

PROPOSED REDEVELOPMENT AT 201-203 PRINCE OF WALES ROAD (FORMERLY 62A HAVERSTOCK HILL), CAMDEN, LONDON

FLOOD RISK ASSESSMENT

APRIL 2025

REF: 1383/RE/12-14/01 REVISION A

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CONTRACT

Evans Rivers and Coastal Ltd has been commissioned by Malda Ltd to carry out a Flood Risk Assessment for a proposed redevelopment at 201-203 Prince of Wales Road (formerly 62a Haverstock Hill), Camden, London.

QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY

Evans Rivers and Coastal Ltd operates a Quality Assurance, Environmental, and Health and Safety Policy.

This project comprises various stages including data collection; depth analysis; and reporting. Quality will be maintained throughout the project by producing specific methodologies for each work stage. Quality will also be maintained by providing specifications to third parties such as surveyors; initiating internal quality procedures including the validation of third party deliverables; creation of an audit trail to record any changes made; and document control using a database and correspondence log file system.

To adhere to the Environmental Policy, data will be obtained and issued in electronic format and alternatively by post. Paper use will also be minimised by communicating via email or telephone where possible. Documents and drawings will be transferred in electronic format where possible and all waste paper will be recycled. Meetings away from the office of Evans Rivers and Coastal Ltd will be minimised to prevent unnecessary travel, however for those meetings deemed essential, public transport will be used in preference to car journeys.

The project will follow the commitment and objectives outlined in the Health and Safety Policy operated by Evans Rivers and Coastal Ltd. All employees will be equipped with suitable personal protective equipment prior to any site visits and a risk assessment will be completed and checked before any site visit. Other factors which have been taken into consideration are the wider safety of the public whilst operating on site, and the importance of safety when working close to a water source and highway. Any designs resulting from this project and directly created by Evans Rivers and Coastal Ltd will also take into account safety measures within a "designers risk assessment".

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1. INTRODUCTION

1.1 Project Scope

- 1.1.1 Evans Rivers and Coastal Ltd has been commissioned by Malda Ltd to carry out a Flood Risk Assessment for a proposed redevelopment at 201-203 Prince of Wales Road (formerly 62a Haverstock Hill), Camden, London.
- 1.1.2 It is understood that this Flood Risk Assessment will be submitted to the Planning Authority as part of a planning application. Specifically, this assessment intends to:
 - 1) Review any literature and guidance specific to this area;
 - 2) Assess the risks to people and property and propose mitigation measures accordingly;
 - 3) Review existing evacuation and warning procedures for the area;
 - 4) Carry out an appraisal of flood risk from all sources as required by NPPF;
 - 5) Report findings and recommendations.
- 1.1.3 This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) dated 2025. Other documents which have been consulted include:
 - DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
 - DEFRA/Jacobs 2006. Groundwater flooding records collation, monitoring and risk assessment (ref HA5).
 - National Planning Practice Guidance Flood Risk and Coastal Change.
 - Woods-Ballard., et al. 2015. The SUDS Manual, Report C753. London: CIRIA.
 - National SUDS Working Group. 2004. Interim Code of Practice for Sustainable Drainage Systems.
 - London Borough of Camden Preliminary Flood Risk Assessment (PFRA) Version 0.2 dated 2011.
 - London Borough of Camden Strategic Flood Risk Assessment (SFRA) dated 2014.
 - London Borough of Camden Surface Water Management Plan (SWMP) Version 1 dated 2011.
 - London Borough of Camden flood risk management strategy (FRMS) dated 2013.
 - Camden Planning Guidance Water and Flooding dated 2018.
 - Camden Planning Guidance Basements dated 2021.

2. DATA COLLECTION

- 2.1 To assist with this report, the data collected included:
 - 1:250,000 *Soil Map of South East England* (Sheet 6) published by Cranfield University and Soil Survey of England and Wales 1983.
 - Ordnance Survey 1:10,000 street view map obtained via Promap (Evans Rivers and Coastal Ltd OS licence number 100049458).
 - 1:625,000 *Hydrogeological Map of England and Wales*, published in 1977 by the Institute of Geological Sciences (now the British Geological Survey).
 - Filtered LIDAR data at 1m resolution.
 - British Geological Survey, Online Geology of Britain Viewer.
 - British Geological Survey, Groundwater Susceptibility Map.
 - Geotechnical and Environmental Associates desk study, ground investigation and Basement Impact Assessment (BIA) dated December 2014.

