

61 CLEVELAND GARDENS BARNES LONDON SW13 0AJ

FLOOD RISK ASSESSMENT

EXTENSION TO GROUND FLOOR REAR & NEW ENTRANCE

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

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

1. THE SITE

The Agency matrix classes the proposal as D3, being a residential extension of less than 250m² in flood Zone 3. No consultation is, therefore, required with the Agency.

The area has no recent flood history

2. EXISTING HOUSE

The existing house is a pair of flats constructed approximately 120 years ago. The existing building comprises basement, ground, first and second floors.

3. PROPOSED CONSTRUCTION

We confirm that: Flood proofing of the proposed development will be incorporated in accordance with "Preparing for Floods" (ODPM 2003).

Flood protection measures proposed

- A) Use of solid Ground Floor construction.
- B) Raising of level of power sockets.
- C) Flood resistant construction of new external walls.
- D) Use of closed cell insulation at ground level and below

4. EXISTING FLOOD DEFENCES

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 on this reach of the Thames). The overall condition grade for defences in this area is 2 (good), on a scale of 1 – 5.

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.

In addition to these flood defences, the Thames Barrier also provides protection.

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

SR/HD/February 2021