SITE ASSESSMENT - Murray House, 142 Acre Road

Address: Murray House, 142 Acre Road, Kingston upon Thames

Area: 0.36 **Ha**

Site Reference: KNK04

Current Use	Proposed Use
Vacant former care home	Housing for older people and supported housing

Current Vulnerability Classification	Proposed Vulnerability Classification
More Vulnerable	More Vulnerable

Current Risk Summary

Fluvial / Tidal			Groundwater		
FZ2	0	% of Site	<25	100	% of Site
FZ3a	0	% of Site	25-50	0	% of Site
FZ3b	0	% of Site	50-75	0	% of Site
Surface Water			>75	0	% of Site
1 in 30*	0.03	% of Site	**Artificial**		
1 in 100*+	29.61	% of Site	Reservoir	YES	At risk?
1 in 1000*	100	% of Site			
Sewer Flooding					
No. Incidents					242

* return periods for potential flood events + FZ3a (surface water)

Flood Defences

Site is not in an area benefitting from flood defences.

Flood Warning Area

The EA Flood Warning Service is not available at this site.

FLUVIAL / TIDAL

Risk Assessment (Defended)

Parameter	FZ3b	FZ3a	*FZ3a+CC	Units
Time of Onset	N/A	N/A	N/A	Hrs
Min. Depth	N/A	N/A	N/A	m
Max. Depth	N/A	N/A	N/A	m
Max. Velocity	N/A	N/A	N/A	m/s
Max Flood Level	N/A	N/A	N/A	m AOD
Max Ground Level	N/A	N/A	N/A	m AOD
Min Ground Level	N/A	N/A	N/A	m AOD
Max Flood Hazard	N/A	N/A	N/A	N/A
Duration of Flood	N/A	N/A	N/A	Hrs

* The +35% Climate Change Allowance event is reviewed

Risk Assessment (Undefended)

Parameter	FZ3a	*FZ3a+CC	Units
Time of Onset	N/A	N/A	Hrs
Min. Depth	N/A	N/A	m
Max. Depth	N/A	N/A	m
Max. Velocity	N/A	N/A	m/s
Max. Hazard	N/A	N/A	N/A
Duration of Flood	N/A	N/A	Hrs

Description of Flood Mechanism

N/A - Fluvial / tidal risk predicted at this site is negligible.

Figure 1 - Fluvial Flood Depth Map

Site Access / Egress

N/A - Fluvial / tidal risk predicted at this site is negligible.

Figure 2 - Fluvial Flood Hazard Map

Mitigation / FRA Requirements

N/A - Fluvial / tidal risk predicted at this site is negligible.

SURFACE WATER

Risk Assessment

Parameter	1 in 30	1 in 100	1 in 1000	Units
Min. Depth	0.15-0.3	0.00-0.15	<0.15	m
Max. Depth	0.15-0.3	0.3-0.6	0.6-0.9	m
Max. Velocity	0.00-0.25	0.5-1.00	0.5-1.00	m/s
Max. Hazard	0.5-0.75	0.75-1.25	1.25-2.00	N/A

*The 1 in 1000 annual probability extent represents the potential climate change adjusted impact of current risk

Description of Flood Mechanism

- The site is at low to medium risk of surface water flooding.
- Majority of Acre Road is at risk from surface water flooding.
- Climate change is predicted to increase the maximum hazard and depth of surface water flooding.

Figure 3 - RoFSW Flood Depth Map

Site Access / Egress

Site access and egress routes should be directed towards the south-western parts of Acre Road which are at lowest risk of flooding.

Figure 4 - RoFSW Flood Hazard Map

Mitigation - Flood Risk Requirements

- Development should be directed away from the southern, eastern and northern sides of the site where there is a risk of surface water flooding.
- See also SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2 and 4.3 for further development stipulations.

Mitigation - Surface Water Drainage

- A site-specific FRA is required for new proposals in Flood Zone 2 or 3, including minor development and change of use.
- All planning applications need a flood risk assessment and/or drainage strategy with a completed SuDS/Drainage proforma.
- Developments should apply the Sustainable Drainage Hierarchy set out in Policy SI 13 of the London Plan.
- Ground investigations are required to confirm whether infiltration SuDS are suitable.