3. SITE CHARACTERISTICS

3.1 Existing Site Characteristics and Location

3.1.1 The site is located at 201-203 Prince of Wales Road (formerly 62a Haverstock Hill), Camden, London. The approximate Ordnance Survey (OS) grid reference for the site is 528009 184587 and the location of the site is shown on Figure 1.



Figure 1: Site location plan (Source: Ordnance Survey, 2014)

- 3.1.2 The site comprises a new three-storey residential building plus a lower ground floor beneath the entire footprint in accordance with an approved planning application ref: 2015/1381/P. The site is accessed from Prince of Wales Road adjacent to the northern frontage of the site.
- 3.1.3 The 'as-built' layouts on Drawing Numbers 21064/B01C, 21064/B02E, 21064/B03D, 21064/B04C and 21064/E05A, are similar to the approved planning drawings, with the exception of a lightwell which now extends all of the way down to the lower ground floor level.
- 3.1.4 The proposed floor levels shown on the planning drawings have been taken forward within the construction and indicate that the lower ground floor is set at 33.675m AOD and 34.300m AOD. The ground floor level set at 37.350m AOD and 37.100m AOD.
- 3.1.5 The ground floor is set at least 200mm higher than external pavement level.

3.1.6 Filtered LIDAR data at 1m resolution has been obtained to determine and illustrate the topography of the site and surrounding area (Figure 2).



Figure 2: LIDAR survey data where higher ground is denoted as red, orange and yellow colours and lower areas denoted by blue and green colours

4. SOURCES OF FLOODING

4.1 Fluvial

- 4.1.1 The DEFRA Flood Map for Planning and associated data was updated on 25th March 2025 (Figure 3) with pdf guidance entitled *Flood Zones Product Description*.
- 4.1.2 This map shows that the site is located within the NPPF Flood Zone 1, 'Low Probability' which comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). NPPF states that all uses of land are appropriate in this zone.
- 4.1.3 The SFRA also states that there has been no historical flooding within the Borough from fluvial or tidal sources.
- 4.1.4 The SFRA and SWMP states that all main rivers historically located within the Borough are now culverted and incorporated into the sewer network. The SWMP discusses the River Fleet which is one of London's "lost rivers" and which historically originates from springs on Hampstead Heath and drains to the Thames through the Borough. The Fleet is entirely incorporated within the sewer network.
- 4.1.5 The SFRA continues to discuss the Borough's historic rivers and in addition to the Fleet, the Tyburn, Kilburn and Brent were also located in the area of Hampstead Heath. All of these "lost rivers" are also now incorporated into the local sewer system maintained by Thames Water. It is for these reasons that the Borough is located entirely within Flood Zone 1.



Figure 3: Flood Map for Planning (<u>https://flood-map-for-</u> planning.service.gov.uk/map?cz=528189.5,184570.2,17.9632)

4.2 Critical Drainage Areas (CDA)

- 4.2.1 It is understood from Figure 6/Rev 2 of the SFRA and Figure 3.1 of the SWMP, that the site is located within the Group3-003 Critical Drainage Area (CDA).
- 4.2.2 The SWMP and SFRA defines the CDA as:

"A discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones during severe weather thereby affecting people, property or local infrastructure."

4.3 Groundwater Flooding

Soil and Geology at the Site

- 4.3.1 The BIA report carried out by Geotechnical and Environmental Associates (GEA) indicates that the soils beneath the site comprise a moderate thickness of made ground, and then London Clay.
- 4.3.2 Groundwater was not encountered during the initial BIA investigation; however perched water was encountered around the base of the existing foundations at depths of 0.87 m and 1.40 m respectively. Subsequent monitoring on one occasion to date has measured groundwater at depths of between 1.69 m and 3.28 m.

Groundwater Flooding Potential at the Site

- 4.3.3 Figure 4e/Rev 1 of the SFRA shows that the site has not been affected in the past from groundwater flooding incidents, and that the site is not located within an area of increased susceptibility to elevated groundwater.
- 4.3.4 The 'Check the long term flood risk for an area in England' at <u>https://www.gov.uk/check-long-term-flood-risk</u> states that flooding from groundwater is unlikely in this area
- 4.3.5 It is understood that the lower ground floor was constructed with a Delta System and to achieve a Grade 3 level of waterproofing protection as outlined in BS8102:2009.

