15088/3.0/dg/kc

FLOOD RISK ASSESMENT- Barnes High Street

1.0 Site Address

61A Barnes high street SW13 9LF

2.0 Description of development

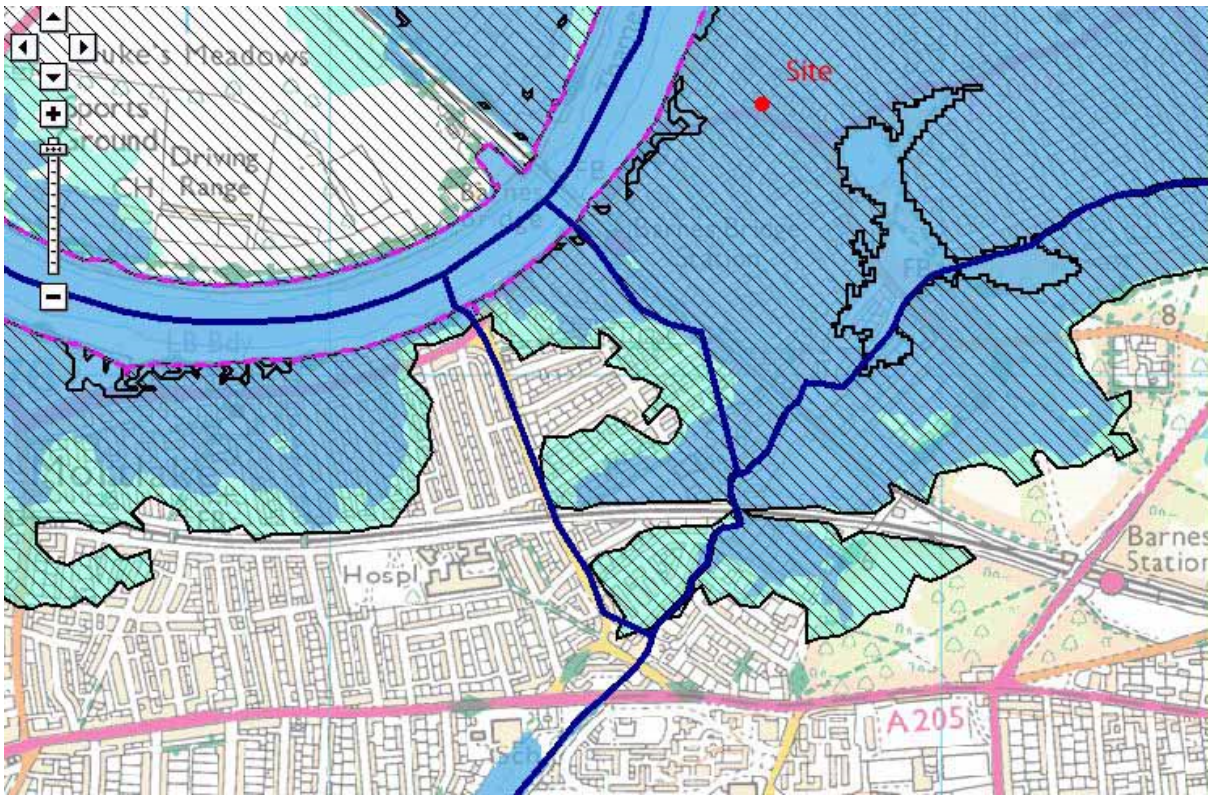
The existing residence is currently a small 36m2 one bedroom, ground floor flat that is accessed through a narrow corridor. The layout of the flat itself is uncomfortable, poorly lit and with very little storage. The access to the living room, kitchen and bathroom is through the bedroom, which is located directly off the hallway, thus reducing the privacy within the flat. The existing property is constructed out of brickwork and tiled roof. At the rear of the flat is an unused shed which takes up valuable space. Similarly, there is an existing garden which is barely used.

3.0 Description of Proposal

It is proposed that a single story extension should be erected to the rear and side of the existing residence. The proposal will increase our floor space from 36m^2 to 55.4m^2 but together with the internal alterations will make a significant improvement to the living conditions within the flat.

The extension is predominantly sited on existing concrete paving (21m^2). Therefore the increase in rain run off area is only 3m^2.

4.0 Assessment of the Flood Risk of the Development



- The development site is classifies as having a 1 percent chance of flooding each year but is within the zone benefitting from flood defences. .

- The purple line adjacent to the Thames indicates flood defences erected in the past 5 years.

