

FLOOD RISK ASSESSMENT FOR 18 EGERTON ROAD, LONDON TW2 7SP

APPLICATION FOR GARAGE EXTENSION AND CONVERSION TO
HABITABLE ROOM

INTRODUCTION

The proposed development above is for a small domestic garage extension and conversion to a habitable room to the front and part side of the property to be used as a bedroom. The existing property is a single family dwelling house.

FLOOD RISK ZONE

The property is in a medium risk of surface water flooding and flooding from reservoirs and very low risk of flooding from rivers and the sea. The main risk is caused by either:

- a. The overflow of the river Thanmes which, following the construction of the Thames Barrier, can be considered low.
- b. Backflow through overloaded sewers.

The water may enter the property in the following way:

- i. Ingress around closed doorways.
- ii. Ingress through air-bricks and up through the ground floor.
- iii. Ingress through overloaded sewers discharging inside the property.
- iv. Seepage through external walls.
- v. Seepage through the ground and up through the ground floor.
- vi. Ingress around cable services through external walls.

PROPOSED FLOOD MITIGATION MEASURES

The following flood mitigation measures are proposed to be adopted by passive and other means to combat the possibility of flooding:

1. All new proposed floor levels are set to a level equal to the existing floor levels or higher.
2. Flood proofing measures include:
 - a. The installation of movable flood barriers around doorways.
 - b. The installation of flood covers to air bricks and other wall vents.
 - c. The installation of non return valves to ground floor drain pipes.
 - d. The application of waterproof render to a height of 300mm above ground to all external walls.
 - e. The floor of the new extension to be constructed from concrete slab on DPM so that water cannot penetrate inside.
 - f. Apply a mastic like silicone to all cable services holes on external walls.

CONCLUSION

The above measures when adopted will protect the property from flooding in accordance with current guidance and advise.

