

FLOOD RISK ASSESSMENT

(Householder planning permission within an area benefiting from flood defences)
7 Fitzgerald Road, Richmond, SW14 8HA

Planning Portal Reference: PP-09854759

Proposed ground floor rear extension, internal alteration, floorplan redesign and all associated works at 7 Fitzgerald Road.

The site is located in an area benefiting from flood defensives which is indicated on the Environment Agency website and the interactive flood map. According to the Environment Agency there is more than 1% chance of flooding from river or sea happening each year.

Although the probability of a flood occurring is low, we have reviewed flood resistance techniques to ensure that any potential risk to the property and its surroundings has been accommodated. These guidance refers to information provided in Planning Policy Statement 25 - 'Development and Flood Risk Practice Guide'.

- The proposed finished floor level of the new ground floor extension will be consistent with the existing.
- The existing exterior ground level is 310mm below finished floor level and will not be altered.
- Hard surfaces will not be significantly increased.
- The construction detailing of the walls and floor will include lime based plaster, rigid insulation, lapped DPC/DPM.

MAP 1