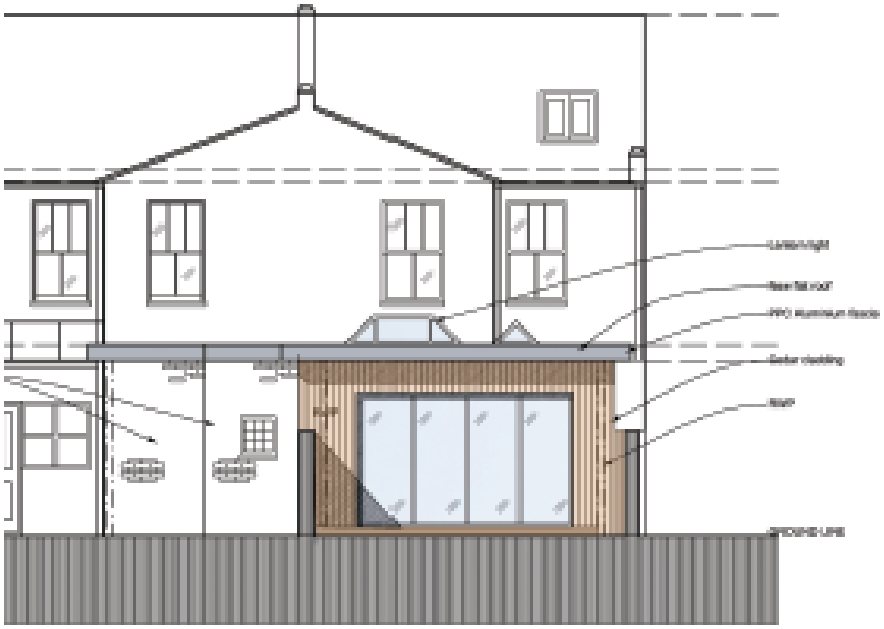
- The development is classed as a minor extension and is 155 m from the river Thames.

- There is no alternative site for the proposed extension and therefore a sequential test is inappropriate.

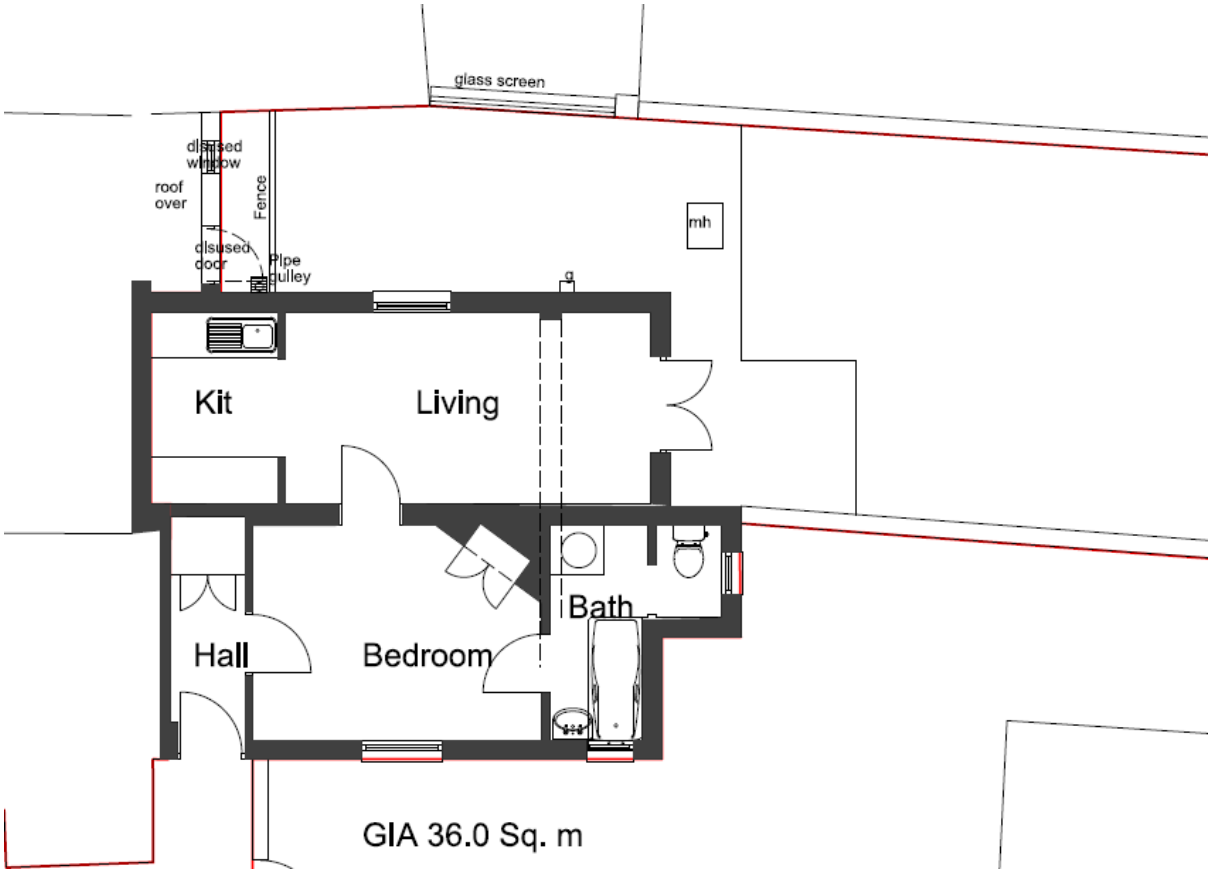
5.0 Details of Flood Resilience and Resistance

