

FULL PLANNING APPLICATION FOR THE REFURBISHMENT OF ST MICHAEL & ALL ANGEL'S CHURCH HALL, ELM BANK GARDENS, BARNES, LONDON SW13 0NX

FLOOD RISK ASSESSMENT

1 INTRODUCTION



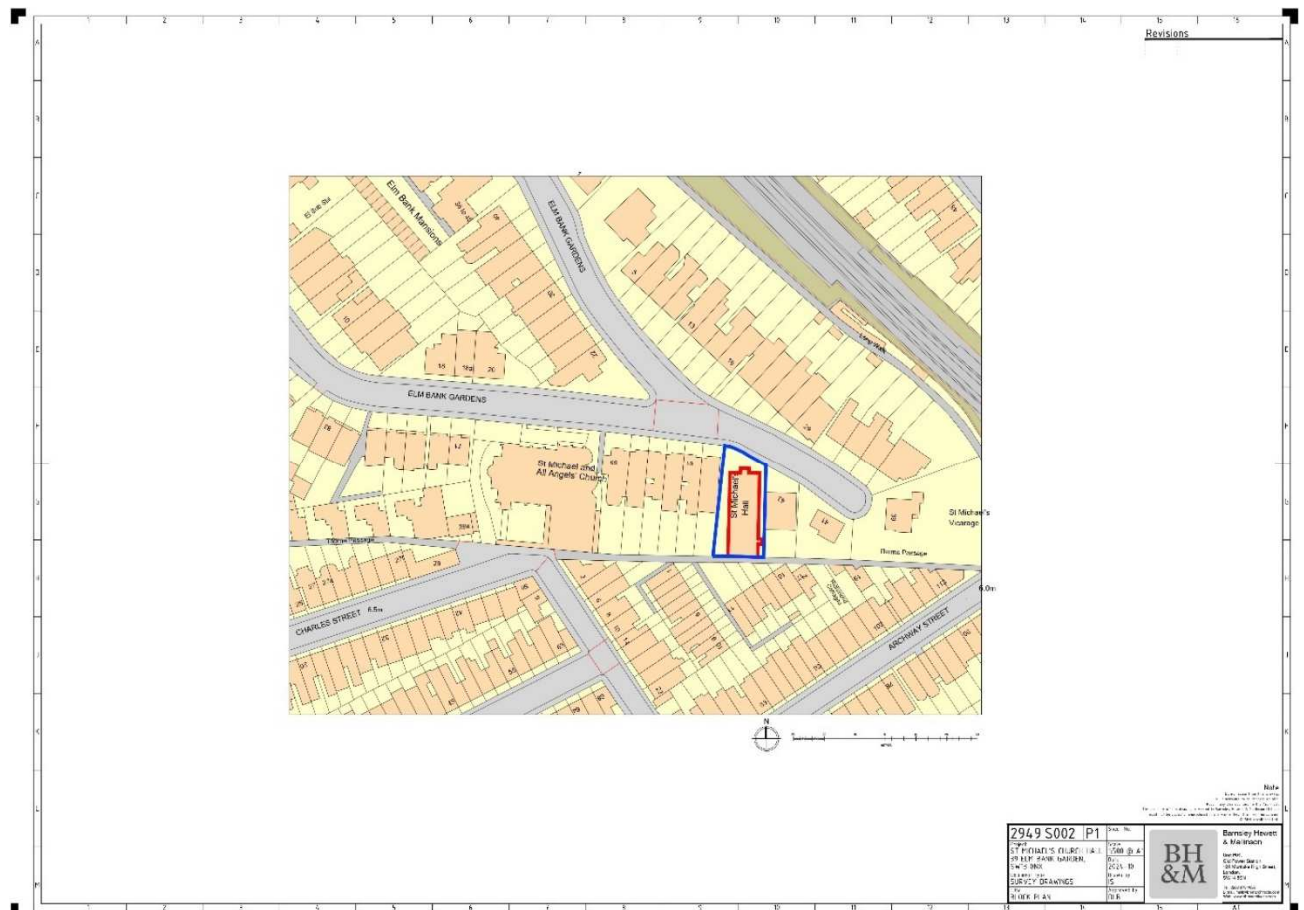
View of the front elevation of the Church Hall on Elm Bank Gardens

- 1.1 This Flood Risk Assessment is prepared on behalf of St Michael & All Angel's Church PCC, to accompany a full planning application for the refurbishment of the Church Hall.
- 1.2 This statement has been prepared by BHM Architects (BHM) on behalf of St Michael & All Angels Church PCC.

