

SITE ASSESSMENT - Guildhall 1 and Guildhall 2, High Street

Address: Guildhall 1 and Guildhall 2, High Street, Kingston upon Thames

Area: 1.26 Ha
Site Reference: KNK14

Current Use	Proposed Use
Commercial, business and service uses	Residential-led mixed-use development, including commercial, business and service uses

Current Vulnerability Classification	Proposed Vulnerability Classification
Less Vulnerable	More Vulnerable

Current Risk Summary					
Fluvial / Tidal			Groundwater		
FZ2	100	% of Site	<25	1.98	% of Site
FZ3a	93.06	% of Site	25-50	35.9	% of Site
FZ3b	7.53	% of Site	50-75	62.12	% of Site
Surface Water			>75	0	% of Site
1 in 30*	0.14	% of Site	Artificial		
1 in 100**	7.09	% of Site	Reservoir	YES	At risk?
1 in 1000*	17.57	% of Site			
Sewer Flooding					
No. of Incidents					74-89

Flood Defences
Site is not in an area benefitting from flood defences.
Flood Warning Area
The EA Flood Warning Service is available at this site.

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

FLUVIAL / TIDAL

Risk Assessment (Defended, Hogsmill)				
Parameter	FZ3b	FZ3a	*FZ3a+CC	Units
Time of Onset	N/A	0	0	Hrs
Min. Depth	N/A	0	0	m
Max. Depth	N/A	2.93	3.27	m
Max. Velocity	N/A	1.95	1.98	m/s
Max Flood Level	N/A	7.74	7.87	m AOD
Max Ground Level	N/A	8.26	8.26	m AOD
Min Ground Level	N/A	5.09	5.09	m AOD
Max Flood Hazard	N/A	8.22	9.17	N/A
Duration of Flood	N/A	>27	>27	Hrs

* The +35% Climate Change Allowance event is reviewed

Risk Assessment (Undefended, Hogsmill)			
Parameter	FZ3a	*FZ3a+CC	Units
Time of Onset	N/D	N/D	Hrs
Min. Depth	N/D	N/D	m
Max. Depth	N/D	N/D	m
Max. Velocity	N/D	N/D	m/s
Max. Hazard	N/D	N/D	N/A
Duration of Flood	N/D	N/D	Hrs

Description of Flood Mechanism

- The site is at risk from fluvial flooding from the River Thames, which partially covers the site.
- The site is at risk from fluvial flooding from the River Hogsmill, which partially covers the site.
- The flood risk extent for the climate change scenario for the rivers Thames and Hogsmill covers all the site.
- Climate change is predicted to increase the flood depth, hazard, velocity and flood levels in the defended scenario only.
- The site will be partially flooded from the onset and will remain flooded for in excess of 27 hours.

Note: Risk Assessment is for the worse case watercourse only, which is the River Hogsmill for Defended data and Thames for Undefended data.

Figure 1 - Fluvial Flood Depth Map

Site Access / Egress

Site access and egress routes should be directed to the south east of the site toward areas of St James's Road at the lowest risk of fluvial flooding.

Figure 2 - Fluvial Flood Hazard Map

Mitigation / FRA Requirements

- Self-contained basement dwellings and bedrooms are not permitted in FZ3a. See SFRA Level 2 Report mitigation requirement number 4.10 for additional basement stipulations.
- A FRA must be submitted as part of a planning application.
- Include appropriate flood resistance or resilience measures to address predicted flood depths.
- See SFRA Level 2 Report mitigation requirement numbers 4.2 and 4.3 for further development stipulations.
- Develop a Flood Emergency and Evacuation Plan for the site.
- Site users should be signed up to the EA's Flood Warning Service.

SURFACE WATER

Risk Assessment				
Parameter	1 in 30	1 in 100	1 in 1000	Units
Min. Depth	N/A	0.00 - 0.15	0.00 - 0.15	m
Max. Depth	N/A	0.90 - 1.20	0.90 - 1.20	m
Max. Velocity	N/A	> 2.00	> 2.00	m/s
Max. Hazard	N/A	1.25 - 2.00	> 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 high and medium risk of surface water flooding, especially along the centre of the site.
- Parts of Kingston Hall Road and St James Road are at risk from surface water flooding.
- Climate change is predicted to increase the maximum hazard of surface water flooding.

Site Access / Egress

Site access and egress routes should be directed to the south and south east of the site towards Kingston Hall Road and towards the east of site on St James's Road where there is a lower risk of flooding.

Figure 3 - RoFSW Flood Depth Map

Mitigation - Flood Risk Requirements

- Development should be directed away from central areas of the site where there is a higher 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.

Figure 4 - RoFSW Flood Hazard Map

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	GROUNDWATER	ARTIFICIAL
Risk Assessment	Risk Assessment	Risk Assessment
<ul style="list-style-type: none"> The site falls within a postcode areas where there are 74 and 89 reported flood incidents from sewer flooding. The site is assumed to be served by separate surface water and foul sewer networks, given their proximity to the site. 	<ul style="list-style-type: none"> The susceptibility to groundwater flooding is of 50-75% in the majority of the site area. The site is underlain by London Clay bedrock geology and superficial deposits of Langley Silt and Alluvium - Clay, silt, sand and peat. 	<ul style="list-style-type: none"> This site is at risk of flooding from reservoirs based on the EA reservoir Wet Day Extent.
Mitigation Requirements	Mitigation Requirements	Mitigation Requirements
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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.

[Figure 5 - Thames Water Sewer Flood Map](#)

[Figure 6 - Areas Susceptible to Groundwater Flooding Map](#)

[Figure 7 - Outline Reservoir Flood Map](#)

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 compensatory flood storage 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 changing from the 'Less Vulnerable' to the 'More Vulnerable' classification, as residential uses have been proposed.
 - The site is currently a brownfield site with hardstanding areas with some minor landscaping. This offers an opportunity to improve flood attenuation through the new development.
- D. How can the development reduce risk overall?**
- Development should be directed away from central areas of the site where there is a higher risk of surface water flooding.
- Site access and egress routes should be directed to the south west of the site towards Kingston Hall Road as there is a lowest risk of flooding.
- By complying with Policy DM4 of the Kingston Core Strategy (2012) 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 for this site as 93.06% of the site area in Flood Zone 3a (fluvial) and 7.09% 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).



