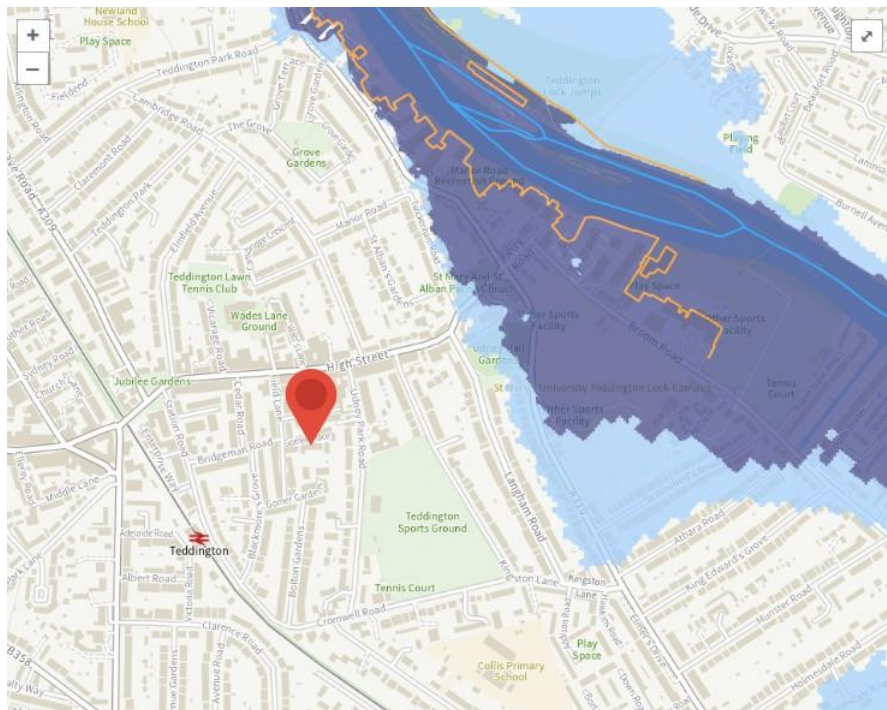


## Flood risk assessment

28 Gomer place,  
TW11 9AR

The purpose of this Statement is to provide a brief preliminary consideration of flood risk associated with the proposed development. This Statement accompanies an application which seeks HH planning permission for a single-story ground floor wrap around extension

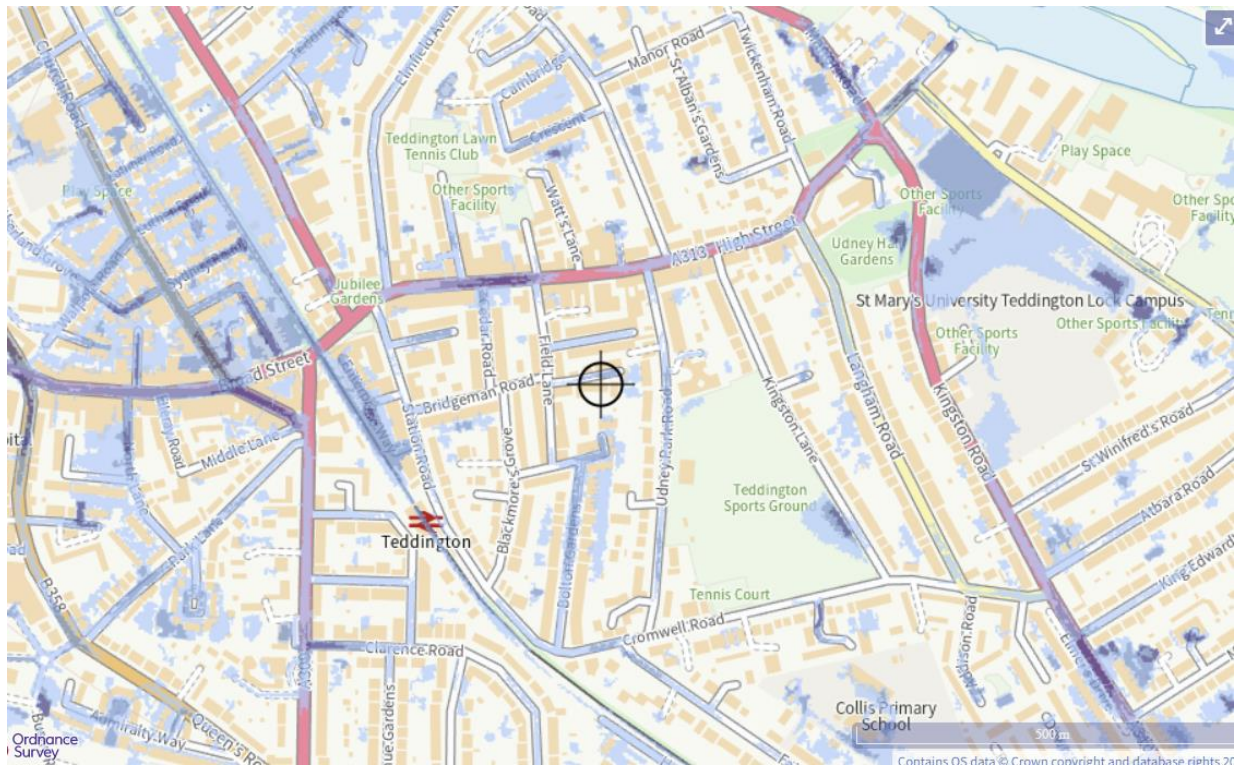
From the outset, it should be noted that the application site falls within flood zone 1, an area with low probability of flooding that benefits from flood defenses, as shown on the extract below from the Environment Agency's Flood Map.