4.4 Surface Water Flooding and Sewer Flooding

Surface Water Flooding

- 4.4.1 It has been established that the site lies within the Group3-003 Critical Drainage Area. The SFRA notes that the surface water mapping indicates that the surface water flood extent broadly follows the natural topography of the borough and man-made features such as roads and rail lines. During extreme modelling scenarios, the SFRA states that there is increased ponding in areas of properties.
- 4.4.2 The SFRA discusses the two large surface water flooding events in the Borough, which occurred in 1975 and 2002 and caused widespread damage. It is understood that during these events the sewers reached maximum capacity and Figure 3ii/Rev 1 of the SFRA shows that Prince of Wales Road which runs adjacent to the northern frontage of the site was flooded during the 2002 event. However, it should be noted that the map illustrates that the site and adjacent properties were not flooded during this event.

DEFRA Risk of flooding from surface water (RoFSW)

The DEFRA Risk of flooding from surface water (RoFSW) map and associated data was 4.4.3 updated on 28th January 2025 with pdf guidance entitled *RoFSW Product Description*. It now supersedes previous datasets and can be viewed at https://www.gov.uk/checklong-term-flood-risk and https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e GIS with the raw data being available at

https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e?download=true.

- 4.4.4 The DEFRA Data Services Platform states that the Risk of Flooding from Surface Water (RoFSW) map is an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
- 4.4.5 The DEFRA Data Services Platform also states that RoFSW is a probabilistic product, meaning that it shows the overall risk, rather than the risk associated with a specific event or scenario. In externally published versions of this dataset, risk is displayed as one of four likelihood bandings:
 - High greater than or equal to 1 in 30 (3.3%) chance of flooding in any given year;
 - Medium less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year;
 - Low less than 1 in 100 (1%) but greater than or equal to 1 in 1000 year (0.1%) chance of flooding in any given year.
 - Very Low less than 1 in 1000 year (0.1%) chance of flooding in any given year (also denoted by the mapping as 'Unavailable').
- 4.4.6 The DEFRA Data Services Platform 'Announcements' section states that while the previous RoFSW Depth datasets showed the maximum depth of flooding from surface water that could result from a flood with a 0.1%, 1% and 3.3% chance of happening in any given year, the new RoFSW Depth datasets show the annual chance of flooding beyond a specific depth, for depths at intervals from 20cm to 120cm.
- 4.4.7 For example, the 20cm dataset shows a map of likelihood of flooding beyond 20cm depth within the 4 likelihood bands. The depths are as follows:
 - 0.2m
 - 0.3m
 - 0.6m
 - 0.9m
 - 1.2m
- 4.4.8 Where the mapping shows an area with no depth results, despite it being located within a risk banding, this has been confirmed by DEFRA as denoting a flood depth of <0.2m.
- 4.4.9 Information has also been created which indicates the possible impacts of climate change on future risk in line with the guidance at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance.
- 4.4.10 For surface water flood risk the mapping considers the 'Central' allowance for the 2050s epoch (2040-2060) and can be viewed at https://www.gov.uk/check-long-term-floodand https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10crisk b244926878ef, data available with the raw GIS being at https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10cb244926878ef?download=true.
- 4.4.11 The associated climate change depths within the 4 likelihood bands are the same as the non-climate change depths set out above.
- 4.4.12 The DEFRA Risk of flooding from surface water (RoFSW) map and associated data (Figures 4, 5, 6 and 7) shows that there is a High, Medium and Low surface water flood risk at the site and when accounting for future climate change.



Figure 4: DEFRA Risk of flooding from surface water (RoFSW) map from https://www.gov.uk/check-long-term-flood-risk







Figure 6: DEFRA Risk of flooding from surface water (RoFSW) map with climate change from https://www.gov.uk/check-long-term-flood-risk



Figure 7: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <u>https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10cb244926878ef?download=true</u>

- 4.4.13 A review of the depth data indicates that the depth during the climate change event would be $\leq 0.2m$ (during Low risk events) (Figure 8).
- 4.4.14 However, as discussed earlier the ground floor is set at least 200mm higher than external pavement level, thus preventing floodwater from entering the ground floor level (Figure 9). There is also a boundary wall at ground level preventing water from entering the western lightwell (Figure 10). There are also no other pathways for water to enter the lower ground floor level due to the presence of adjacent buildings.



Figure 8: DEFRA Risk of flooding from surface water (RoFSW) 0.2m depth map data with climate change from <u>https://environment.data.gov.uk/explore/e5b38de2-99b3-</u> <u>44ee-b10c-b244926878ef?download=true</u>



Figure 9: View of stepped entrances along Prince of Wales Road



Figure 10: View of boundary wall protecting western lightwell/lower ground floor

Reducing Vulnerability to the Hazard

4.4.20 Flood Warnings for surface water flooding do not currently exist, however, the occupants should sign up to the Met Office weather warning system https://www.metoffice.gov.uk/public/weather/warnings and safe refuge is available at all times.