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SEWER

Risk Assessment

• The site falls within a postcode area where there are 242 reported flood incidents from sewer flooding.
• The site is assumed to be served by separate foul sewer network.

Figure 5 - Thames Water Sewer Flood Map

Mitigation Requirements

• Applicant must consult with TWUL to confirm if the development site has historically flooded. TWUL must agree to any proposed sewer connections.
• Where historic flooding has occurred, the applicant must show how this risk will be managed for the lifetime of the development.

GROUNDWATER

Risk Assessment

• The site is classified as having <25% susceptibility to groundwater flooding.
• The site is underlain by London Clay bedrock geology and superficial deposits of Langley Silt.

Figure 6 - Areas Susceptible to Groundwater Flooding Map

Mitigation Requirements

• Applicant should carry out a screening study (as a minimum) to establish if there are any subterranean flood risk issues that may require further investigation.
• If there is a potential level of impact, mitigation actions must be proposed.
• Must be prepared by a chartered professional or specialist.

ARTIFICIAL

Risk Assessment

• This site is risk of flooding from reservoirs based on the EA reservoir Wet Day Extent.

Figure 7 - Outline Reservoir Flood Map

Mitigation Requirements

• Propose appropriate and proportionate risk management measures.
• A suitable emergency response plan should be put in place, including an emergency warning system in the event of a reservoir flooding incident.
• Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan.

PLANNING CONSIDERATIONS

Safety of Development

A. Can the development be future proofed for climate change considerations?
• Yes. See SFRA - Level 2 Report Section 4 mitigation requirement number 4.2 for the required flood resistant / resilient building stipulations.

B. Can the development be designed safe throughout its lifetime without increasing flood risk elsewhere?
• Yes. The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and / or below ground attenuation. Green drainage infrastructure should be prioritised to provide wider ecological / biodiversity benefits as per London Plan Policy SI 13.
• See SFRA - Level 2 Report Section 4 mitigation requirement number 4.5 for compensatory flood storage stipulations.

C. What is the cumulative impact of the development land use change and will flood risk increase?
• The development land use is not changing and will stay as 'More Vulnerable'.
• The site is covered by impermeable areas other a small area of landscaping along the western boundary. This offers an opportunity to improve flood attenuation through the new development.
• Development must mitigate any increase in impermeable area to the site with flood plain compensation and runoff storage to prevent any increase in flood risk. An increase in impermeable area coverage on site will increase surface water runoff and flood risk if not managed properly.

D. How can the development reduce risk overall?
• Development should be directed away from the southern, eastern and northern sides of the site where there is a risk of surface water flooding.
• Site access and egress routes should be directed towards the south-western parts of Acre Road which are at lowest risk of flooding.
• By complying with Policy DM4 from Kingston Local Plan through including SuDS to ensure that the development is not vulnerable to surface water, sewer and groundwater flooding and to reduce the overall level of flood risk in the borough and beyond.
• By complying with SFRA - Level 2 Report Section 4 mitigation requirement numbers 4.2, 4.3 and 4.5.

E. Will development require a flood risk permit/watercourse consent?
• No. The site is not located within 8m of a Main River or 5m of an Ordinary Watercourse.

F. Can the site pass the Exception Test?
• Yes. The Exception Test is required 29.61% of the site in Flood Zone 3a (surface water) and the proposed vulnerability classification is 'More Vulnerable'.
• This can be passed by making the site safe throughout its lifetime without increasing flood risk elsewhere (see questions A, B, and C). The site could also reduce flood risk overall with appropriate SuDS and flood storage compensation measures implemented (see 'Mitigation - Flood Risk Requirements' and 'Mitigation - Surface Water Drainage' boxes).

