

Flood Risk Assessment

Date: 20th May 2015
Our Ref: 1422-3.1-02_Flood Risk Assessment
Application Address: 6 Glebe Road, SW13 OEA

1. Scope

This Site Specific Flood Risk Assessment (SSFRA) has been provided in response to the requirements of the adopted Core Strategy (CP3), and in accordance with the provisions contained within the Development Management Plan; Policy DM SD 6 Flood Risk, Policy DM SD 7 Sustainable Drainage and Policy DM SD 8 Flood defenses.

In respect of Planning Policy context, it is confirmed within the narrative to Policy CP3 of the Core Strategy that the main risk in the Borough is from both fluvial and tidal flooding from the River Thames and its tributaries. This however is a theoretical maximum given that the historic and contemporary flood defence measures of the Thames have been designed to provide flood risk protection to a 1:1000 year standard and the quality of such defences is possibly higher than in any other part of the country.

As a consequence, it has been accepted that whilst consideration must be given to the location of new development in lower areas of Flood Risk wherever possible the Sequential Test for development proposed within Flood Risk 2 and 3 Areas may be considered to have been passed.

This SSFRA has therefore been provided to illustrate the present and projected flood risk issues of the site and indicate the detail of the measures proposed to mitigate the residual flood risk engendered by sewer and surface water flooding and the effects of climate change.

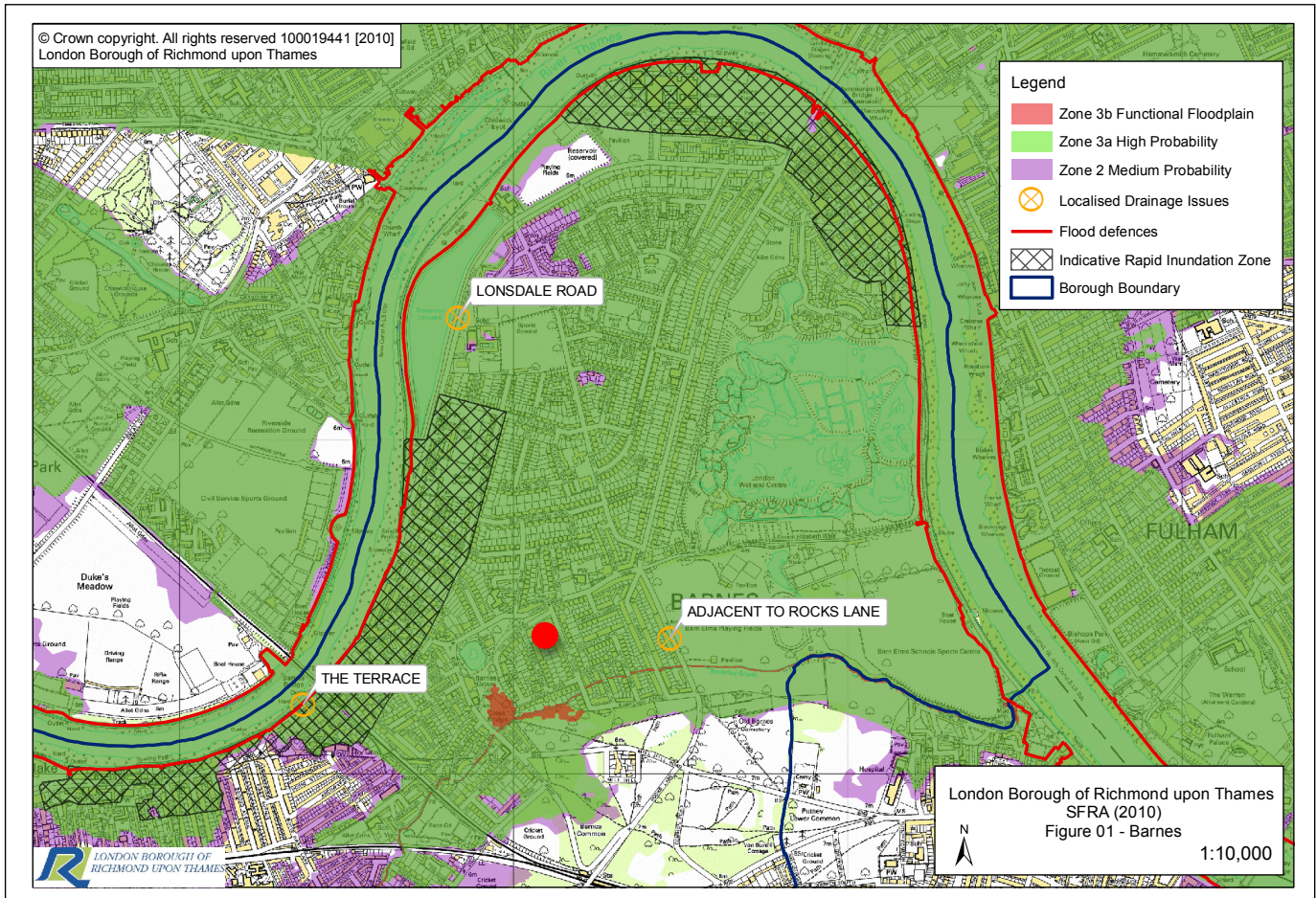
2. Proposal

This report has been prepared in support of a planning application for the excavation of a new basement for the existing Class C3 residential dwelling at 6 Glebe road SW13 OEA.

3. Location

From the environment agencies' website mapping, the location is classed as being in Flood Zone 3a (high probability) , Fig1.1.

Fig 1.1 Site Location shown on the Environment Agency Flood Map



● 6 Glebe Road

4. Evacuation

Our proposal involves the excavation of a basement extension under the footprint of the proposed ground floor plan.

One internal staircase will provide access to the basement.

The proposed basement does not include sleeping accommodation.

5. Protecting the property

The following flood proofing measures will be adopted to minimize the risk to the inhabitants and the property in the event of a flood:

We will ensure that any vents from the basement discharge above 5.7 m AODN, giving 160mm over the flood defense level. All service entries will be puddle flanged and waterproofed.

The basement will be constructed of reinforced concrete walls and will be fully tanked and waterproofed.

6. Conclusion

The most severe risk of flooding caused by a breach during a 1 in 200 year tidal flood would be the flooding of the proposed basement. If the breach occurred in the defenses adjacent to the site there would be little warning time before the inundation of the basement began.

When floodwaters enter the basement a safe evacuation route (the internal stairs) lead to the upper floors and building exits.

Consequently it is considered that the risk of basement flooding has been addressed and that the proposed development does not present an unacceptable level of flood risk. The development will not increase flood risk elsewhere.

HOGARTH ARCHITECTS