The Technical Guidance to the National Planning Policy Framework (NPPF) advises that land falling in a Flood Zone 1 has a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The Technical Guidance also explains that all uses of land are appropriate in this zone. Despite Table 2 of the Guidance not classifying a single story ground floor rear extension, its vulnerability is considered to be very low due to the nature of this development.

From Gov.uk website: the long term flood risk for an area

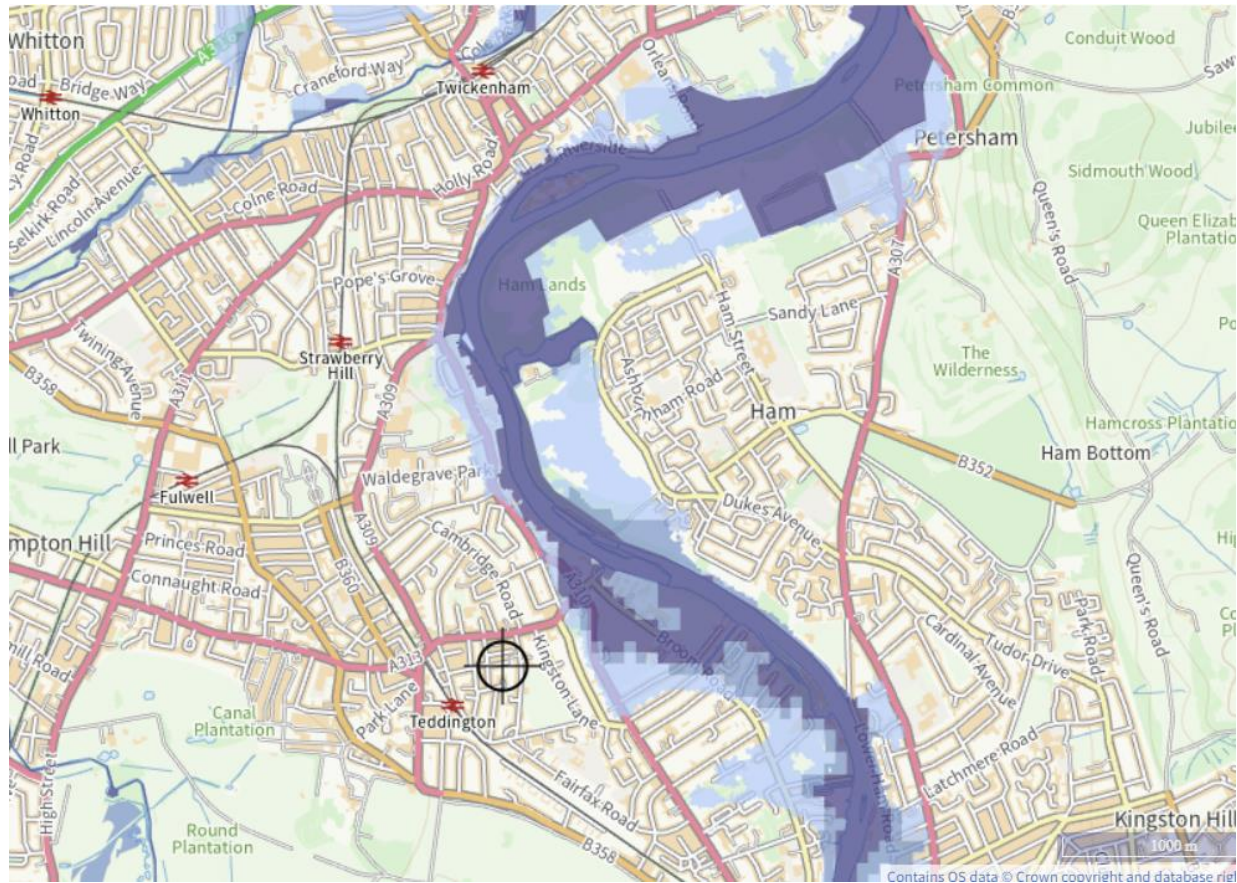
### *Flood risk from surface water*



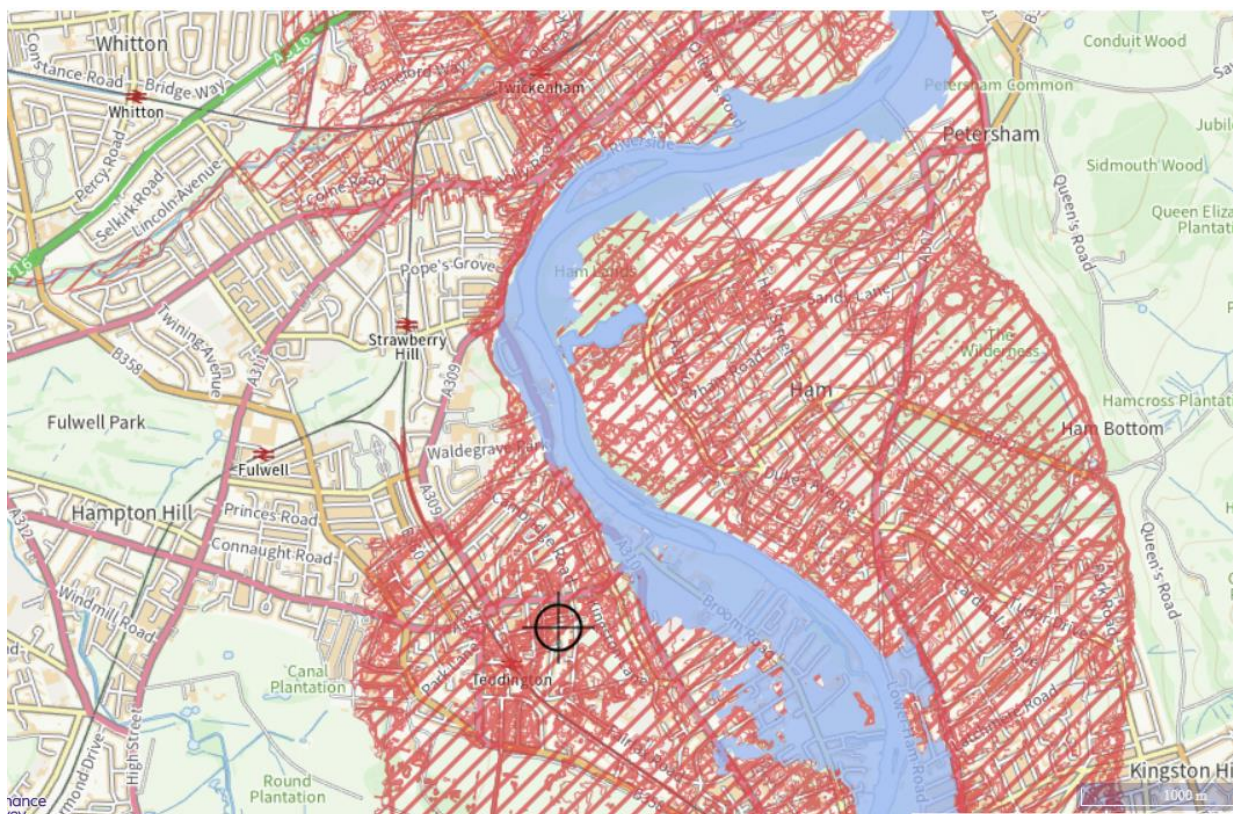
*Very low risk means that this area has a chance of flooding of less than 0.1% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.*



*Flood risk from rivers or the sea*



*Very low risk means that this area has a chance of flooding of less than 0.1% each year. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.*



### **PROPOSED ALTERATIONS:**

The alterations proposed include renew the existing side extension wall up to the rear wall of the back addition, to create an open plan kitchen/dining area.

### **PROPOSED PREVENTATIVE MEASURES:**

Provisions will be made to seal all potential sources of underground water including Service Mains. Floor levels within the proposed development will be set no lower than existing levels in the property. The alterations proposed are on the ground floor of the property and are kept well away from any risk of flooding. Patio is also constructed, including the supply and installation of an Aco drain or Interceptor drains; Automatic sump and pump to extract flood water; and o Non-return flap valves on the proposed foul and surface water sewer lines.

Preventative work during the building process includes, sealing joints between walls and frames of doors will be adopted to reduce damage in the event of flooding. All site drainage of foul water and surface water will discharge into the local system.

Electrical power points and equipment in the proposed extensions will be installed at appropriate levels to avoid potential damage and electrocution in the event of flooding.

### **CONCLUSION:**

Although the site is at risk from very low to moderate flooding, there is no evidence to suggest that the proposal will increase the risk of flooding.

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