

Flood Risk Assessment

Client	Mr and Mrs Evans
Address	7 Nylands Avenue, Kew, TW9 4HH
Description of works	Rear extension
Date	26 th June 2024

INTRODUCTION

This is a Flood Risk Assessment to accompany a Householder Planning Application for the above address in the London Borough of Richmond Upon Thames. Any queries regarding the application should be addressed to 50 Degrees North.

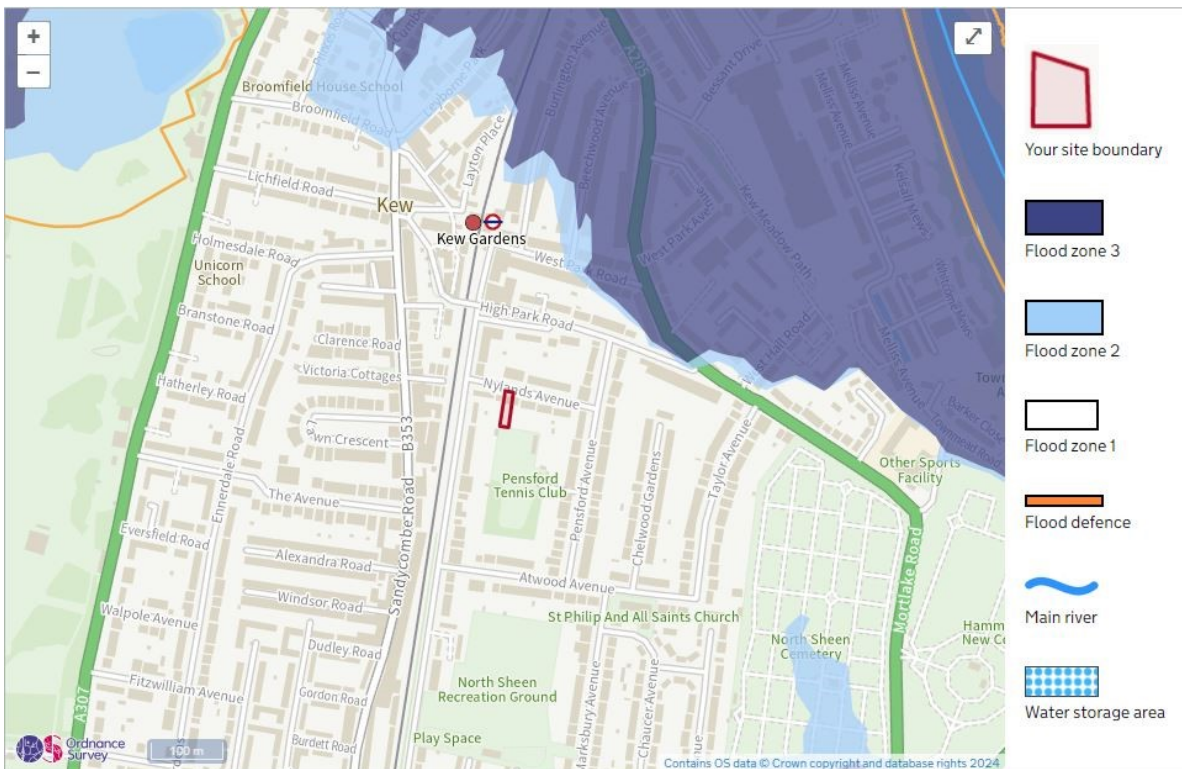


FIG 1 – E.A. FLOOD MAP EXCERPT FOR REFERENCE ONLY

SITE & USE

The proposed development is located at 7 Nylands Avenue, Kew, TW9 4HH and is a semi-detached house. The Environment Agency Flood Risk Assessment Map for the area indicates that the site is within Flood Zone 1, and area with a low probability of flooding. This application aims to demonstrate that the development does not increase the risk of flooding elsewhere and where possible reduces risk overall.

PROPOSED DEVELOPMENT

The proposal is for a rear extension.

