

03/12/2024

FLOOD RISK ASSESSMENT - 1 LIMES AVENUE, LONDON SW13 0HG

EXTENSION TO GROUND FLOOR REAR AND SIDE

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

**1. THE SITE** - as described as D3, based on the environment agency matrix, is a small residential extension less than 250m<sup>2</sup> in flood Zone 3. Based on this consultation is required with the Agency. There is no recent flood history of the area. The property is approx 5.2 metres above sea level.

**2. EXISTING HOUSE** - two storey late Victorian single family dwelling C3 traditionally built.

**3. 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. 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 impact the natural function of flood rain either by impeded flow or reducing storage capacity.

#### **4. PROPOSED CONSTRUCTION**

- The property falls within Flood 3
- It is a residential extension with a footprint of less than 250 sq.m.
- Floor levels within the proposed development will be set no lower than the existing levels.
- Flood proofing of the proposed development will be incorporated where appropriate.

**5. FLOOD PROTECTION MEASURES:** Flood proofing of the proposed development will be incorporated in accordance with “Preparing for Floods” (ODPM 2003) as follows:

- The floor construction for the new extension will be of solid concrete.
- The wall construction for the new extension will be of masonry cavity wall.
- The new cavity wall construction will incorporate SS wall ties.
- The new external walls will be rendered internally with water resistant render and lime based plaster finish up to 500 above expected maximum flood level