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architects lse

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Flood Statement

38 Lowther Rd
Barnes
SW13 9ND

Installation of dormer windows to front roof slope, and alteration to eaves of front roof slope. Alterations to openings to front elevation, 2 storey extension at entrance. Installation of glazed doors to right side elevation in existing bay window, new door and window opening to rear elevation. Replacement timber doors & windows to remaining openings. Alterations to front boundary wall and replacement of front boundary fence with a wall. New detached garage to replace existing.

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Version	V1 (PLANNING)

Director: Jason See BA (Hons) B'Arch RIBA, member of Association for Project Management

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Flood Risk Designation

The application site is within Flood Zone 3 (Rivers and the Sea). The site is within an area that benefits from flood defences.

The relevant Environment Agency Form for Householder and other minor extensions in Flood Zones 2 and 3), is appended to this document.

Recommended Finished Floor Level

The proposed extension will be set no lower than the existing level of the property, and flood proofing of the proposed development will be incorporated where appropriate.

Flood resilient measures are to be used in the development as far as practicable to manage the residual risk, reduce the damage and clean up time following a flood.

Flood Resilient Measures

The following flood resilient measures will be adopted for the dwelling (not detached garage) with regards to new or replacement works only to minimise the damage and to enable quick recovery and clean up after the flooding event:

- All service entries will be sealed (e.g. with expanding foam or similar closed cell material).
- Closed cell insulation will be used for pipes which are below the predicted flood level.
- Boiler units and ancillary devices will be installed above predicted flood level
- Engineering bricks (Classes A and B) will be used which has 'good' resilience in terms of water penetration, drying ability and retention of pre-flood dimensions and integrity.
- Building materials that are effective for a 'water exclusion strategy' will be used which include: engineering bricks, cement-based materials including water retaining concrete and dense stone.
- Building materials that are suitable for a 'water entry strategy' will be used which include: facing bricks, concrete blocks, sacrificial or easily removable external finishes or internal linings.
- Non return valves will be installed drainage systems.

Flood Warning and Evacuation

As the site is located within a flood zone area, it will be necessary to make sure that the residents are fully aware of the flood risk and flood warning and evacuation during an extreme event. If necessary, during a flood event the first floor will provide a safe haven for the residents.

- The residents will be advised to utilise the Environment Agency's Flood Warnings Direct which is a free flood warning service called Floodline Warnings Direct (FWD). This service generally gives an advance notice of when flooding is likely to happen and time to prepare for a flood

event. Property owners on the proposed development site will be able to sign up to FWD online.

- The Flood Warning Service is provided by the Environment Agency across England and Wales in areas at risk of flooding from rivers or the sea. This is provided using up to date rainfall, river level and sea condition monitoring 24 hours a day to forecast the possibility of flooding. If flooding is forecast, the Environment Agency will issue warnings using a set of three different warning types. Many areas of England are covered by the full four stages of the Environment Agency's Flood Warning Service, including the site. The time between a flood warning being issued and the onset of flooding is approximately two hours. Providing the Environment Agency can meet their target Flood Warning lead time, the residents of the proposed development will have two hours to ensure that property is relocated to minimise risk and evacuation to safe locations can be carried out.

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

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 that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

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 dwellings' CLG (2007)	<input type="text" value="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 fundamentally 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