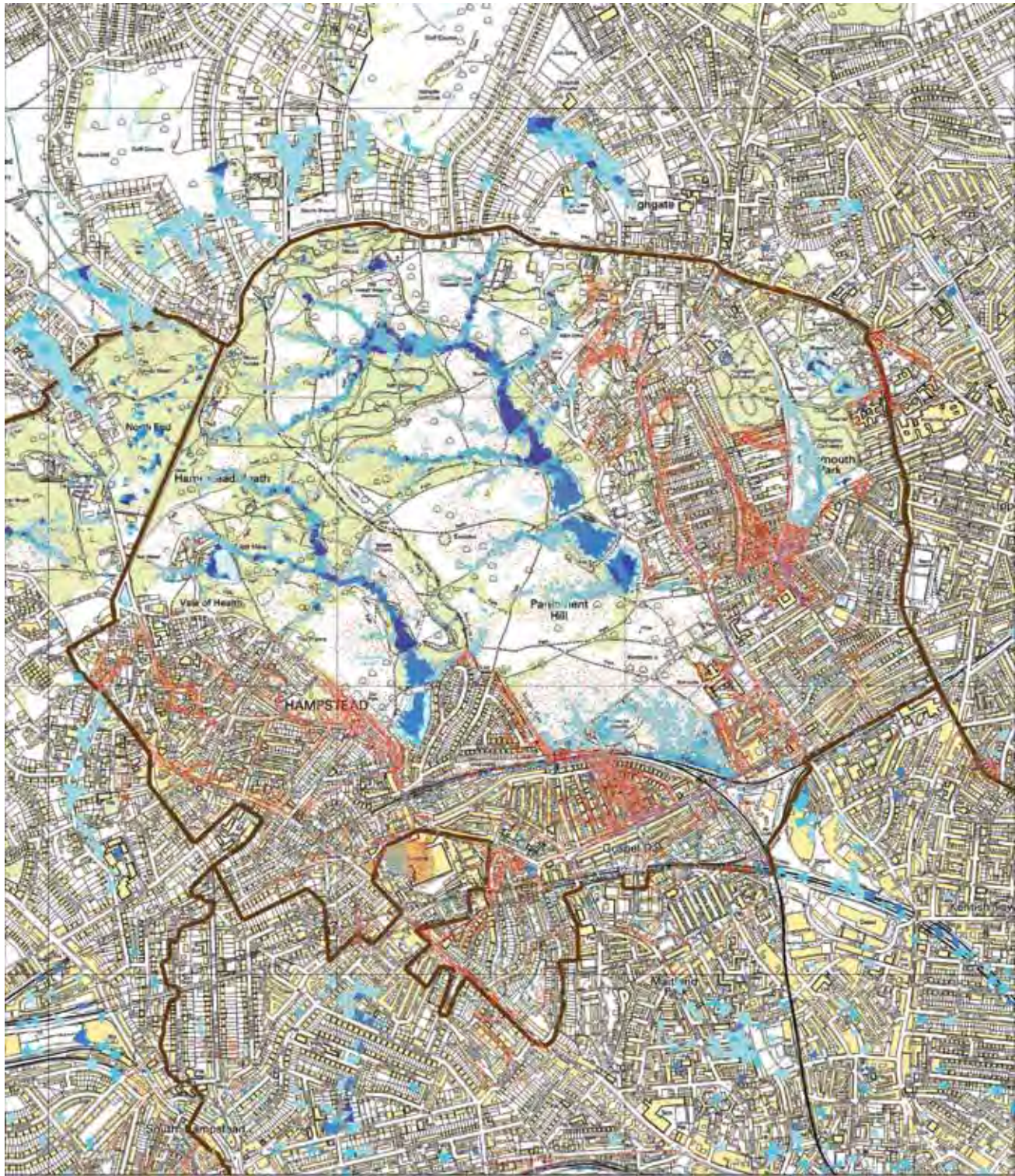


# Appendix D - Maps of flood risk areas

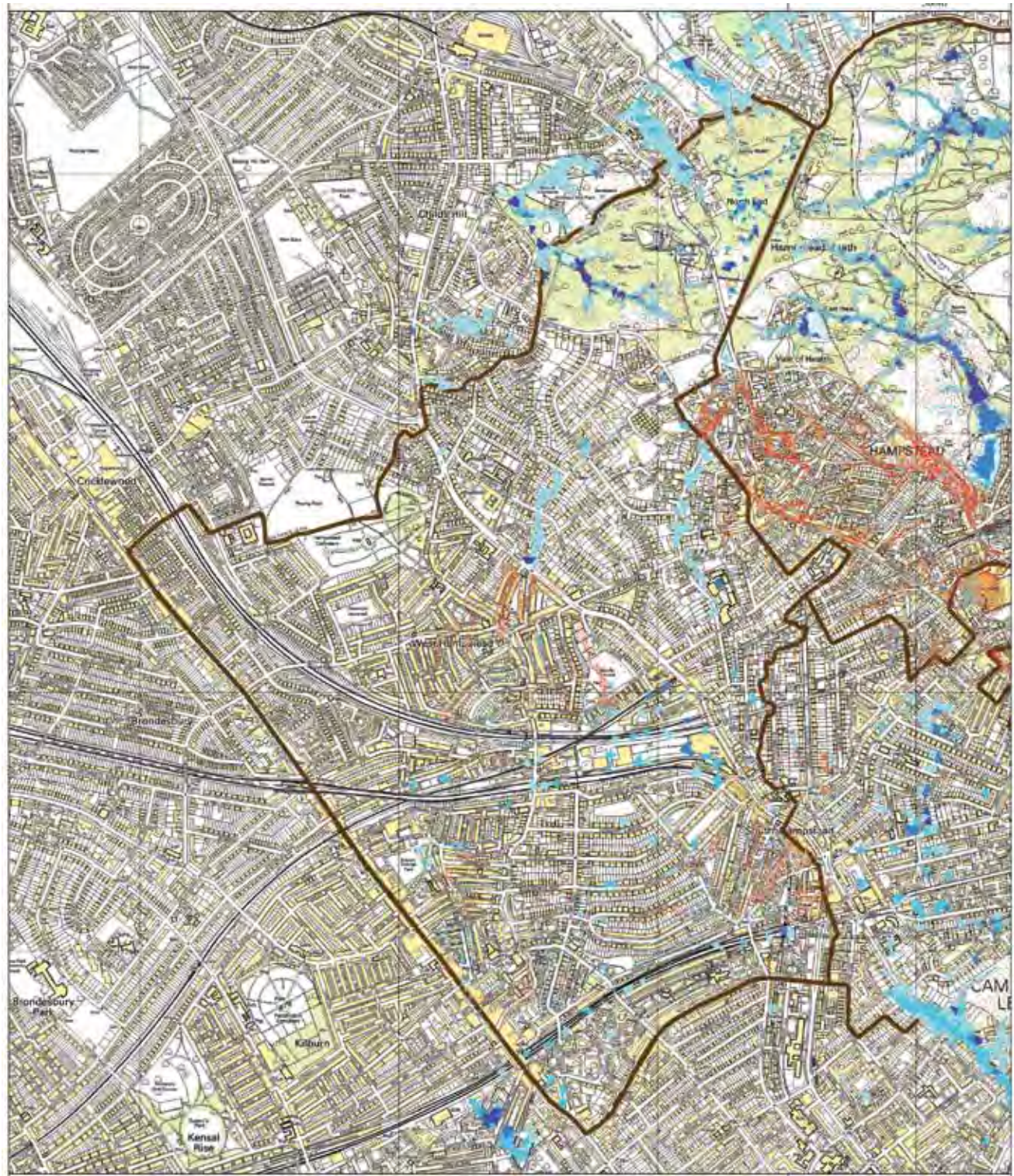
Map of surface water runoff in Camden North



KEY  
Flood velocity (how quickly the water is travelling)  $\geq 0.05\text{m/s}$   $\geq 0.05\text{m/s}$   
 $\geq 0.01\text{m}$   $\geq 0.02\text{m}$   $\geq 0.03\text{m}$   $\geq 0.1\text{m}$   $\geq 1\text{m}$

These are initial maps showing potential flows and areas of ponding for a flood event with a 1.33% chance of occurring in any one year (a 1 in 75 year return period). It is an indicative map and may be superseded by more area specific maps. It is not accurate to property level. More accurate modelling on Gospel Oak can be found in the Royal Haskoning report on the area.

