



2 Verdun Road | Barnes | London | SW13 9AY

**flood risk assessment**

for a planning application

November 2024

**deUNIT**

## INTRODUCTION

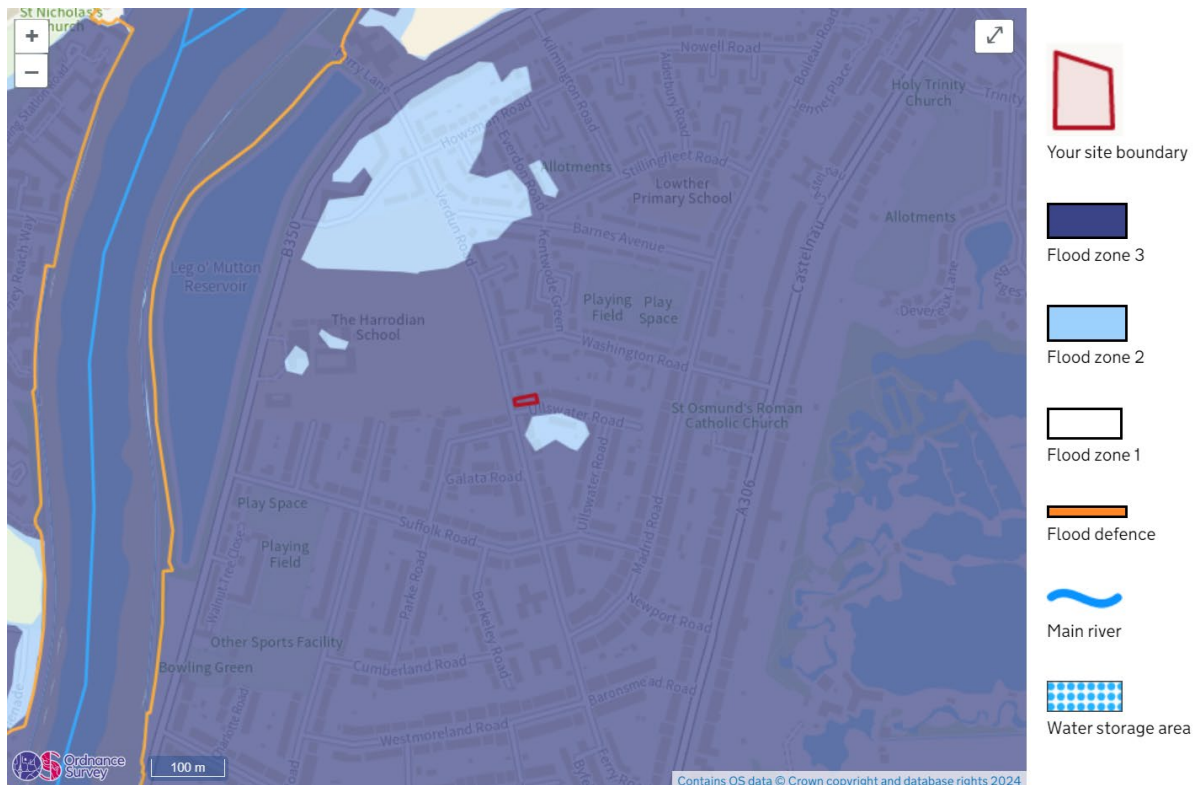
This Flood Risk Assessment (FRA) has been prepared on behalf of the applicant, to support a planning application for the proposed works at 2 Verdun Road, Barnes, SW13 9AY.

## PROPOSAL

The proposed development comprises of an amalgamation of two dwellings into a single family 4 bedroom dwelling; alterations to existing rear dormers; addition of front porch; addition of side entrance door; and conversion of a single garage into a garden room.

## FLOOD RISK ASSESSMENT

The site is located within the Flood Zone 3 as indicated per EA Flood Map for planning.



### Environmental Agency Flood Map for planning

Existing level of the site is approximately 5.3m AOD.

The site is located within dark blue area which means that it is in flood zone 3.

Locations in flood zone 3 have a high probability of flooding with the following chances of flooding:

- a river flood with a 1% (1 in 100) chance or more of happening each year;
- a flood from the sea / tidal with a 0.5% (1 in 200) chance or more of happening each year.

However there are flood defences to protect against flooding from rivers or the sea (shown as an orange line on the map). Flood defences:

- reduce the probability of flooding from a specific source (a river or the sea);

- do not completely stop the chance of flooding because there may be a flood that is bigger than the one the defence is designed to protect against (this is called overtopping), or the defence can fail;
- may provide reduced protection over time because of climate change increasing flood risk in the future.



