

**FLOOD RISK ASSESSMENT
AT
LIFFORDS PLACE
BARNES HIGH STREET
LONDON
SW13 9LR**

Date: 11 December 2014
Ref: MJA/FRA/8355

We have considered the Environment Agency Standing Advice Development and Flood Risk. England January 2008.

The Environment Agency classifies the property within Zone 1 Low Probability. No consultation is, therefore, required with the Agency.

The following Flood Risk Assessment (FRA) is proposed in accordance with the Environment Agency's Advisory comments.

BASELINE CONDITIONS

The proposed development is located on land which currently has various uses on the ground floor and office / storage on the first and second floors constructed approximately 100 years ago.

PROPOSED DEVELOPMENT

The proposed development comprises of a U shaped new build development with commercial units on the ground floor and residential units on the first, second and third floor / roof over built around a central courtyard with access off Barnes High Street.

The overall site area is 1238sqm, the development increases the built upon foot print of the site by 14% from an original figure of 557sqm to 632sqm. The remaining area will be laid with permeable paving to reduce any additional discharge into the combined sewer system. The site will have a central rain water harvesting unit (SuDS) to control the surface water drainage and reduce and control the flow of rain water into the existing combined sewer.

CONCLUSIONS

The defences along the tidal Thames in this area are all raised, man-made and privately owned. The Environment Agency regularly inspects them to ensure that they remain fit for purpose. They must be maintained by their owners to a crest level of 5.41m AODN (The Statutory Flood Defence Level in this reach of the Thames). The overall condition grade for defences in the area is 2 (good), on a scale of 1-5.

The River Thames is defended along this section of a standard of 1:1000. The defences protect against a tidal flooding event that has a 0.1% annual possibility of occurring up to the year 2030. After 2030 the standard protection will decrease over time. However, the Environment Agency has a project (Thames Estuary 2100) that is studying options to manage flood risk in the Thames Estuary up to 2100.

The development will not constrain the natural function of the flood rain either by impeding flood flow or reducing storage capacity.

We trust that this report adequately covers the requirement for the planning application.