

Flood Risk Assessment

Site: 30 Stonehill Road, East Sheen, SW14 8RW

Proposal: Ground floor rear and side extension, first floor side extension, Loft Conversion and garage conversion.

Flood Zone: Flood Zone 1 - An Area with a low probability of flooding.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Risk of Surface Water Flooding – Low Risk

Risk of Flooding from Rivers and Sea – Very Low Risk

Ground Water Flooding – Potential for ground water flooding to occur at surface

Sewer Flooding – 0 - 10 Thames Water Incidents Reported

Assessment:

- No changes are proposed within this application that would alter the flood risk of the existing site.
- Land assessed as having a >0.1% chance in any one year of river or sea flooding. All uses of land are appropriate in this zone.
- Safe Refuge
The area of safe refuge will be:
 - Accessed via an internal staircase
 - A habitable space within the same residential unit
 - Large enough to accommodate all at risk residents
 - The nominated evacuation route does not divert evacuees onto a 'dry island' and essential supplies (i.e. food, shelter and medical treatment) will be available for the duration of the flood event.
 - Located wholly above the 1 in 100 plus climate change flood level assuming a breach* in the River Thames Defences.
*If the breach level cannot be obtained then the safe refuge will be located wholly above the 1 in 200 plus climate change tidal flood level.
 - All electric runs will enter at high level where applicable to provide power points above possible flood levels.
 - The development does not obstruct natural or engineered flood flows that would lead to higher upstream water levels, flooding or increased erosion.
 - If applicable, KiteMarked products will be used to upgrade flood protection elsewhere on the existing property.
- No minimum level is stipulated by National Planning Policy Guide (NPPG)



Flood map for planning

Your reference: 30 Stonehill
Location (easting/northing): 520614/174719
Created: 25 Aug 2021 17:34

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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