**Rivers and the sea**

- Extent
- High  
More than 3.3% chance each year
- Medium  
Between 1% and 3.3% chance each year
- Low  
Between 0.1% and 1% chance each year
- Very low  
Less than 0.1% chance each year

**Reservoirs**

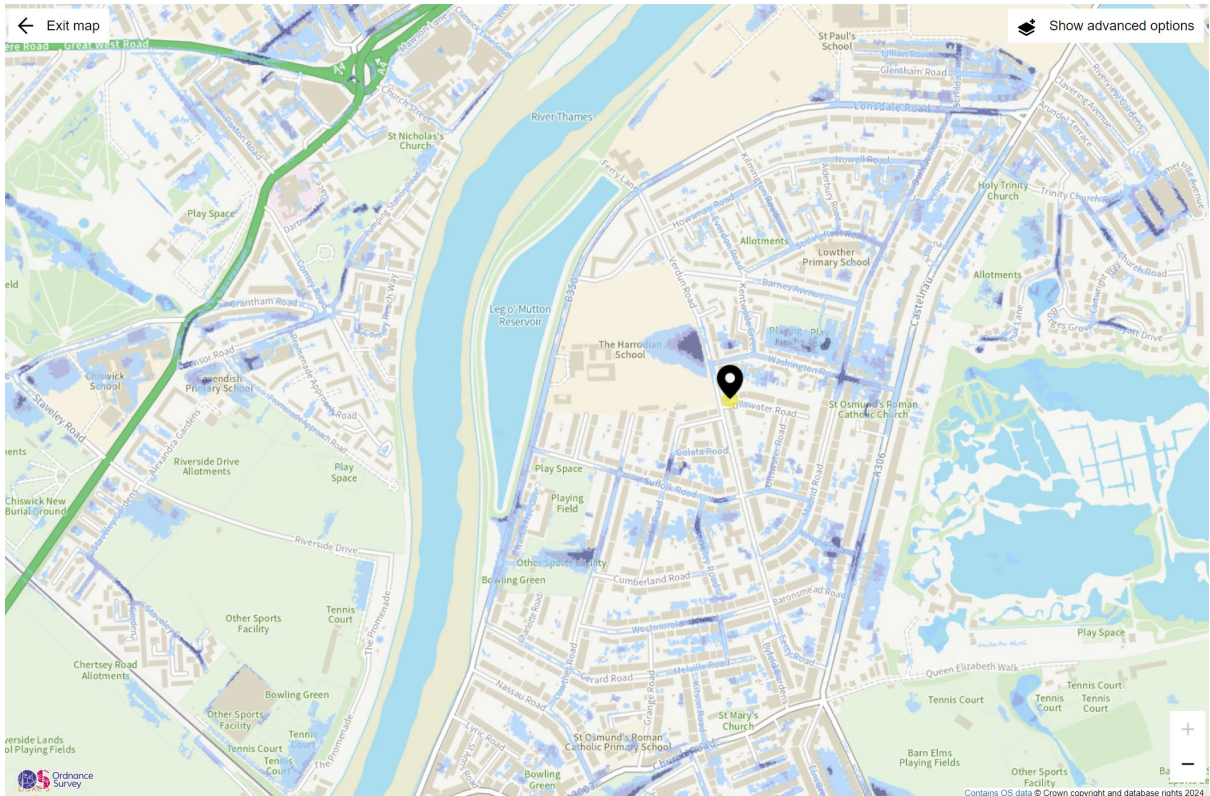
- Extent

**Map details**

- Show flooding
- Selected address

**Map of Extent of flooding from rivers or the sea:**

indicates VERY LOW risk (less than 0.1% chance each year)



**Surface water**

- Extent
- High  
More than 3.3% chance each year
- Medium  
Between 1% and 3.3% chance each year
- Low  
Between 0.1% and 1% chance each year

Depth

**Map details**

- Show flooding
- Selected address
- 15m boundary

**Map of Surface water flood risk:**

extent is below the low level (VERY LOW) of flooding (less 0.1% a year) and water depth is below the low risk scenario of 30cm

## FLOOD MITIGATION

Floor levels within proposed development will not be set lower than existing level, it will remain as existing.

There is no sleeping accommodation proposed on the ground floor.

Surface water will be discharged through rainwater pipe and connected to existing main drainage arrangement.

Surface water management will meet current approved building regulations (Part H: drainage and water disposal. Section H3 rainwater drainage.)

## FRA CONCLUSION

Although the site is located within Flood Zone 3, with a high probability of flooding, it benefits from the existing flood defences. Flooding map from rivers and sea, as well as surface water flood risk map indicate very low chance of flooding.

In addition, the proposed ground floor level will be retained as existing.