



INTRODUCTION

This application seeks permission for:

1) a single storey rear extension with associated internal reconfiguration

The site is situated in the London borough of Camden and is on the boundary of the South Hampstead Conservation Area which was designated in 1988. The subject site is not a listed property but has been identified as a positive contributor to the conservation area.

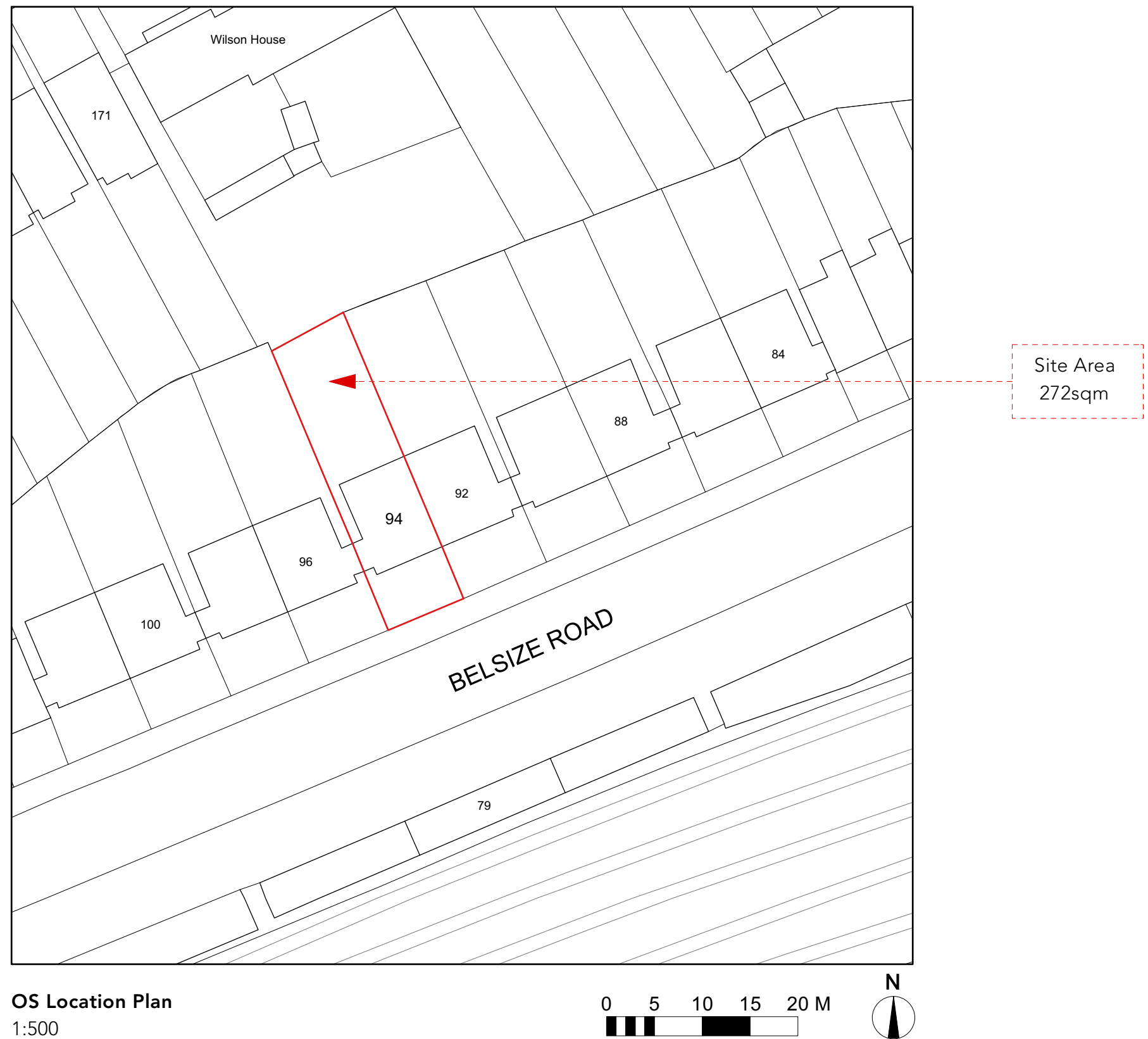
The proposal is to improve and extend the lower ground floor to provide a more spacious family room, a large study and a utility room to adapt this home for a modern family. The proposed rear extension is not visible from the street and as number 92 has a rear extension on the same storey it completes this semi-detached pair.



Birds Eye View - North
Image taken from Apple Maps
— Site outline

LOCATION

See below for the OS location plan of the subject site.