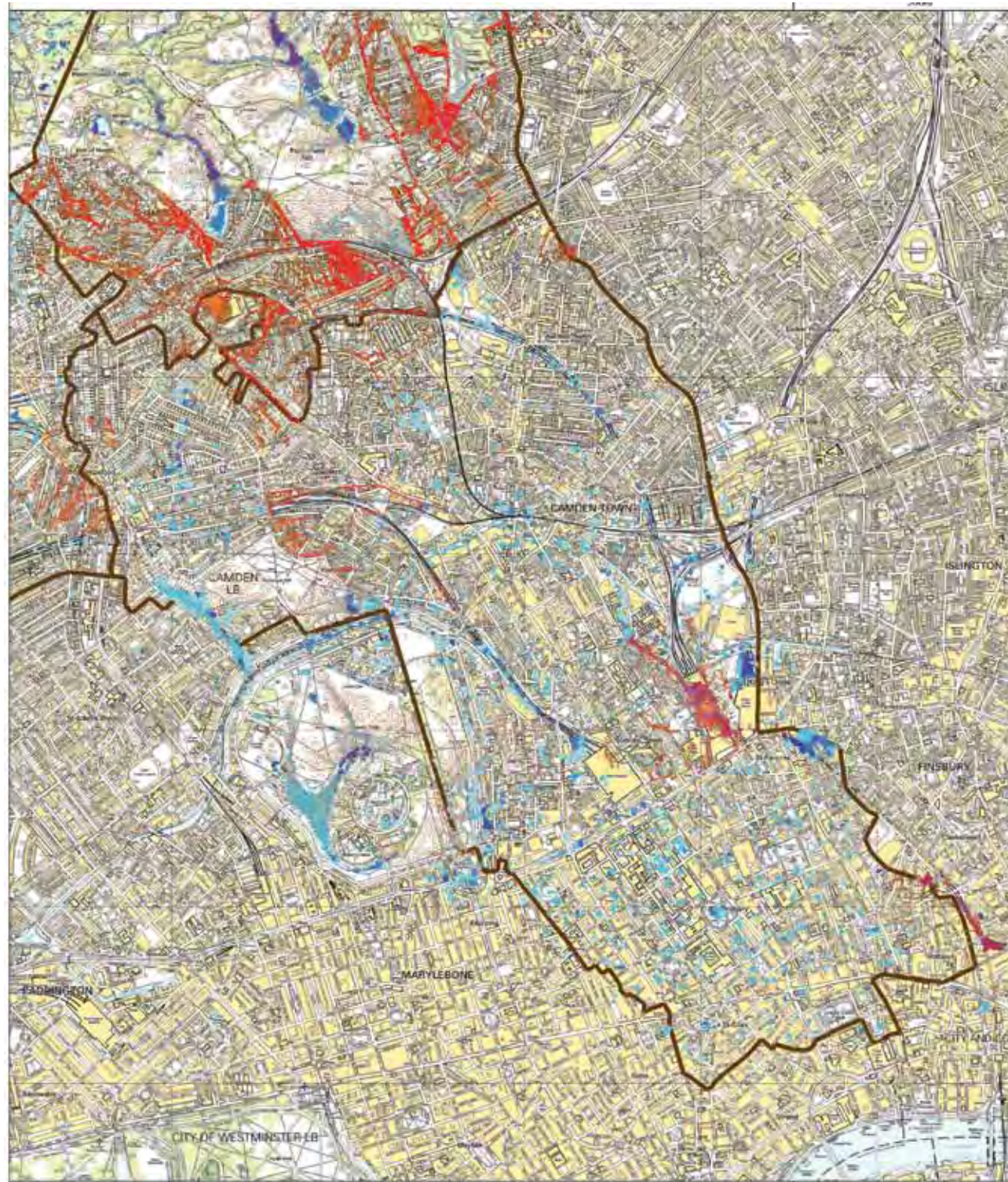
Map of surface water runoff in Camden West



These are initial maps showing potential flows and areas of ponding for a flood event with a 1.33% chance of occurring in any one year (a 1 in 75 year return period). It is an indicative map and may be superseded by more area specific maps. It is not accurate to property level.

