Flood Risk Assessment – December 2024

43 Enmore Gardens East Sheen London SW14 8RF

Introduction & Context

Description of Development

Extension of existing basement (under existing house, not increased area beyond existing house's footprint) and enlargement of rear lightwell (total 8.5sq.m).

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

Site Location

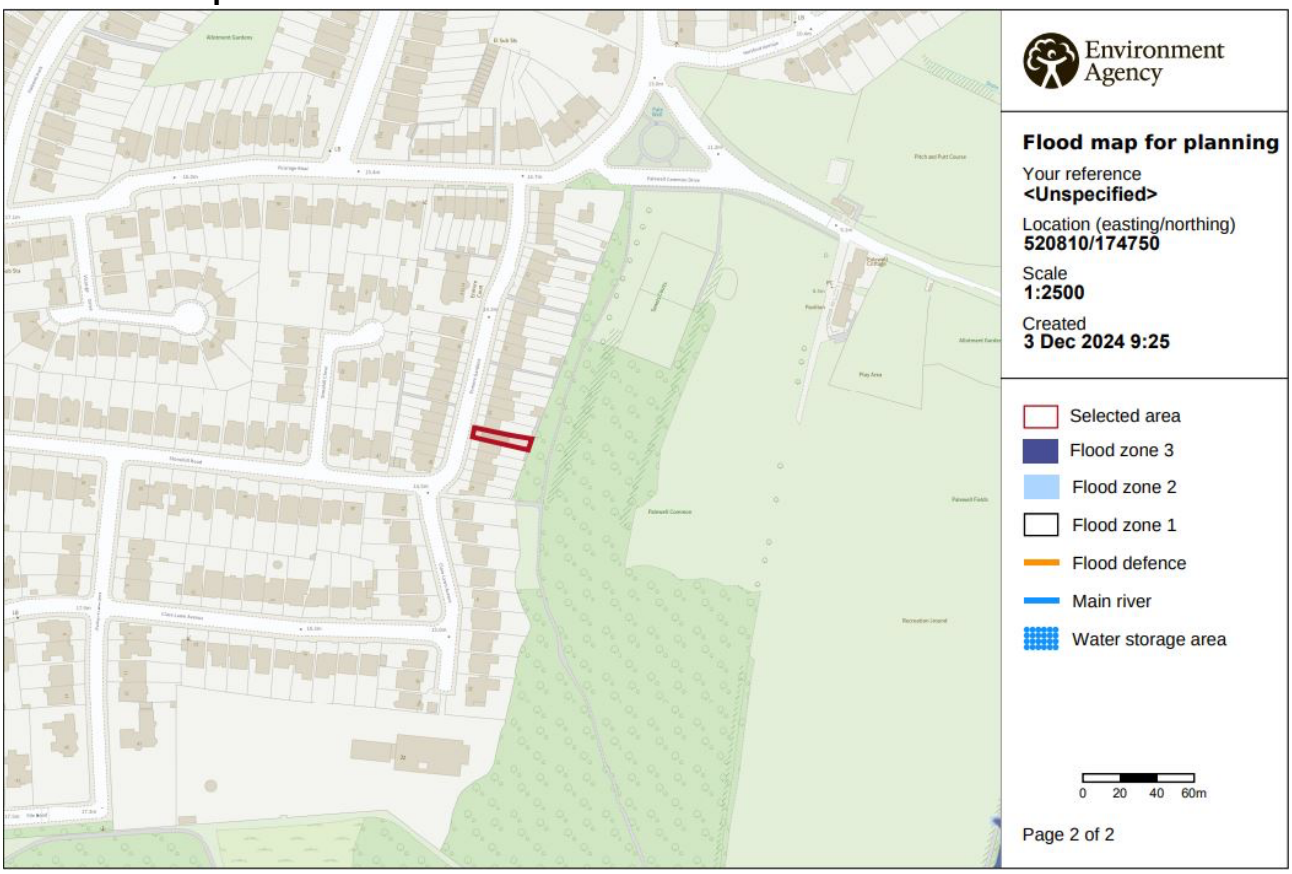
The site is located in Flood Zone 1. The property is currently, and will remain, in residential use.
It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of:

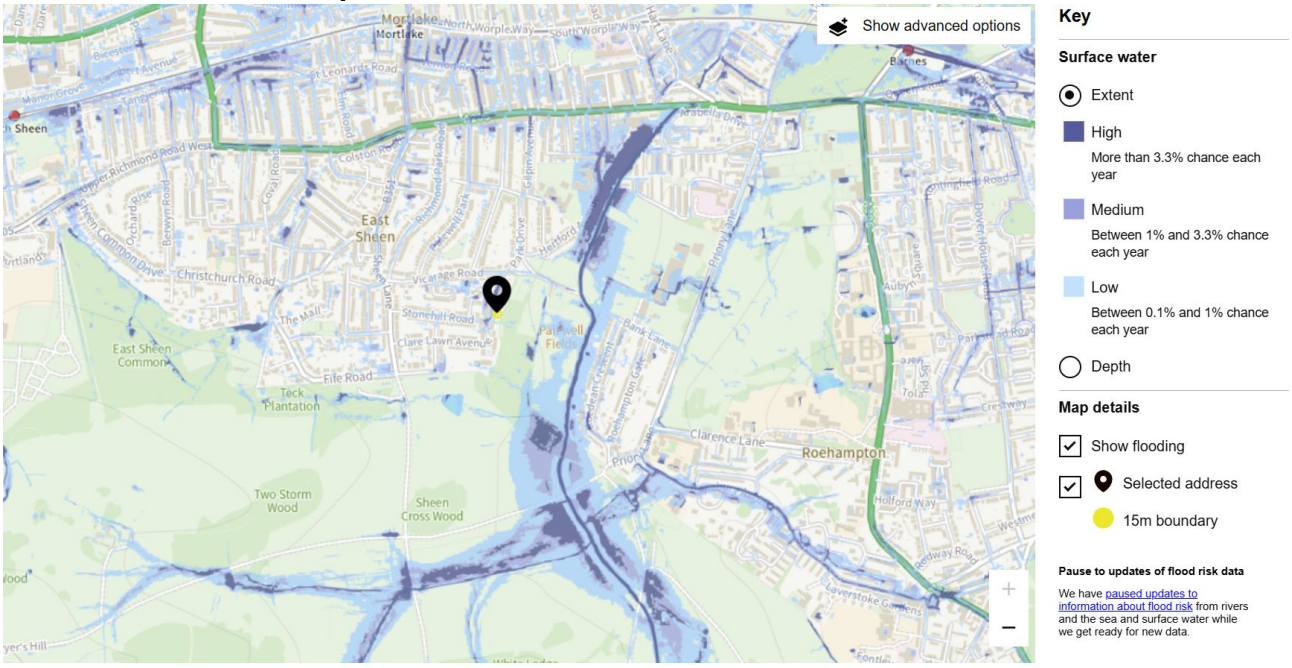
- Between 0.1% & 1% chance of flooding from surface water
- More than a 1% chance of flooding from streams or rivers, or coastal flooding.

