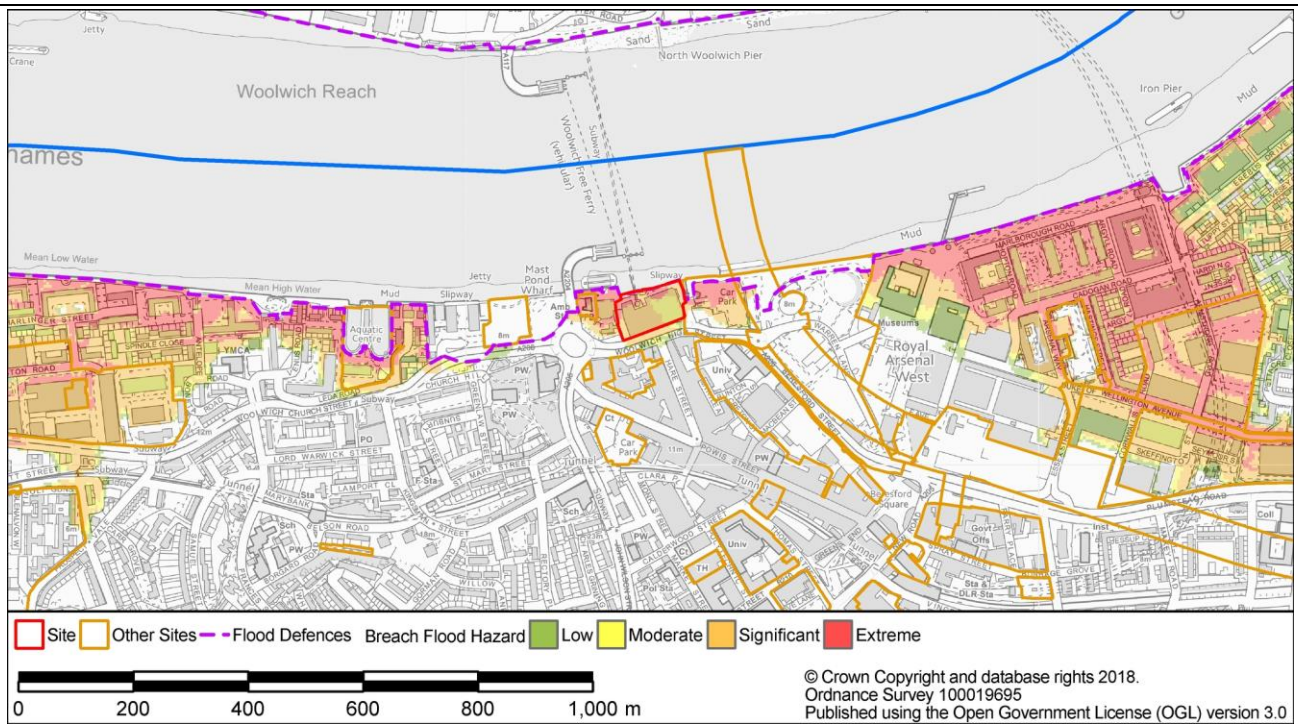


Figure C - Maximum Flood Hazard (Downriver Breach Assessment, 0.5% AEP 2115)

Surface Water Source

Risk of Flooding from Surface Water (RoFSW)

High

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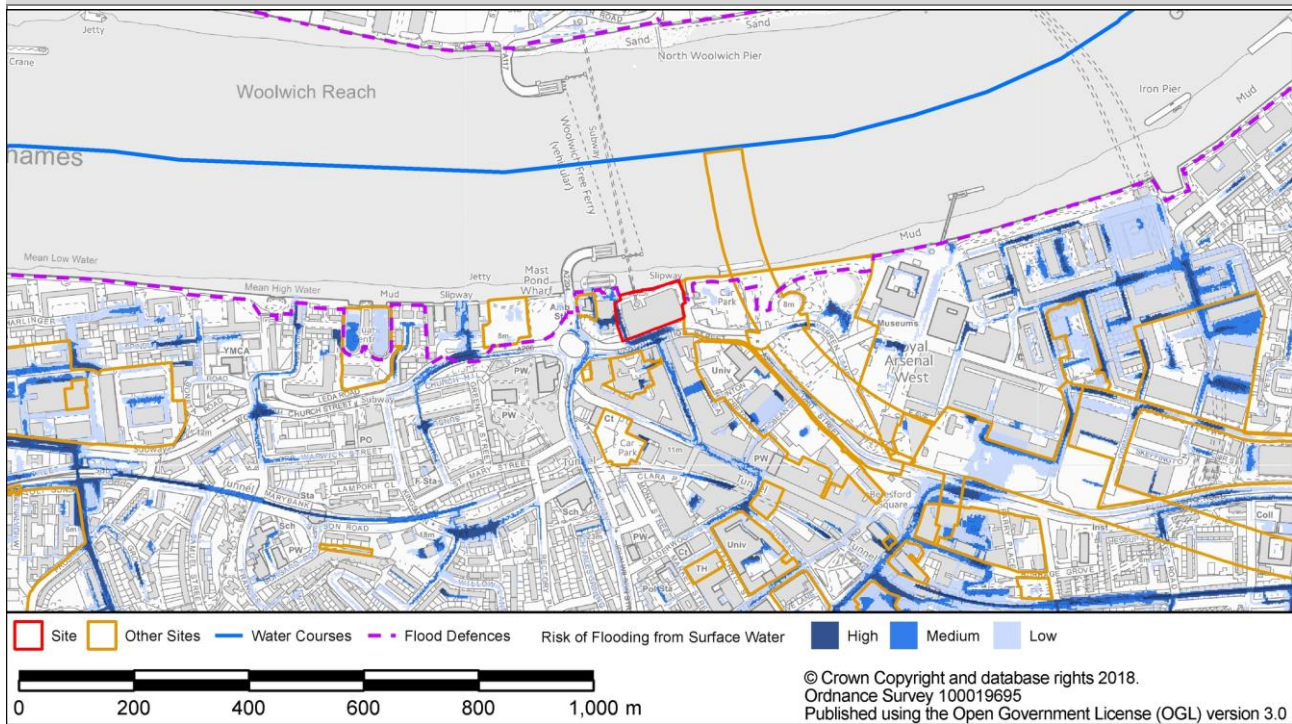