1.3 The project is to refurbish St Michael & All Angel's Church Hall which includes:

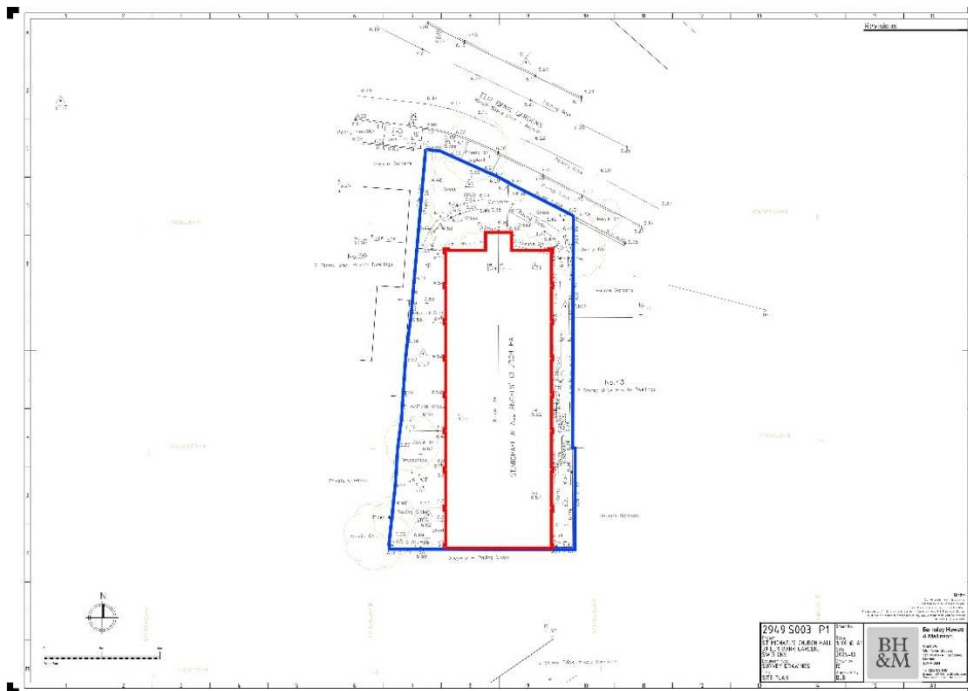
- Replacing the existing asbestos sheet roof with a new aluminium standing seam roof
- Replace the existing Crittall single glazed windows with new Velfac composite double glazed windows
- New STO external insulation and render
- Internal refurbishment of the hall, kitchen and toilets

1.4 St Michael & All Angel's Church Hall is a single storey building located on Elm Bank Gardens, Barnes SW13 0NX.



Block Plan

- 1.5 The Hall is a detached building with a path to the east side and a small garden/play area to the north/west side.