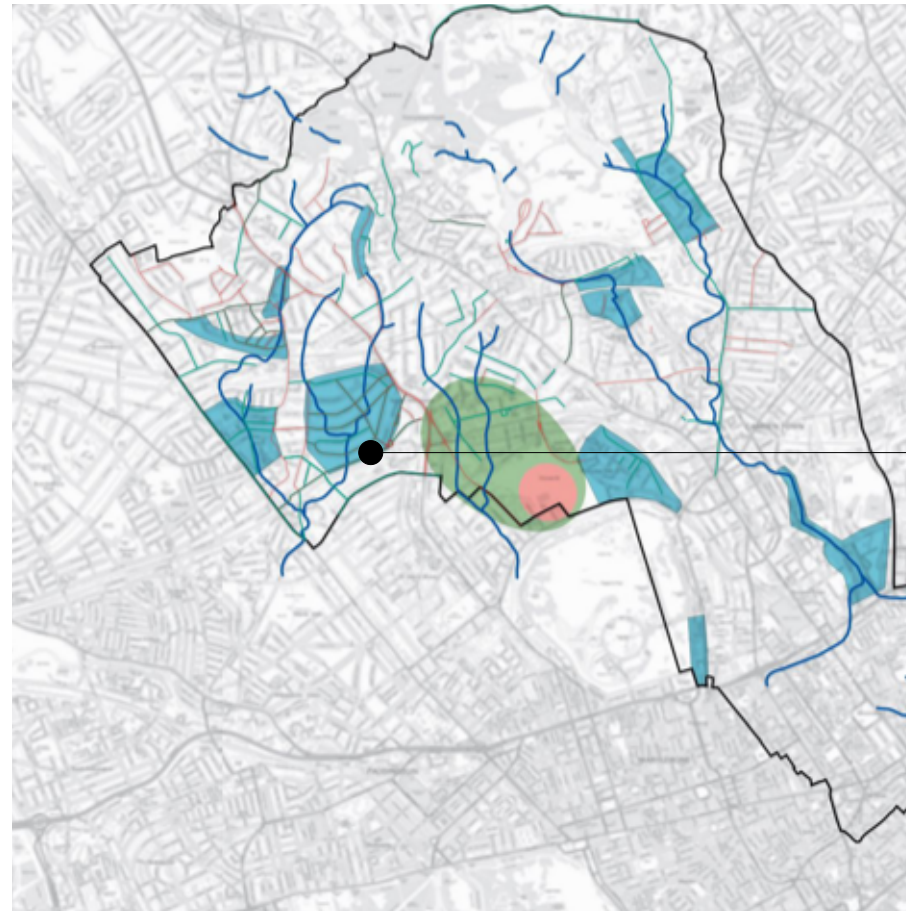


FLOOD RISK INFORMATION

The Environment Agency place the subject site in flood risk zone 1 due there being a very low risk of flooding from rivers/the sea. Being in flood zone 1 means that there is less than 1 in 1,000 annual probability of river or sea flooding. The site however is located in a high risk surface water flooding area as well as being located in one of Camden's local flood zones. Map 6 from Camden's Local Plan shows this and identifies that Belsize Road flooded in 1975, 2002 and also when there was burst water pipe in December 2022. The map also shows that further along Belsize Road that there is a recorded historic watercourse.

The extract opposite shows the surface water flooding risk of the subject site (high) as well showing that the majority of properties along Belsize Road are also at risk of surface water flooding.

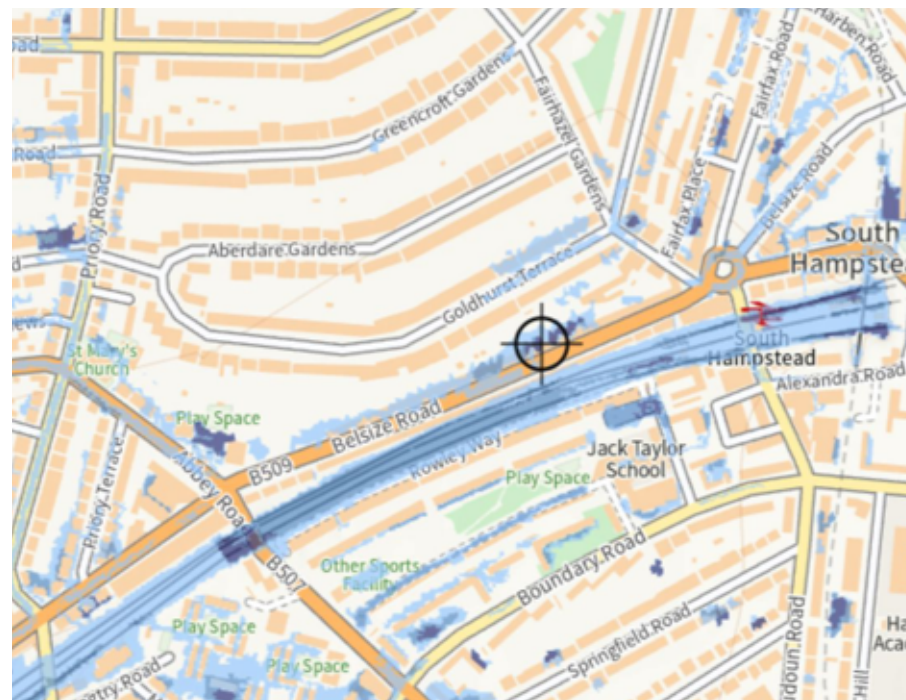
There are no primary, secondary or tertiary rivers identified nearby to the site. 'The Lost Rivers in London' by Nicholas Barton and Camden's Local Plan Map 6 show that a historic stream used to flow to the west of the site, further along Belsize Road. There are no known artificial waterbodies in close proximity to the site.



