

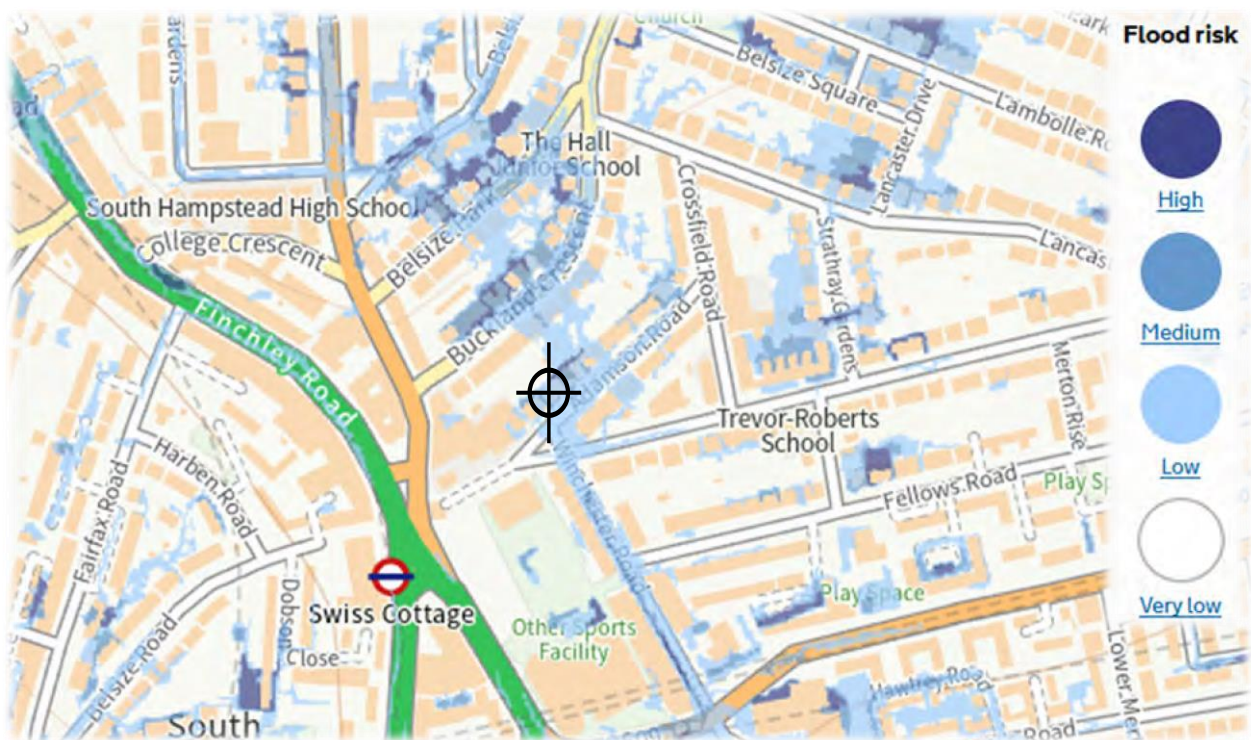
# **FLOOD RISK ASSESSMENT**

in connection with the proposed development  
at

**5 - 7 ADAMSON ROAD  
SWISS COTTAGE**

# 1. FLOOD RISK ASSESSMENT

The Environment Agency (EA) mapping indicates that the site is not at risk of flooding due to rivers or the sea or reservoirs. However, the EA does indicate a low surface water flood risk and, as can be seen below, the EA mapping suggests that an overland flow route passes through the site and adjacent properties to the east.



EXTRACT OF EA SURFACE WATER FLOOD RISK MAP

## FLOOD RISK ASSESSMENT

### 5 – 7 Adamson Rd, NW3

This apparent flood risk is also shown on the extract of figure 3x of the Camden Strategic Flood Risk Assessment (SFRA) shown overleaf, which has likely used the same data.



EXTRACT OF FIGURE 3x OF THE CAMDEN SFRA

#### 1.1 SURFACE WATER FLOOD RISK

The LIDAR-based analysis tool used by the Environment Agency to produce the flood risk maps does not take account of buildings, structures or known watercourses. This surface water flooding is likely to be associated with the former tributary of the River Tyburn that has been identified to the west of the site.

It would appear that the flood risk due to overland flow on site may have been inadvertently exaggerated by the limitations of the EA modelling. The long-term homeowner reports that there has never been any occurrence of flooding at the property and in practice it is expected that the existing brick boundary walls would have in any case prevented and diverted the suggested overland flow route from entering the site.

#### 1.2 CRITICAL DRAINAGE AREA

Figure 6 of the Camden SFRA indicates that the site lies within a Critical Drainage Area (CDA Group 3\_005), but nevertheless outside of any identified Local Flood Risk Zones identified by the Camden SFRA. Run-off from the site could therefore potentially impact known areas of down-gradient flood risk.

#### 1.3 SUMMARY OF FLOOD RISK

The risk of overland flow running through the site appears to have been exaggerated.

## FLOOD RISK ASSESSMENT

### 5 – 7 Adamson Rd, NW3

Nevertheless, it is noted that the basement level that is to be extended is set slightly below street level and hence would potentially flood if the adjacent street were to flood for some reason.

Additionally, it is apparent that the development will lead to a loss of existing soft landscaped garden area and this will inevitably result in additional run-off.

#### 1.4 FLOOD MITIGATION

A SuDS scheme meeting the 2019 Camden CPG guidance is to be included as part of the development and this will need to be approved by the council. This SuDS will introduce sufficient SuDS features to both counteract the loss of existing permeable garden and meet any run-off reduction targets required by the London Plan.

It will be prudent to include non-return valves within the drainage system to avoid any risk of the site being directly impacted by sewer flooding.

Finally, it can be seen that the proposed development layout will not affect any overland flow routes passing through the property provided that the side alleyways are preserved. These side alleyways are to be designed to deal with any overland flow and will be kept clear for this purpose.

#### 1.5 CONCLUSION

The assessment has demonstrated that the risk of flooding for the proposed development is low and that no adverse hydrological impacts are expected to the host buildings, neighbours of wider environment.