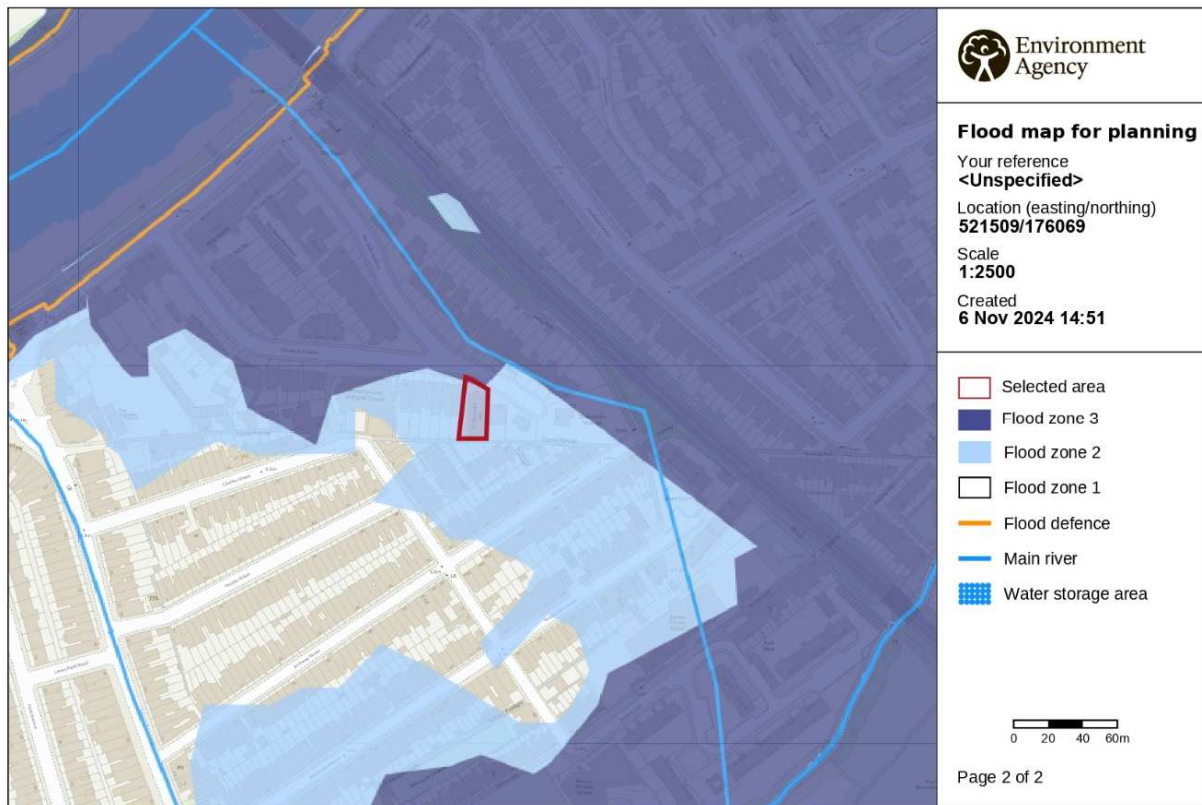
Site Plan

- 1.6 The Hall is single storey with a pitched asbestos sheet roof. The walls are rendered with brick piers.



Proposed North, South and West Elevations

2 FLOOD RISK ASSESSMENT



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Fig 2.1 Environment Agency Flood Risk Map for St Michael's Church Hall

2.1 Fig 2.1 Environment Agency Flood Map shows that St Michael's Church Hall is in **Flood Zone 2**, adjacent to Flood Zone 3, where:

- Flood Zone 1 is a low probability of flooding. This zone indicates a less than 0.1% annual probability of flooding in any given year.
- Flood Zone 2 is a medium probability of flooding. This zone indicates a 0.1% to 1% chance of flooding in any given year.
- Flood Zone 3 is a high probability of flooding. This zone indicates a 1% or higher chance of flooding in any given year

However, this map also shows that this area is protected by the Thames River Flood Defences which means that the risk from flooding is **Very Low**, see Fig 2.2 Environment Agency Rivers and Sea Flood Risk Map.