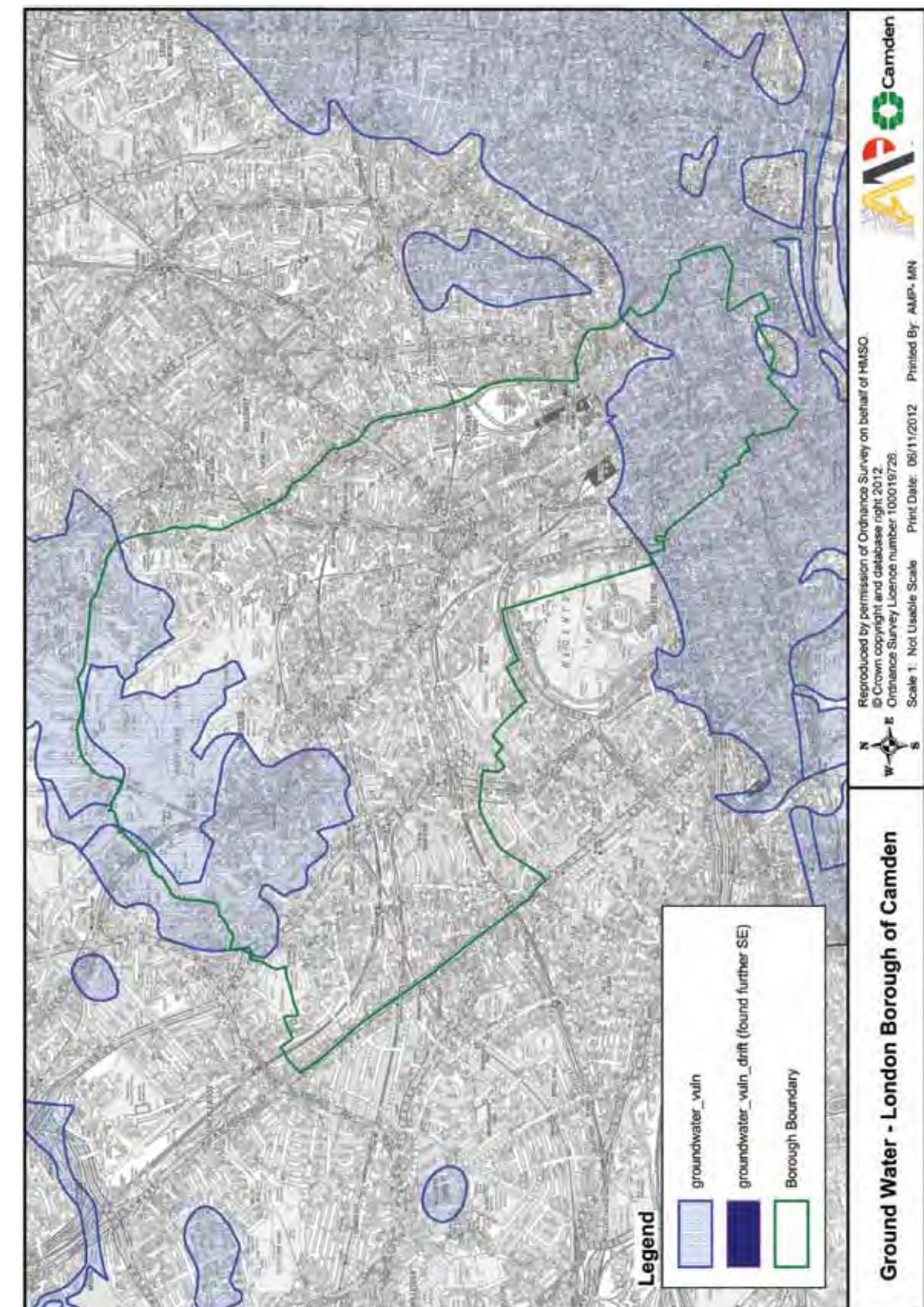


## Map of surface water runoff in Camden South



These are initial maps showing potential flows and areas of ponding for a flood event with a 1.33% chance of occurring in any one year (a 1 in 75 year return period). It is an indicative map and may be superseded by more area specific maps. It is not accurate to property level and is considered inaccurate for the King's Cross area.