<u>Safe Access/Egress</u>

- 4.4.21 Figure 7 above shows that during climate change events there would be a Low to Medium risk along Prince of Wales Road adjacent to the site.
- 4.4.22 It is understood from the DEFRA Data Services Platform 'Announcements' section that the previous 'hazard' dataset will be replaced in the future.
- 4.4.23 Therefore, in the interim, in order to determine the flood hazard, the hazard categories outlined in Table 13.1 of *FD2320/TR2* (Figure 11 below), which is defined by the depth and velocity of the floodwater and the ability of people to evacuate once flooding occurs, has been used (assuming <0.5 m/s velocity). It should be noted that the white cells shown on Figure 11 denote a *Very low* hazard.

Table 13.1 Danger to people for different combinations of depth and velocity														
Velocity (m/s)	Depth of flooding (m)												ĸ	ey:
	0.05	0.10	0.20	0.30	0.40	0.50	0.60	0.80	1.00	1.50	2.00	2.50	I 📕	Danger for some
0.00														Danger for most
0.10														Danger for all
0.25														
0.50														
1.00														
1.50														
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Figure 11: Hazard Classification

- 4.4.24 The depth data indicates that during climate change events, the depth along the evacuation route would be $\leq 0.2m$ (Figure 8 above).
- 4.4.25 Therefore, the flood hazard to people leaving the site would be *Very low* when considering the 0.2m depth interval.

Sewer Flooding

4.4.26 The SFRA states that the majority of the Borough is served by a combined surface and foul water system which is designed to accommodate rainfall events of up to 1 in 30 years return period.

- 4.4.27 The combined sewer network outfalls into the River Thames during intense rainfall events when the sewer network reaches capacity. The evidence suggests that as the sewer capacity becomes exceeded this results in surcharging of the network prior to sufficient discharge into the Thames.
- 4.4.28 Figure 5a/Rev 1 and Figure 5b/Rev 1 of the SFRA indicates that the site is located across an area which has had no internal or external recorded sewer flooding incidents
- 4.4.29 It is considered that the site should be fitted with a positive pumped device so that it will be protected further from sewer flooding.
- 4.4.30 In addition to the pumped device there should be a non-return valve (e.g. <u>http://www.forgevalves.co.uk/</u>) installed so that if the sewers become completely full during a heavy storm, foul water does not backflow into the property.
- 4.4.31 This approach is recommended in section 6.13 of the *Camden Planning Guidance Basements* dated 2021.

4.5 Reservoirs, Canals And Other Artificial Sources

- 4.5.1 The failure of man-made infrastructure such as flood defences and other structures can result in unexpected flooding. Flooding from artificial sources such as reservoirs, canals and lakes can occur suddenly and without warning, leading to high depths and velocities of flood water which pose a safety risk to people and property.
- 4.5.2 The 'Check the long term flood risk for an area in England' at <u>https://www.gov.uk/check-long-term-flood-risk</u> states that flooding from reservoirs is unlikely in this area.

5. CONCLUSIONS

- The site is located within Flood Zone 1.
- It is considered that there will be a low risk of groundwater flooding, however it is understood that the lower ground floor was constructed with a Delta System and to achieve a Grade 3 level of waterproofing protection as outlined in BS8102:200.
- There is a moderate risk of flooding from other sources such as sewers, and as a precaution the risk from sewer flooding should be mitigated further by introducing a non-return valve and positive pumped device.
- The DEFRA Risk of flooding from surface water (RoFSW) map and associated data shows that there is a Very Low to High surface water flood risk at the site and when accounting for future climate change.
- A review of the depth data indicates that the depth during the climate change event would be $\leq 0.2m$ (during Low risk events).
- However, as discussed earlier the ground floor is set at least 200mm higher than external pavement level, thus preventing floodwater from entering the ground floor level.
- There is also a boundary wall at ground level preventing water from entering the western lightwell. There are also no other pathways for water to enter the lower ground floor level due to the presence of adjacent buildings.
- Safe access/egress is available at all times via Prince of Wales Road.

6. **BIBLIOGRAPHY**

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- xii. Thames Water Counters Creek Strategic Sewer Flooding Alleviation information leaflet.
- xiii. Water UK 2012. Sewers for Adoption 7th Edition, A design and construction guide for developers. Water Research Council.

DRAWINGS



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