

Hoskins Street Island Site

Summary Information	
Site Reference	P1-GBW6
Address	47 Old Woolwich Road, 33-35 Old Woolwich Road, Warehouse on Lassell Street, Warehouse on Hoskins Street and 59 and 61 Hoskins Street, Greenwich, SE10 9PP
Area (ha)	0.51
Current Use	A car repair garage, an industrial bakery facility, residential properties and a substation.
Current Vulnerability	More Vulnerable
Proposed Use	Residential led, mixed use scheme with commercial use and/or light industrial workspace use.
Proposed Vulnerability	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	0	% of site	Limited potential for flooding to occur	78.92	% of site
FZ3a	100.00	% of site	Potential for flooding of properties below ground level	0	% of site
FZ3b	0	% of site	Potential for flooding to occur at surface	21.08	% of site
Surface Water			Sewer Flooding		
High	1.72	% of site	Number of incidents within the predominant postcode	40+	
Medium	2.94	% of site	Is the site located within the Thamesmead area?	No	
Low	12.44	% of site			
Flood Defences			Flood Warning Area		
The site is at risk of flooding from rivers taking into account the presence and condition of flood defences according to the EA's RoFRS layer.			The EA Flood Warning Service is available at the site.		

See webmap supporting assessment: [Greenwich - Level 1 and 2 SFRA](#)



1.1 Tidal

Description of Flood Mechanism
- The site is at risk of breach flooding from the River Thames located approximately 140m northwest of the site. - During both the 2005 and 2100 Thames Upriver modelled events, the entire site is inundated. - During the 1 in 200 year (2005), 1 in 1000 year (2005) and the 1 in 200 year (2115) Thames Downriver modelled events, the site is not impacted. - During the 1 in 1000 year (2115) Thames Downriver modelled event, tidal flood risk is concentrated along the eastern, northern and western boundaries of the site, slightly impacting the building curtilage.
Mitigation / FRA Requirements
- A FRA must be submitted as part of a planning application. - Include appropriate flood resistance or resilience measures to address predicted flood depths. - See SFRA Level 2 Report mitigation requirement numbers 4.3 and 4.4, Policies E2 and E3 of the existing Greenwich Local Plan, and Policy EN6 of the draft Local Plan for further development stipulations. - Site users should be signed up to the EA's Flood Alert and Flood Warning Service. - The development should allow for safe, dry access to high ground as the extent of inundation covers the entire site. - Sea Level Allowances, provided by the EA, should be considered to inform flood resilient construction and design measures.
Climate Change Considerations
Although the site is impacted by both the Thames Breach Upriver and Downriver modelled events, as the Upriver model indicates higher depths, this model has been assessed. Developers will need to consider both models. Climate change is not expected to change the extent of tidal flood risk onsite. The maximum depth increases from 0.76m to 1.15m, the maximum velocity increases from 1.16m/s to 2.10m/s, the maximum flood level increases from 4.28mAOD to 4.76mAOD and the maximum hazard increases from 1.52 to 2.51.

Risk Assessment (Tidal – Thames Breach Upriver 2017)			
Parameter	2005	2100	Units
Max. Depth	0.76	1.15	m
Max. Velocity	1.16	2.10	m/s
Max Flood Level	4.28	4.76	m AOD
Max Ground Level	4.44	4.44	m AOD
Min Ground Level	3.51	3.51	m AOD



Max Flood Hazard	1.52	2.51	N/A
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1.2 Surface Water

Description of Flood Mechanism	
Surface water flood risk is concentrated in the northwestern area of the site as well as along the northern and western boundaries of the site. A small area of high risk is located along the western boundary of the site, toward the northwestern corner.	
Mitigation – Flood Risk Requirements	Mitigation – Surface Water Drainage
Development should be directed away from the northwestern area of the site, towards the southern and southeastern areas of the site. Development should comply with SFRA – Level 2 Report Section 4 mitigation requirement numbers 4.3 and 4.9.	See SFRA Level 2 Report mitigation requirement 5.0 for further development stipulations. Developments should apply the Sustainable Drainage Hierarchy set out in Policy SI 13 of the London Plan as well as Policy E2 of the existing Greenwich Local Plan and Policy EN6 of the draft Local Plan. Ground investigations are required to confirm whether infiltration SuDS are suitable.
Climate Change Considerations	
During the high risk events, the extent is expected to extend eastward from the northwestern corner of the site, toward the building curtilage, and extend across the northwestern boundary of the site. The maximum depth, velocity and hazard remain unchanged. During the medium risk events, the extent is expected to extend eastward from the northwestern corner of the site, into the building curtilage. The maximum depth, velocity and hazard remain unchanged. During the low risk event, the extent extends southeastward from the northwestern boundary of the site, to engulf the buildings in the northwestern area of the site. The maximum depth, velocity and hazard remain unchanged.	