## 4. Map of groundwater flood risk



This is an Environment Agency map showing areas believed to be especially vulnerable to groundwater flooding. Records show that groundwater is not exclusive to these areas and surveys are recommended for anyone wishing to better understand the groundwater risk in their areas.



# Appendix D

**CONSULTATION WITH ENVIRONMENT AGENCY**

Lorena Ramirez  
WSP Group  
Via email  
[lorena.ramirez@wspgroup.com](mailto:lorena.ramirez@wspgroup.com)

**Our ref:** HNL046851 BC  
**Your ref:**  
**Date:** 12 May 2015

Dear Lorena Ramirez

**Enquiry regarding Kidderpore North, Kidderpore Avenue, Hampstead, London, NW3 7ST**

Thank you for your enquiry which was received on 22 April 2015 and payment received 5 May 2015. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

The site in question is outside any known main river flood plain. This means that the chance of river flooding is less than 0.1% in any given year. We have no record of river flooding at this site.

Please find attached a map of watercourses in the vicinity and a flood map of the area.

Please find attached a surface water flooding map of the area. Please be aware the surface water maps can only give an indication of areas at risk from surface water flooding from a national assessment. They cannot provide detail on individual properties. Therefore the information above should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown at risk on the maps. You should contact your Lead Local Flood Authority, London Borough of Camden, so they can provide you with their view of the information that best represents surface water flood risk in your location as it's vital that local knowledge and information is used to interpret the maps. The Lead Local Flood Authorities take the lead on surface water flood risk issues.

Historical information regarding surface water flooding and capacity issues in Camden can also be found within the London Borough of Camden's Strategic Flood Risk Assessment (SFRA) and SWMP.

We advise you to contact the local water company regarding previous or potential flooding from sewers. You may also wish to contact the local authority regarding flooding from any non-main rivers or surface water runoff.

Please find attached groundwater levels from the nearest monitoring station and a depth to groundwater map. We only monitor groundwater levels in Principal Aquifers, which have significant water resource implications. In your area, the Principal Aquifer is the Chalk. Measured levels are dependent on a variety of factors, including aquifer properties, local geological and terrain conditions, time of measurement, seasonal variations and abstractions.

The depth to groundwater map shows the distance measured from the ground level to the top of the water in the borehole in the chalk aquifer. It is recorded as metres below ground level.

The site is not located in a Source Protection Zone. Under the Flood Water Management Act 2010, groundwater is classified as a "local" flood risk which Local Lead Flood Authorities (LLFA) have responsibility for. Therefore, I recommend you contact London Borough of Camden to see what information they hold and whether infiltration would be an appropriate means of disposing of surface water.

There are no main rivers within 2km of the site. We now have an external facing map based website that allows people to view WFD data. It's called the Catchment Data Explorer and can be found at <http://environment.data.gov.uk/catchment-planning/>

You may benefit from pre-application advice. In the first instance, please refer to the Flood Risk Standing Advice section of our website at <http://www.environment-agency.gov.uk/research/planning/82584.aspx>

If this advice does not answer your enquiry, please send a summary of your proposed development and a red line site boundary to our Sustainable Places team at [northlondonplanning@environment-agency.gov.uk](mailto:northlondonplanning@environment-agency.gov.uk) You will then receive a free preliminary opinion from us outlining any environmental concerns.

From 2 January 2014 they will offer a bespoke, charged service for our detailed planning advice. The service will be voluntary. As part of our charged service they will provide professional planning expertise and technical feedback, to help to ensure you have included all of the relevant information in your application. You will be allocated a dedicated Project Manager at the Environment Agency to co-ordinate advice from different environmental disciplines, and provide technical advice and other support as necessary. The officer for this area is Ben Llewellyn who can be contacted on 0203 263 8056.

I have attached our Standard Notice or licence which explains the permitted use of this information. Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Yours sincerely

**Becki Clark**

**Customers and Engagement Officer**

Direct dial 01707 632302

Direct fax 01707 632610

Direct email [HNL enquiries@environment-agency.gov.uk](mailto:HNL enquiries@environment-agency.gov.uk)