

## **Answers to Planners comments**

### **FRA/SuDS Report 5-7 Adamson Road.**

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Our answers are in bold.

#### **Condition 11**

Details of sustainable drainage system – Insufficient details to satisfy condition.

Comments: Adamson Road is a previously flooded street having had reports of property flooding in the year 2002 – Whilst it is not known whether this specific property was flooded at that time, more serious consideration of the potential for flooding and how to mitigate this should be undertaken by the applicant.

The current plans increase the impermeable area on site and increase run-off rates from the site – The SuDs strategy should be reassessed to reduce or as minimum match the current run-off rates from the site.

**Flood risk from surface water has been investigated in detail based on information available from Council's SFRA records, topographic details and field observations.**

**We will implement permeable paving in more areas, to the rear and sides of the building. As a result, the runoff rates will be slightly decreased post-development. Chapter 7.3 and 7.4.**

**In order to mitigate the risk of flooding, several mitigations have been proposed.**

#### **Condition 12**

Details to demonstrate consideration of the risk of surface water & other sources of flooding to the property.

Comments in red

- an analysis of local, and site, topography in relation to surface water flooding sources (assume nearby highways & other hard standing channels in respect of surcharging sewer drains and/or overland flows from higher

elevations); **This hasn't been done – Where would overland flow be and is the property protected?**

**An analysis of topography and land cover/local characteristics has been undertaken to identify the flooding sources: Chapter 5.7.**

- attributes of the existing/proposed buildings in relation to position of potential water ingress points; **This hasn't been considered, overland flow routed in the vicinity of this property in 2002 and led to property flooding.**

**Potential water ingress points have been investigated and mitigations proposed, Chapter 5.7.**

- application of a freeboard of 300 mm; **Raised thresholds should be considered to protect against flooding of the basement area.**

**Raising the floor level will not be possible due to site and building constraints. Raising the floor level of the extension would require raising the level of the roof, which would be inconsistent with the planning permission and would create a step with the room floor. Therefore, additional mitigation (i.e. flood resilient measures) have been proposed, Chapter 6.2.**

- this should not exercise strict reliance on EA/Camden published flood risk modelling results. **Applicant should make their own independent examination site and surrounding topography to demonstrate where overland flow is likely.**

**An assessment of overland flow routes has been undertaken, Chapter 5.7.**

b. the proposed internal measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding including a suitable positive pump device to protect against sewer flooding; **Applicant to clarify if this measure is being included,**

**A sump pump is proposed to protect against surface water/sewer flooding, Chapter 6.3.**

c. the proposed flood protection measures for the property to reduce the risk of internal flooding to the property. **Applicant to clarify which measures will be included.**

**Several flood resilient measures are proposed, Chapter 6.2.**

d. the proposed internal water efficiency and/or water recycling equipment to ensure that the development will pose no additional strain on adjoining sites or the existing drainage infrastructure; and  
Should be submitted to the Local Planning Authority and approved in writing.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.