Figure 1 - Fluvial Flood Depth Map

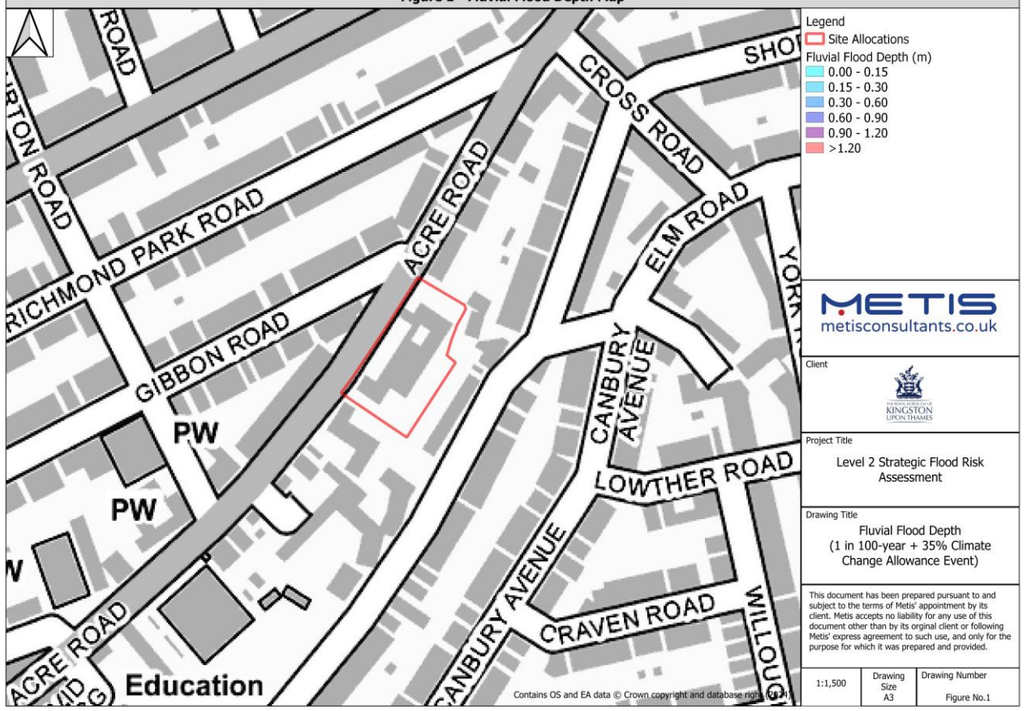


Figure 2 - Fluvial Flood Hazard Map

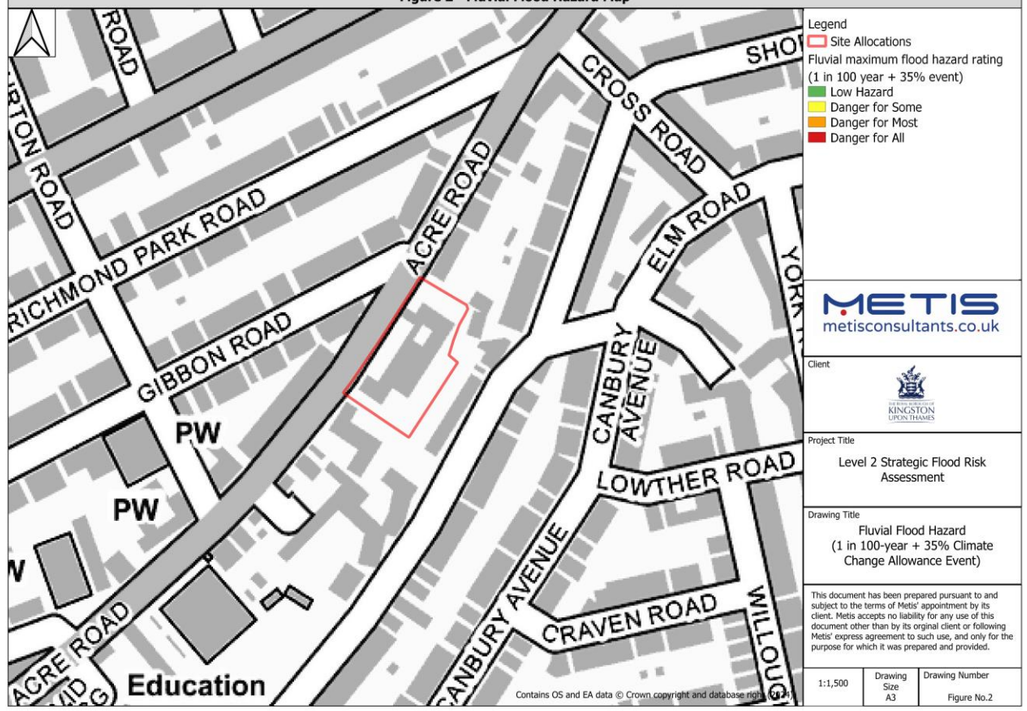


Figure 3 - RoFSW Flood Depth Map

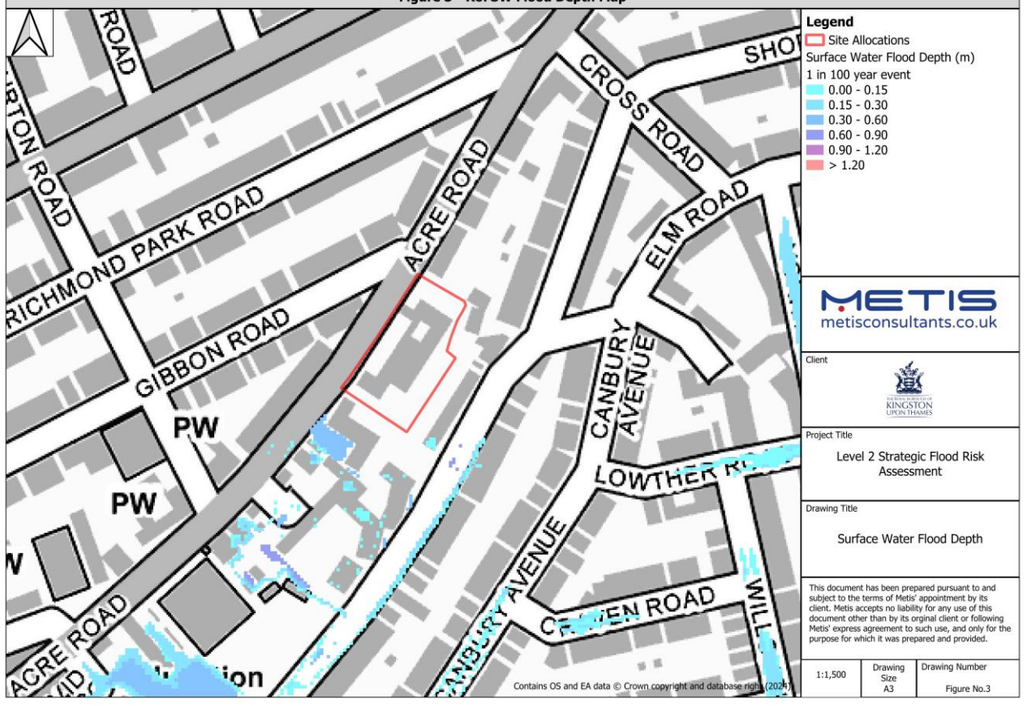


Figure 4 - RoFSW Flood Hazard Map

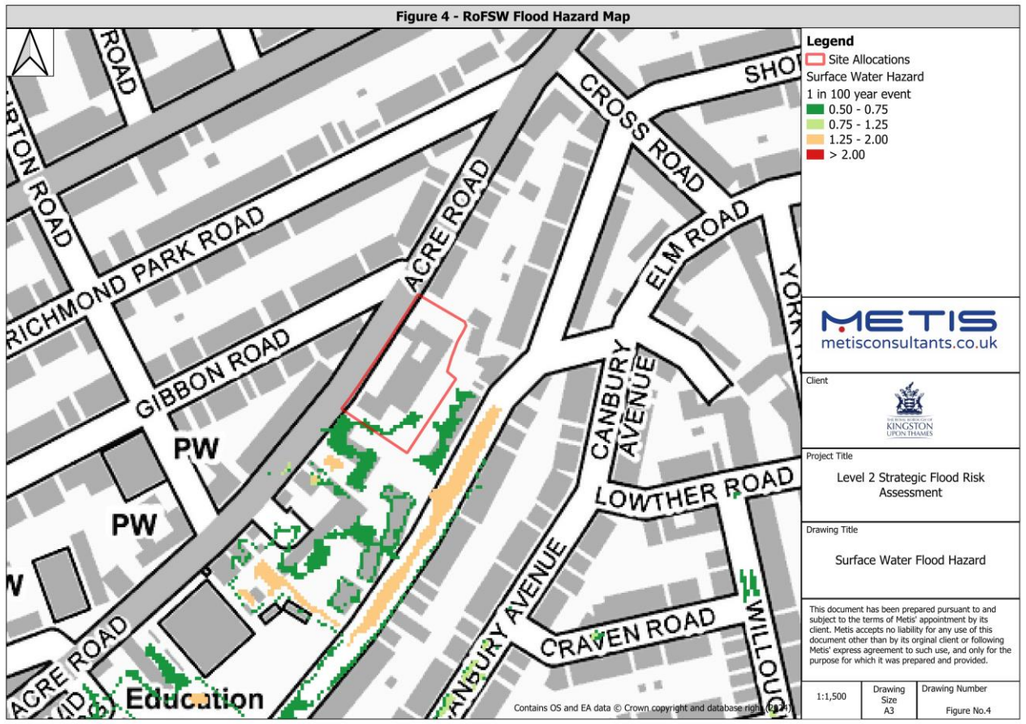
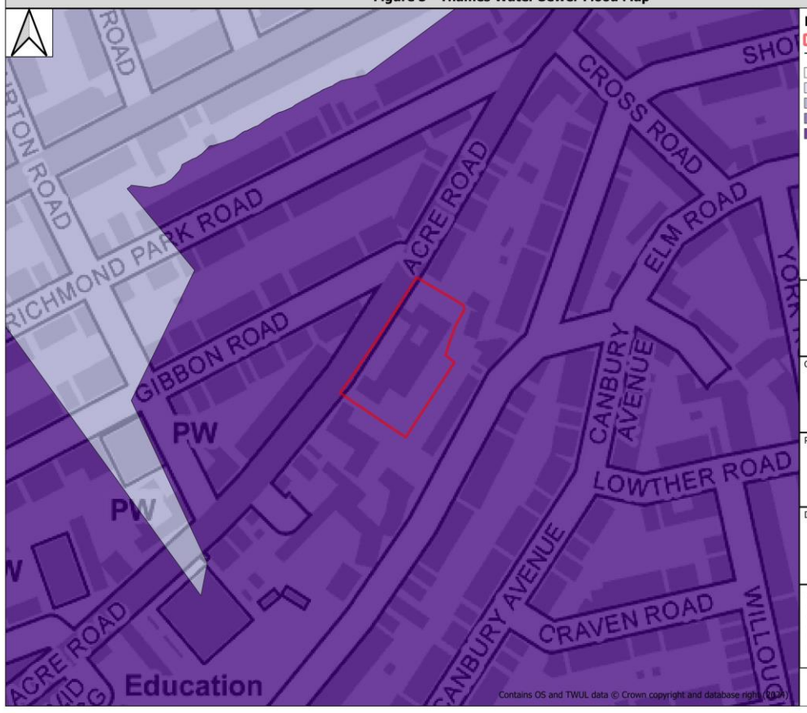


Figure 5 - Thames Water Sewer Flood Map



Legend
Site Allocations
Thames Water Sewer Flood Records
0 to 20 incidents reports
20 to 50 incidents reported
50 to 100 incidents reports
100 to 200 incidents reported
More than 200 incidents reported

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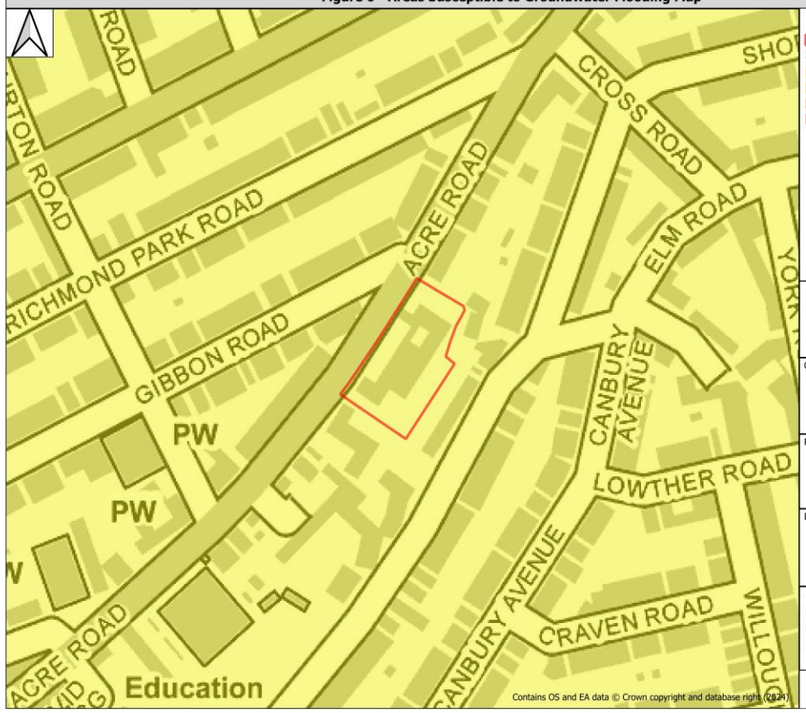
Client: Kingston upon Thames

Project Title: Level 2 Strategic Flood Risk Assessment

Drawing Title: Thames Water Sewer Flooding Records

1:1,500	Drawing Size A3	Drawing Number Figure No.5

Figure 6 - Areas Susceptible to Groundwater Flooding Map



Legend
Site Allocations
Groundwater Flood Risk
< 25%
>= 25% <50%
>= 50% <75%
>= 75%

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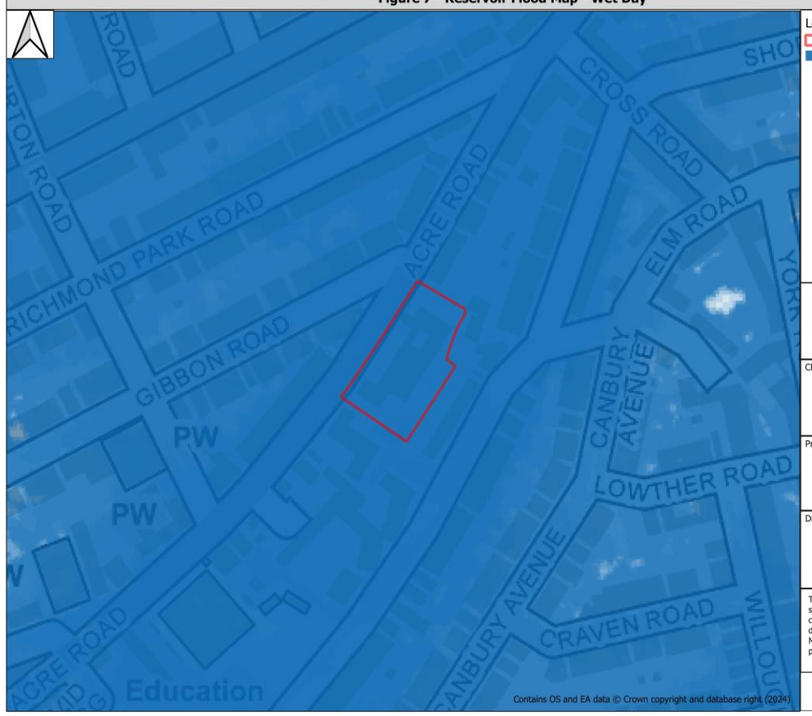
Client: Kingston upon Thames

Project Title: Level 2 Strategic Flood Risk Assessment

Drawing Title: Areas Susceptible to Groundwater Flooding

1:1,500	Drawing Size A3	Drawing Number Figure No.6

Figure 7 - Reservoir Flood Map - Wet Day



Legend
Site Allocations
Reservoir Flood Extents (Wet Day)

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Client: Kingston upon Thames

Project Title: Level 2 Strategic Flood Risk Assessment

Drawing Title: Reservoir Flood Extents (Wet Day)

1:1,500	Drawing Size A3	Drawing Number Figure No.7