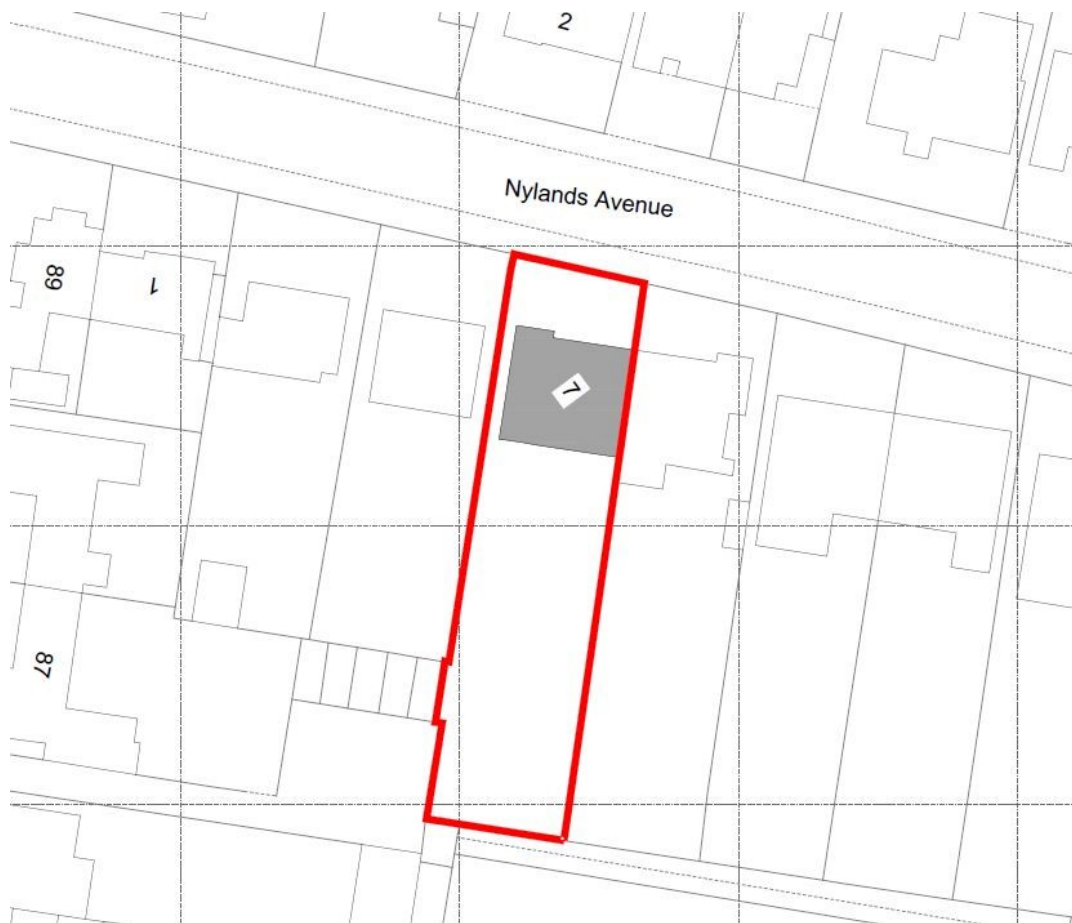


FIG 2 - SITE LOCATION PLAN FOR REFERENCE ONLY

SUDS STRATEGY

The SUDS strategy for the proposed development includes a combination of the following measures:

Permeable Paving - As described, permeable paving will be used for patio area to allow surface water to infiltrate into the ground, reducing surface run-off.

Water Butt(s) - Water butts may be provided to capture and store rainwater from the new rear extension for reuse in garden irrigation.

MAINTENANCE PLAN

To ensure the long-term effectiveness of the SUDS features, a maintenance plan should be implemented. This plan will include regular inspection and maintenance by the client of permeable paving to prevent clogging and periodic cleaning and emptying of water butts.

FLOOD MANAGEMENT AND MITIGATION MEASURES

The proposed work is not considered to increase any known flood risk to the location.

Installation of fixtures and fittings that minimize the damage caused during any future flooding thereby future proofing the building.

In addition, we propose that the external walls are to be made of concrete blockwork or other masonry type with water resistant finishing externally so that, in the event of flood damage, limited damage to the superstructure will occur and the clean-up operation may be facilitated.

CONCLUSION

The proposed SUDS strategy will effectively manage surface water run-off, could enhance biodiversity, and contribute to the overall sustainability of the site. By incorporating a range of SUDS measures, the proposal will minimize its impact on the local drainage network and reduce the risk of flooding, in line with current planning policy.