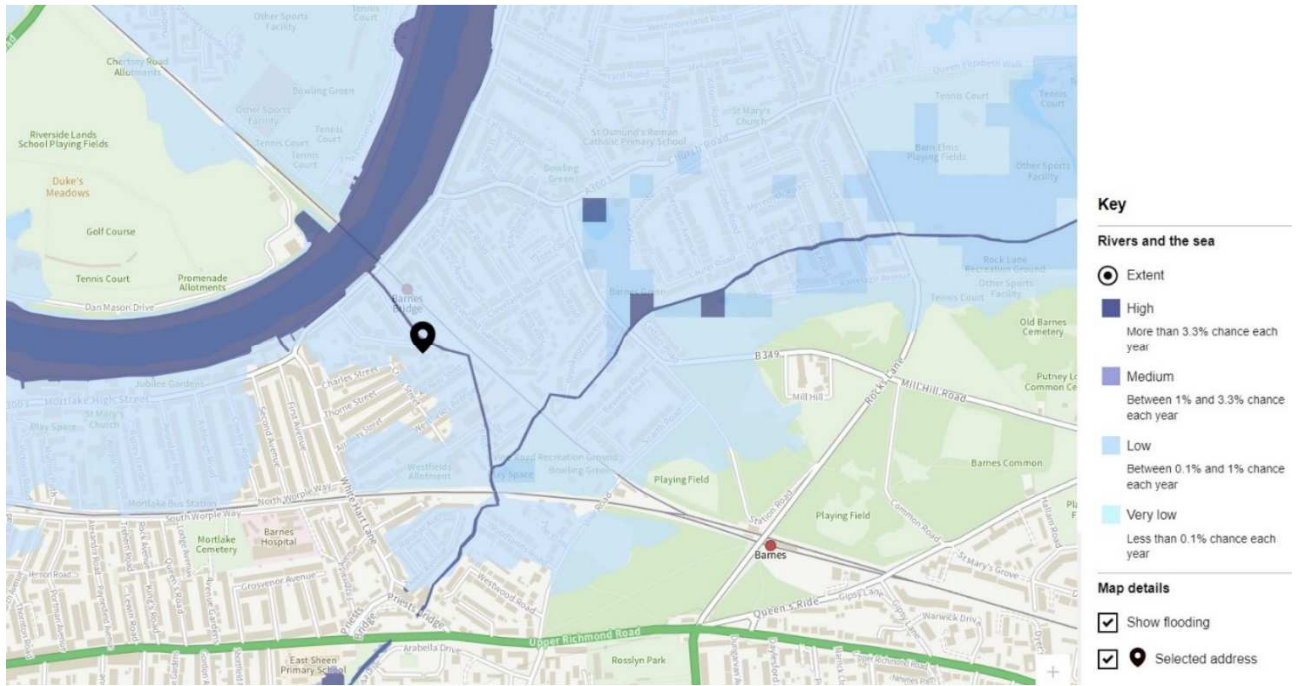


Fig 2.2 Environment Agency Rivers and Sea Flood Risk Map

2.2 Fig 2.2 Environment Agency Rivers and Sea Flood Risk Map shows that St Michael's Church Hall is in a **Very Low** flood risk area with a less than 0.1% chance of flooding.

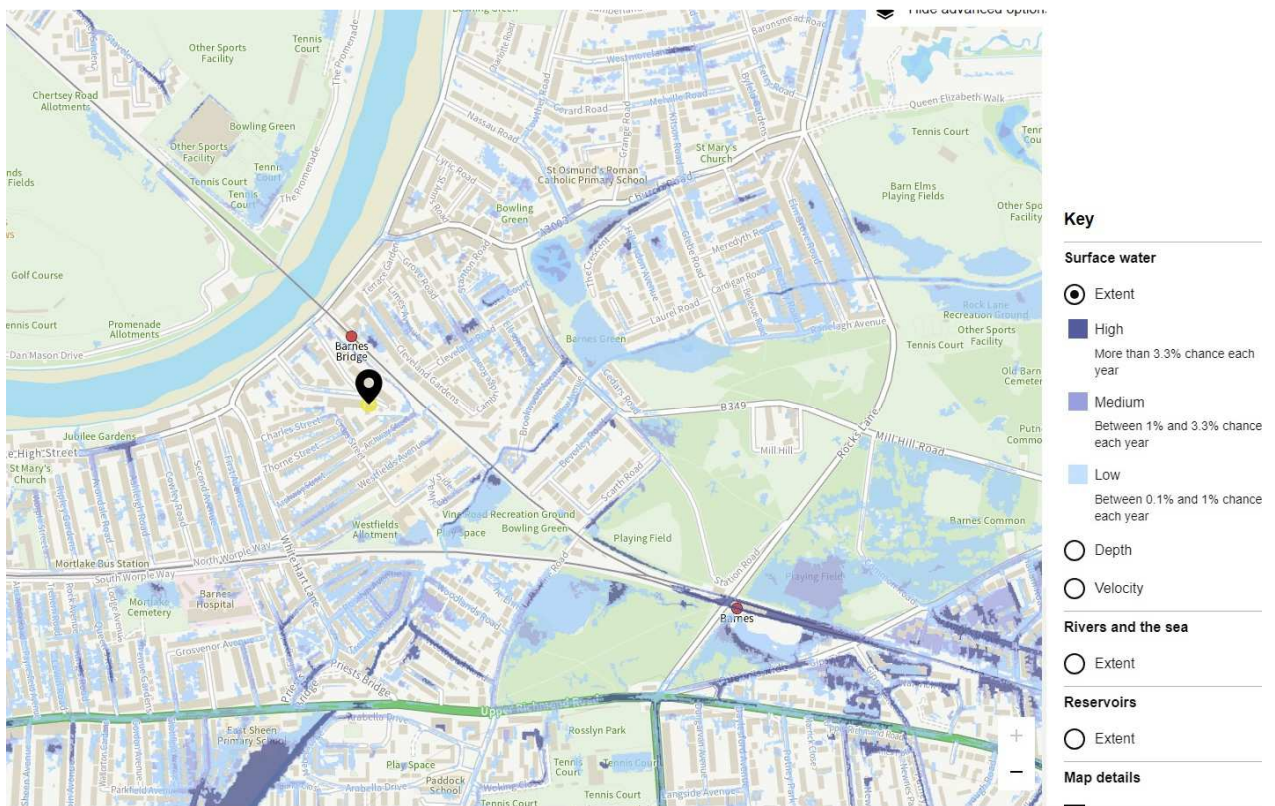


Fig 2.3 Environment Agency Surface Water Flood Risk Map

2.3 Fig 2.3 Environment Agency Surface Water Flood Risk Map shows that St Michael's Church Hall is in a **Low** flood risk area with between 0.1% and 1% chance of flooding each year.

