

FLOOD RISK ASSESSMENT



PROJECT ADDRESS: 69 LONSDALE ROAD, LONDON, SW13 9JR

FLOOD ZONE 3, PLEASE REFER TO ENVIRONMENTAL AGENCY FLOOD MAP FOR PLANNING ATTACHED.

SITE IS NOT WITHIN 20 METERS OF A RIVER

SUPPORTING DRAWINGS:

Environmental agency Flood map for planning
337.120 - Section AA as Existing
337.320 - Section AA as Proposed

DEVELOPMENT OUTLINE:

All amendments to the existing and already approved (June 2024 ref: 24/1043/HOT) schemes are limited to the first and second floor. As such no element of the works proposed in this planning application, outlined in the drawings and the Design and Access Statement submitted, impact in any way the properties vulnerability to flood risks.

The finished floor level will remain the same, access routes to first and second floors will remain the same, there is no basement, and ground floor entry points remain reduced as approved in the June 2024 planning approval.

The proposal does not increase the accommodation of the property and so the maximum number of occupants will remain the same.

The new works are designed to be aware of potential flooding. The footprint of roof area remains the same despite extension, as this is over an existing roof, and all rain and surface water run into the existing non foul drain system. The current front garden wooden fence will be replaced with a solid masonry wall, this is an improvement to flood defence potential and reduces perimeter openings that require damming in the case of an event.

FLOOD RISKS:

The property is situated within Flood Risk Zone 3, as defined by the Environmental Agency Flood Map for Planning. The flood risk is from the river Thames, which has substantial defences from; heavy rain, tidal surges and raised groundwater levels.

To our knowledge there has been no history of flooding at the property in the past 30 years.

FLOOD RESISTANCE AND RESILIENCE PLANS:

In the event of a flood the property is already well established to resist water ingress.

The garden perimeter and external doorways can be dammed with sandbags should prior warning be issued. Further the Ground floor is raised by 300 mm.

Should flood water reach the property there is ready accommodation and easy access to higher than ground floor levels.

Exit routes are available by vehicle along Kilmington Road toward higher ground, these routes also serve as access for emergency services.

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	Yes
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..



Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment