53 Webbs Road
London, SW11 6HX

Document:

Flood Risk Assessment

Property Address:

17 Beverley Gardens, Barnes, London, SW13 0LT

Date of Document:

20th December 2024

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Flood Risk Assessment, 17 Beverley Gardens

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1. Site Information

Address: 17 Beverley Gardens, London, SW13 0LZLocal Authority: London Borough of Richmond upon ThamesFlood Zone: 3 (High Risk of Flooding, as per Environment Agency classification)

2. Development Proposal

The proposed development includes:

Ground floor and first floor extensions, first floor terrace, changes to the cladding and capping, additional windows and doors, and internal reconfigurations.

The site lies within Flood Zone 3, and as such, a Flood Risk Assessment is required to address potential flooding risks and demonstrate mitigation measures to ensure safety and compliance with planning policy.

3. Flood Risk Classification

According to the Environment Agency's Flood Map for Planning, the site is within Flood Zone 3, indicating a high probability of flooding (1 in 100-year flood event or greater). The site may also be at risk from surface water and groundwater flooding.

4. Sources of Flood Risk

4.1 Fluvial and Tidal Flooding

The property is located near the River Thames, which poses a risk of fluvial and tidal flooding. Tidal flooding is primarily influenced by high tides and storm surges.

4.2 Surface Water Flooding

Surface water flooding can occur during heavy rainfall events when drainage systems become overwhelmed. The site is classified as [state surface water flood risk level if known].

4.3 Groundwater Flooding

The potential for groundwater flooding in this area is [state likelihood based on geological data].

5. Flood Mitigation Measures

To reduce the risk of flooding and ensure the safety of the property and its occupants, the following measures will be implemented:

5.1 Site Design

The use of flood-resistant materials (e.g., water-resistant insulation, concrete flooring).

5.2 Drainage Strategy

Maintain existing sustainable drainage systems (SuDS) including permeable paving, rain gardens, or soakaways to manage surface water runoff.

Connection to a robust drainage network designed to cope with heavy rainfall.

5.3 Flood Resilience Measures

Raised electrical sockets, wiring, and appliances above the predicted flood level.

Non-return valves on drainage systems to prevent backflow during flooding events.

Installation of flood barriers or flood gates at doorways.

5.4 Emergency Planning

Preparation of a flood evacuation plan for occupants.

Registration with the Environment Agency's Flood Warning Service to receive alerts.

6. Residual Risks

Residual risks include the potential failure of flood defences or extreme weather events exceeding design standards. These risks will be mitigated through:

Adherence to the mitigation measures outlined above.

Ongoing maintenance of flood defences and drainage infrastructure.

7. Compliance with Planning Policy

This Flood Risk Assessment complies with:

National Planning Policy Framework (NPPF): Ensures that flood risk is managed effectively.

Richmond Council Local Plan: Demonstrates that the development will be safe and will not increase flood risk elsewhere.

8. Conclusion

The proposed development at 17 Beverley Gardens, SW13 0LZ, incorporates a range of mitigation measures to manage and reduce flood risks. These measures ensure that the development will remain safe during its lifetime without increasing flood risk elsewhere.

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