

# FLOOD RISK ASSESSMENT

## 12 HEIDEGGER CRESCENT SW13 8HA

The existing property is a mid-terrace within a crescent close and consists of three levels of habitable living space and has an attached conservatory to the rear. There is parking and garage to the front. The client requests permission to build an extended ground floor extension, in line with neighbourhood planning permission of 6 meters, a first level build above the new ground floor extension, a new boundary wall at rear and a loft conversion.

Within consideration of the flood risk it is noted that:

1. The river Thames and is the closest water course. This part of the river has substantial flood defences.
2. The property is within flood zone 3 and is therefore low risk, with 0.5-1.0% possibility of flooding in a 200-year period.
3. 12 Heidegger Crescent is located and protected within the flood defence of the Thames Barrier.
4. There is a mains sewer.
5. 30% of the proposed ground floor footprint is currently covered with a conservatory.
6. The garden is permeable ground and any new build will be developed to ensure water disperses away from the property.
7. The ground floor extension footprint is less than 40 sq. m. Well within Householder planning.
8. Solid doors can be sealed with oil-based paint and treated against damp ingress, while PVC doors would be sealed to ensure damp proofing is maintained. All doors are raised up above the ground as is usual further protecting the property against flood.
9. Floor levels of the extension will match the existing property.
10. Floors will be constructed in solid concrete with cement screed.
11. All new walls will be rendered with waterproof sand cement render. Damp proofed as deemed necessary.
12. Semi rigid insulated battens will be used withing cavities as infill. Walls below floor level and dpc will be concrete foundations and semi-engineering class B bricks. Concrete filled trenches.
13. Occupants will live on upper levels during construction, while escape access will be provided in the event of a flood.

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