Risk Assessment				
Parameter	High	Medium	Low	Units
Max. Depth	0.3	0.3	0.3	m
Max. Velocity	0.5	0.5	0.5	m/s
Max. Hazard	0.75	0.75	1.25	N/A



Risk Assessment – with Climate Change				
Parameter	High	Medium	Low	Units
Max. Depth	0.3	0.3	0.3	m
Max. Velocity	0.5	0.5	0.5	m/s
Max. Hazard	0.75	0.75	1.25	N/A

1.3 Sewer

Risk Assessment	Mitigation Requirements
The site falls within a postcode area where there are 40+ reported flood incidents from sewer flooding. The site is assumed to be served by combined and foul sewer networks, given their proximity to the site.	The applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections. If historic flooding has occurred, the applicant must demonstrate how this risk will be managed throughout the development's lifetime.

1.4 Groundwater

Risk Assessment	Mitigation Requirements
This site has limited potential for groundwater flooding to occur in the southeastern area of the site. There is potential for groundwater flooding to occur at the surface in the northwestern area of the site. The site is underlain by a bedrock geology of Thanet Sand in the southeastern area of the site and Lambeth Group in the northwestern area of the site. The superficial geology is Alluvium.	For new developments that involve groundworks, especially if basements are planned, the applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation. If there is a potential level of impact, mitigation actions must be proposed. This must be prepared by a chartered professional or specialist.

1.5 Artificial

Risk Assessment	Mitigation Requirements
This site is at risk of flooding from the Banbury, High Maynard, King George V, Lockwood, Queen Elizabeth II and William Girling reservoirs.	Propose appropriate and proportionate risk management measures. A suitable emergency response plan should be put in place, including an



The reservoir extent map predicts that if any of these reservoirs breach on a wet day, the site will be at risk of flooding.	emergency warning system in the event of a reservoir flooding incident. Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan.
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1.6 Planning Considerations – Safety of Development

A. Can the development be future proofed for climate change considerations?
- During the Thames Breach Upriver modelled events, climate change is not expected to increase the extent of tidal flood risk onsite. However, the maximum depth, velocity, flood level and hazard increase. - Surface water flood risk extent is expected to increase during all events due to climate change. - See SFRA – Level 2 Report Section 4 mitigation requirement number 4.4 for the required flood resistant / resilient building stipulations.
B. Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?
- The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. - Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13. - See SFRA Level 2 Report mitigation requirement numbers 4.3, 4.7, 4.8, 4.9 and 5.0 and Policies E2, E3 of the Greenwich Local Plan and Policy EN6 of the draft Local Plan for further development stipulations.
C. What is the cumulative impact of the development land use change and will flood risk increase?
- The development land use is not changing from 'More Vulnerable'. - The site is entirely impermeable. - This offers an opportunity to improve flood attenuation through the new development.
D. How can the development reduce risk overall?
- Development should be directed away from the northwestern area of the site and towards the southern and southeastern areas of the site where there is less risk of surface water flooding. - By complying with Policy E2 of the Greenwich Local Plan and Policy EN6 of the draft Local Plan through demonstrating that the development will avoid or minimise all sources of flood risk to people and property taking climate change into account, and incorporating SuDS measures in order to manage surface water runoff as close to its source as possible and to meet the required SuDS performance standards.



• By complying with SFRA - Level 2 Report Section 4 mitigation requirement 4.4.
E. Which safe access and egress routes are recommended?
• Safe access and egress routes should be directed toward Old Woolwich via the southwestern corner of the site where there is less risk of surface water flooding. • Given the risk of tidal flooding in a breach scenario to the available access and egress routes, the applicant should provide a Flood Risk Emergency Plan in line with Adept guidance.
F. Will development require a flood risk permit / watercourse consent?
No, the site is not within 16m of a tidal River, 8m of a Main River or 5m of an Ordinary Watercourse.
G. Can the site pass the Exception Test?
The site is located within Flood Zone 3a and the proposed vulnerability classification is 'More Vulnerable', therefore the Exception Test is required.