Camden Local Plan Map 6: historic flooding and local flood zones



Location of subject site



Extract from long term flood risk planning map (gov.uk)



Extract from 'The Lost Rivers of London'

MITIGATION MEASURES

As identified on the previous page, the site is subject to surface water flooding. The proposed works are for a rear extension to 94 Belsize Road and associated internal and garden works.

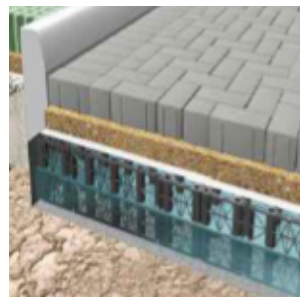
The site, despite having a very large rear garden is mainly hardstanding. This spans across the front entrance, front lightwell, side access and across the whole rear. In total this is 45.6sqm of hardstanding which is approximately 17% of the site. To improve overall run off rates and to ensure storm water drains slower, permeable paving is proposed along the side access and across the whole rear extension. This reduces the overall hard standing to only approx. 6% of the overall site (a reduction of 11%).

Please also find below measures/items discussed that will be taken to assist the project:

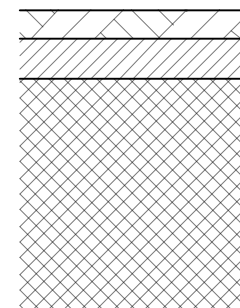
1. The internal FFL will be 150mm above the rear garden external FFL
2. The join between the DPM will be lapped under the DPC within brick joints for maximum water tightness
3. The extension will have a solid floor construction, this is to increase any potential flood recovery
4. An Aco drainage grill will be fitted along the entire width of the proposed extension to aid with drainage
5. The proposed extensions will be constructed to meet all current building regulations

From using the British Geology Index, we were able to identify the approximate bedrock geology of the site. A borehole was conducted in December 1955 at Colridge Gardens (north-east to the site, further up Belsize Road). Below shows the bedrock geology. The geology is London clay formation, with 750mm of topsoil, 1m of loam clay and brown clay underneath that. Clay tends to hold water and tends to also impede the flow of water. Due to the large amount of hard standing on the site, surface water struggles to drain. With permeable pavers and a system such as PermaVoid which consists of permeable pavers underlain with bedding course and subgrade crates (see image below) it will hugely improve the existing surface water drainage.

In summary, despite there being a rear extension proposed, there is an improvement of surface water drainage with the implementation of permeable paving.