Site Analysis

Flood Risk Map – Zone 1

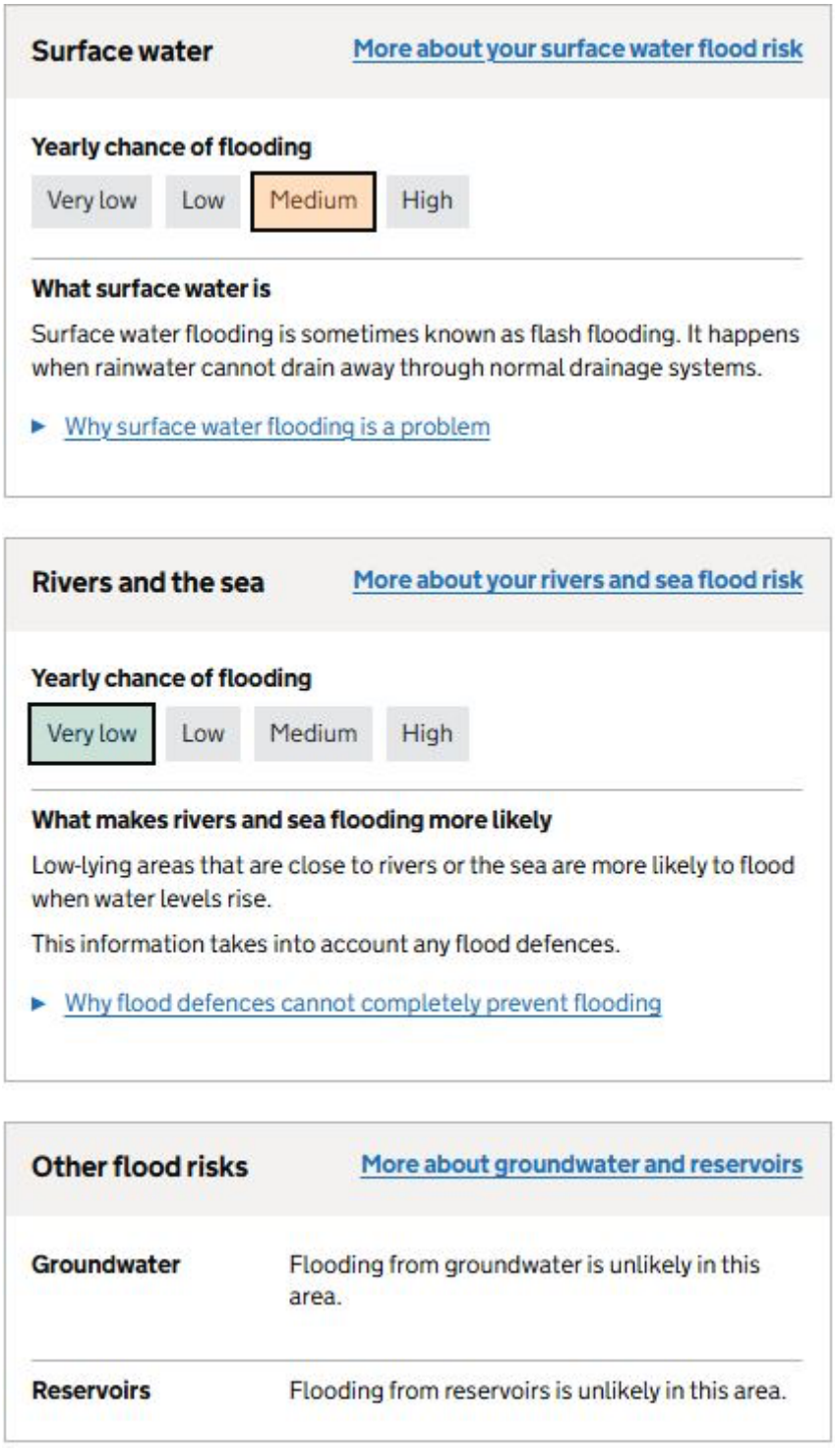


Ground Flood Risk Map – Low



paul wiggins architects
info@paulwigginsarchitects.com

Long Term Flood Risk



Surface water

More about your surface water flood risk

Yearly chance of flooding

Very low | Low | **Medium** | High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

▸ Why surface water flooding is a problem

Rivers and the sea

More about your rivers and sea flood risk

Yearly chance of flooding

Very low | Low | Medium | High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

▸ Why flood defences cannot completely prevent flooding

Other flood risks

More about groundwater and reservoirs

Groundwater	Flooding from groundwater is unlikely in this area.
Reservoirs	Flooding from reservoirs is unlikely in this area.

Mitigation Measures

Assessment

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings have been suitably designed into the development.

Sustainable Drainage

- Surface water drainage will not be altered; please also note Part Plan below which illustrates the over 0.5m drop from rear of existing garden next to house down to bottom of garden.

Mitigation

- The existing exterior ground level will not be largely altered.
- Hard surfaces will not be significantly increased.
- The proposed doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.
- The use of a rear garden soakaway aims to reduce any further risk of surface water flooding

Flood Alerts

- The occupants of the property will sign up for EA Flood Alerts
- In the event of a flood the electricity will be turned off at the Lower Ground floor specific supply unit (supply unit itself located Upper Ground).
- Depending on the risk defined in the alert the occupants shall protect the property with sandbags located to mitigate property damage.

Part plan ~ Lower Ground & Rear Garden