1. The floor level of the proposed extension needs to be as the existing floor level. It is approximately 150mm above adjacent paving areas and 200mm above the soft landscaping levels.
2. The floor to the existing building and the new extension will be suspended with a ventilated void. There is no paving proposed within the garden and will instead have a freely draining timber deck.
3. Access and Evacuation will remain as existing via the front door onto the street.
4. Surface water off the new roof will be drained to new soak away within the garden area.

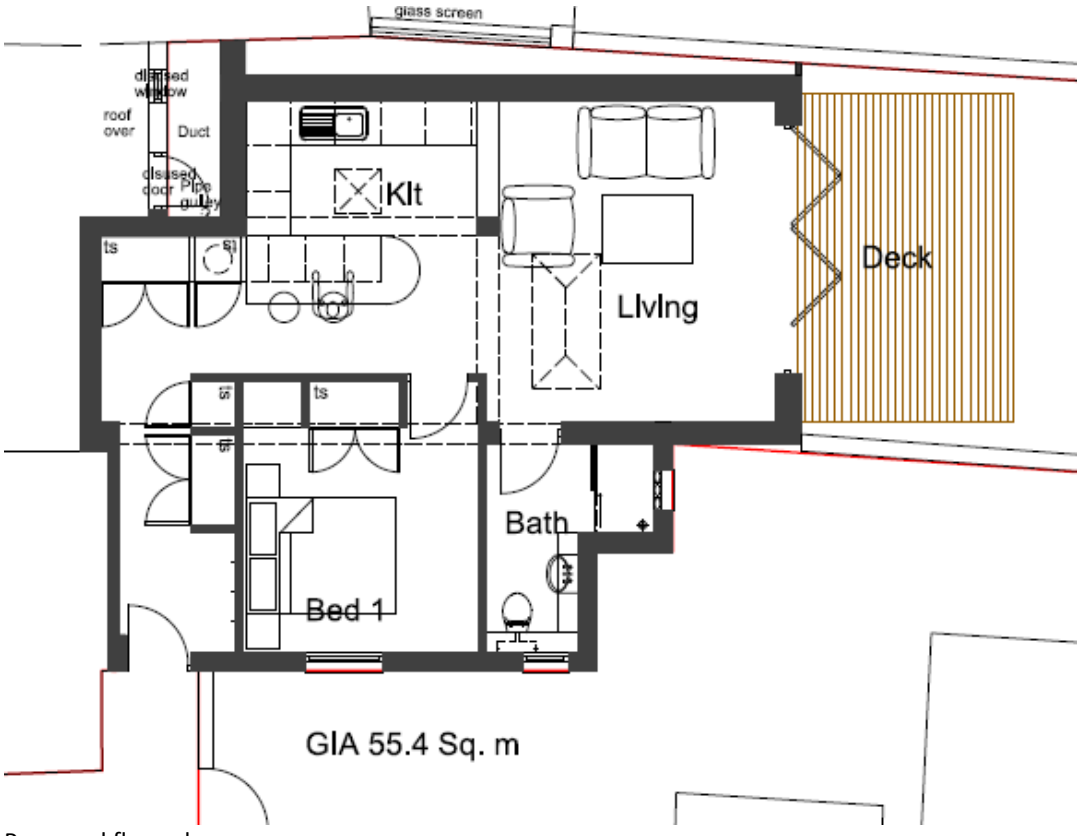
View of existing building. Extension proposed to rear and sides



View of proposed extension



Existing floor plan



Proposed floor plan

6.0 Conclusion

The extension proposed has only a very minimal impact on increase in surface water run off as the proposed building sits predominantly on existing concrete paving.

Whilst the site is in an area likely to flood it is protected by river defences which have been put in place recently.

We therefore believe the proposed extension will have minimal impact on the risk to flooding in the area.