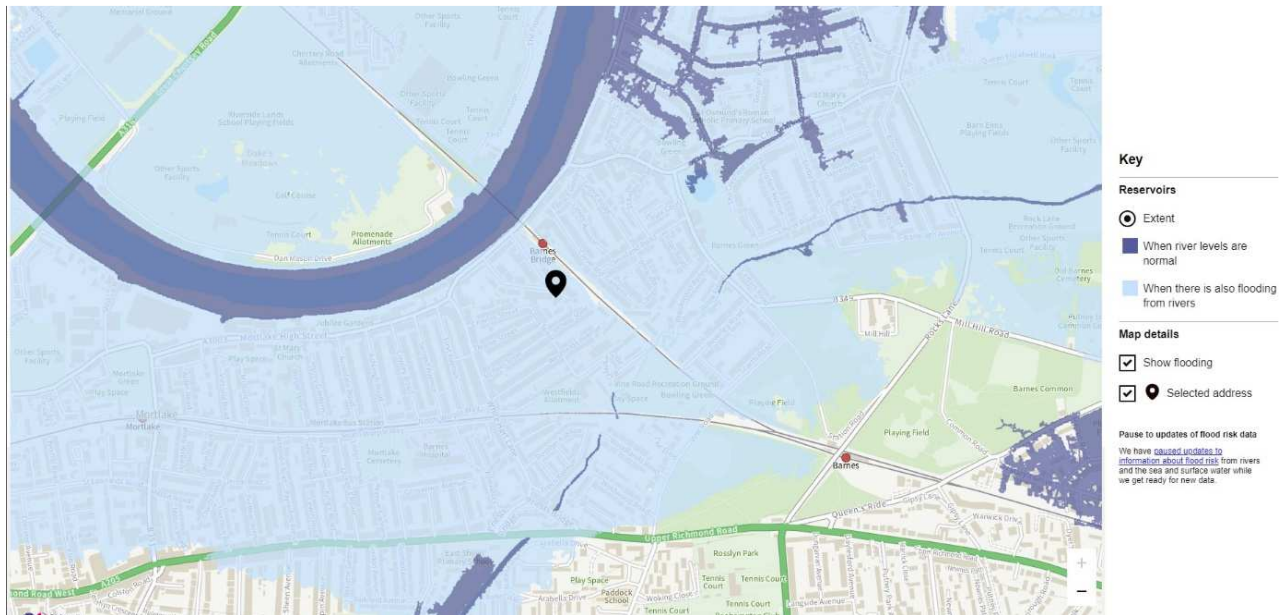


Fig 2.4 Environment Agency Reservoir Flood Risk Map

2.4 Fig 2.4 Environment Agency Reservoir Water Flood Risk Map shows that St Michael's Church Hall is in a **Low** flood risk area. The Environment Agency states that 'Flooding from Reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure'.

3 CONCLUSION

3.1 All of the above Environment Agency Flood Risk Maps show that St Michael's Church Hall is in a **Low to Very Low** Flood Risk Area.

3.2 The Full Planning Application is for the renovation of the existing Church Hall rather than a new build project. It is proposed that the existing asbestos roof is replaced with a new aluminium standing seam roof. The gutters and downpipes will connect to the existing drainage system.

3.3 The Environment Agency Long Term Flood Risk Assessment is included in Appendix A which summarises:

- Surface Water Flood Risk **Very Low**
- Rivers and Sea Flood Risk **Very Low**

3.3 Finally, there have been no reports of flooding since the Hall was built in 1922.

Environment Agency

Long Term Flood Risk Assessment

St. Michaels Nursery School, St. Michaels Church Hall, Elm Bank Gardens, London, SW13 0NX

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

How we assess an area's flood risk

Surface water

- [More about your surface water flood risk](#)

Yearly chance of flooding

Very low within a scale of very low, low, medium and high. 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

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-
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Rivers and the sea

- [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low within a scale of very low, low, medium and high. 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

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-

Other flood risks

- [More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

There is a risk of flooding from reservoirs in this area.