Permavoid system

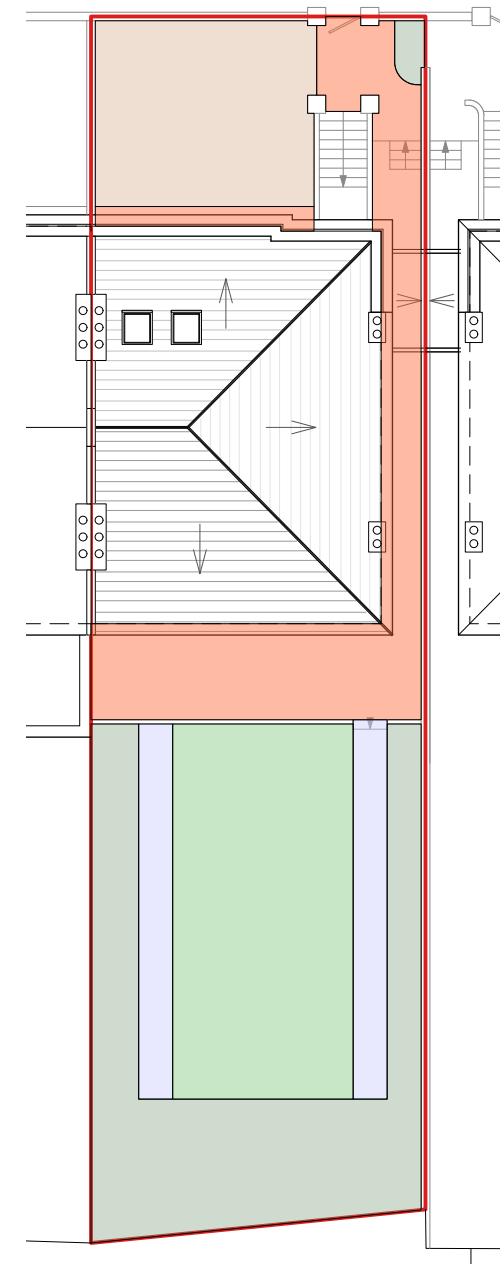
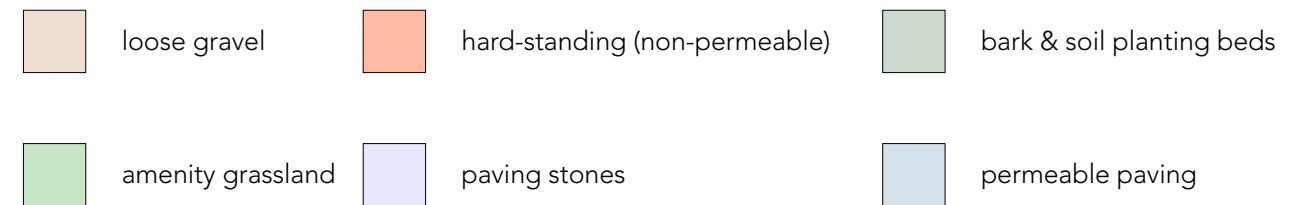


Nearby borehole done in December 1955

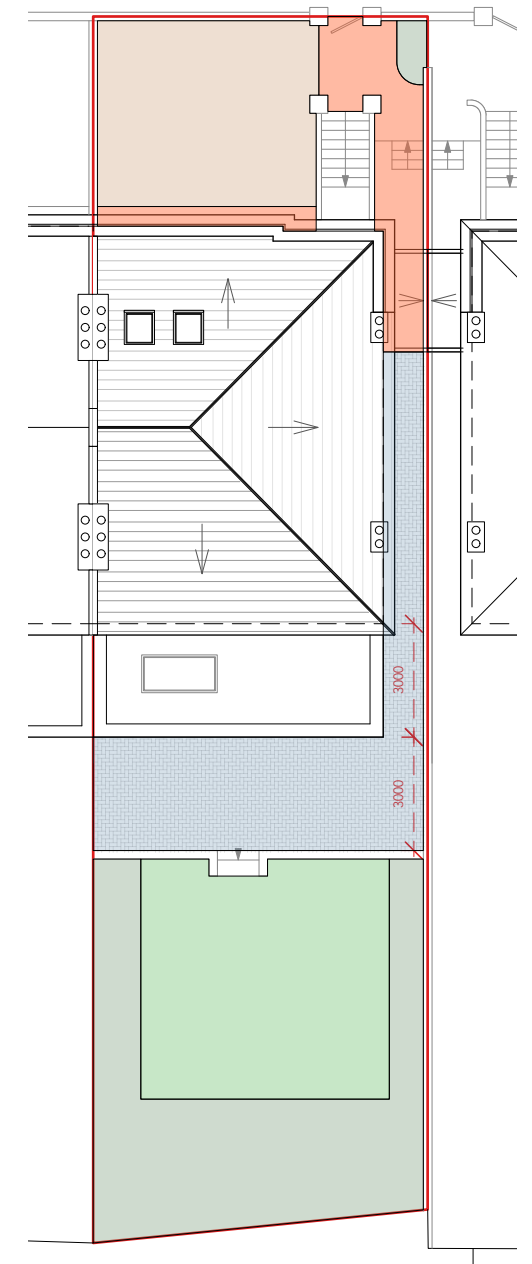
Topsoil
Loam clay

Brown clay

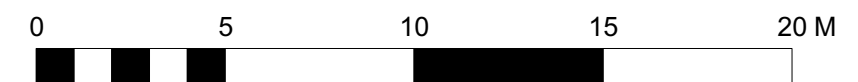
Not investigated



Existing site plan



Proposed site plan



SUMMARY

The subject site is located within a high risk of surface water flooding and in one of Camden's Local flood areas. Due to this, a large amount of permeable paving is proposed to replace the majority of the existing hard standing on the site. Using the permeable paving with a subbase to reduce the overall run off rates will positively impact the site and improve the overall surface water drainage.

It can be concluded that with the mitigation measures in place, the proposal can be seen as an improvement to the site and reduces the risk of surface water flooding.