Figure D Risk of Flooding from Surface Water (RoFSW)

| | | | |
|---|--|--|---|
| Critical Drainage Area | N/A | | |
| Groundwater Source | | | |
| Bedrock Geology | Thanet Sand Formation | Superficial Geology | Head - Clay, Silt, Sand, Gravel |
| Bedrock Aquifer Designation | Secondary A (100% Overlap) | Superficial Aquifer Designation | Secondary (undifferentiated) (100% Overlap) |
| Potential Groundwater Flooding Zone | Zone A | | |
| Other Sources | | | |
| Sewer Flooding (within 4 digit postcode) | Internal Flood Incidents: 0 External Flood Incidents: 1 | | |
| Artificial sources | | | |

Site Specific Recommendations

The site is predominantly located in Flood Zones 2 with a proportion of the site located within Flood Zone 1 and 3 and is protected by the presence of defences. The site has a residual risk of flooding. The site is proposed to be mixed use which includes residential, and riverside use. More vulnerable development should be located within Flood Zone 1 where possible. If not possible, More Vulnerable uses should be located on the first floor or above, with Less Vulnerable uses at ground level. Basements are not permitted within Flood Zone 3. This site is suitable for water compatible open space development. The ROFSW map shows that site and surrounding area may be at high risk of surface water flooding. An assessment of the local surface water flow paths should be made during the development of the site design, to encourage the location of buildings and more vulnerable aspects of the development away from those areas at risk of surface water ponding. Reference should be made to the Integrated Water Management Strategy for the area.

For development in Flood Zone 2 or 3, finished floor levels should be set at whichever level is higher: 300mm above the general ground level of the site or 600mm above the estimated sea level for a 1 in 200 year (0.5%AEP) event (including climate change). A number of flood resistance and resilience measures can be implemented into new developments to mitigate potential flooding. Guidance on resilience measures can be found in the 'Improving the Flood Performance of New Buildings, Flood Resilient Construction' published by The Department for Communities and Local Government (CLG).

Potential overland flow paths from surface water should be determined and appropriate solutions proposed to minimise the impact of the development, whilst ensuring that flows are not diverted towards other properties elsewhere. Developers should consider using design for exceedance approaches by using urban areas and infrastructure to help manage local flooding. Flow paths should be assessed to inform the strategic location of SuDS and techniques to route flows around the edge of buildings. Careful consideration should be given to the use of fences and landscaping walls so as to prevent causing obstruction to flow routes.

Unobstructed safe access routes to and from the development should be provided. These should provide access to higher ground that is not at risk from tidal flooding. Safe egress points would be most appropriately located to the east of the site, onto Bell Water Gate. The local area is covered by the 'Tidal Thames from Woolwich Arsenal to Deptford Creek' and 'Ravensbourne at Deptford' Environment Agency Flood Warning Areas. A Flood Warning and Evacuation Plan (FWEP) must be prepared for the site, detailing how flood warning will be provided as well as how the safety of occupants and access to/from the development will be ensured. Further details of what should be included can be found in the Developer Guidance.

Reference to the SWMP Appendix D Figure D6 identifies that (prior to the completion of a site investigation to determine precise local conditions) infiltration of surface water into the ground is uncertain for the site. Site investigations will be required prior to the development of a Drainage Strategy for the site. Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so. Where an increased risk of surface water flooding exists to surrounding sites, developers need to provide a Drainage Strategy to demonstrate how they intend to address this, by what methods, over what timeframe and

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how maintenance of such works would be funded over its lifetime. This should include a consideration of SuDS in line with the London Plan 5.13 and Local Plan Policies. Surface water run-off should be managed in line with Royal Greenwich's surface water management requirements, as set out in Chapter 4 of the Developer Guidance.

Summary

A large part of the site is in Flood Zone 1. The remainder is in defended Flood Zone 3 at residual risk of tidal flooding. More Vulnerable uses must be located on the first floor or above, with Less Vulnerable uses at ground level. Tidal flood risk mitigation measures should be implemented into the site design to manage flood risk. It is recommended that effective surface water management measures are implemented, including careful site and building layout and the incorporation of SuDS, in order to reduce flooding both on the site and routing of flood water to other areas. Due to the extent of flood risk on the site, a flood warning and evacuation plan should be implemented to ensure access to and from the site. On this basis, it is likely that this site could pass the Exception Test.