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**41 ARLINGTON ROAD,  
TW11 8NL.**

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*Existing street view of N°41 Arlington Road.*

**FLOOD RISK ASSESSMENT  
Householder Planning Application**

**SINGLE STOREY REAR EXTENSION**

Applicants:  
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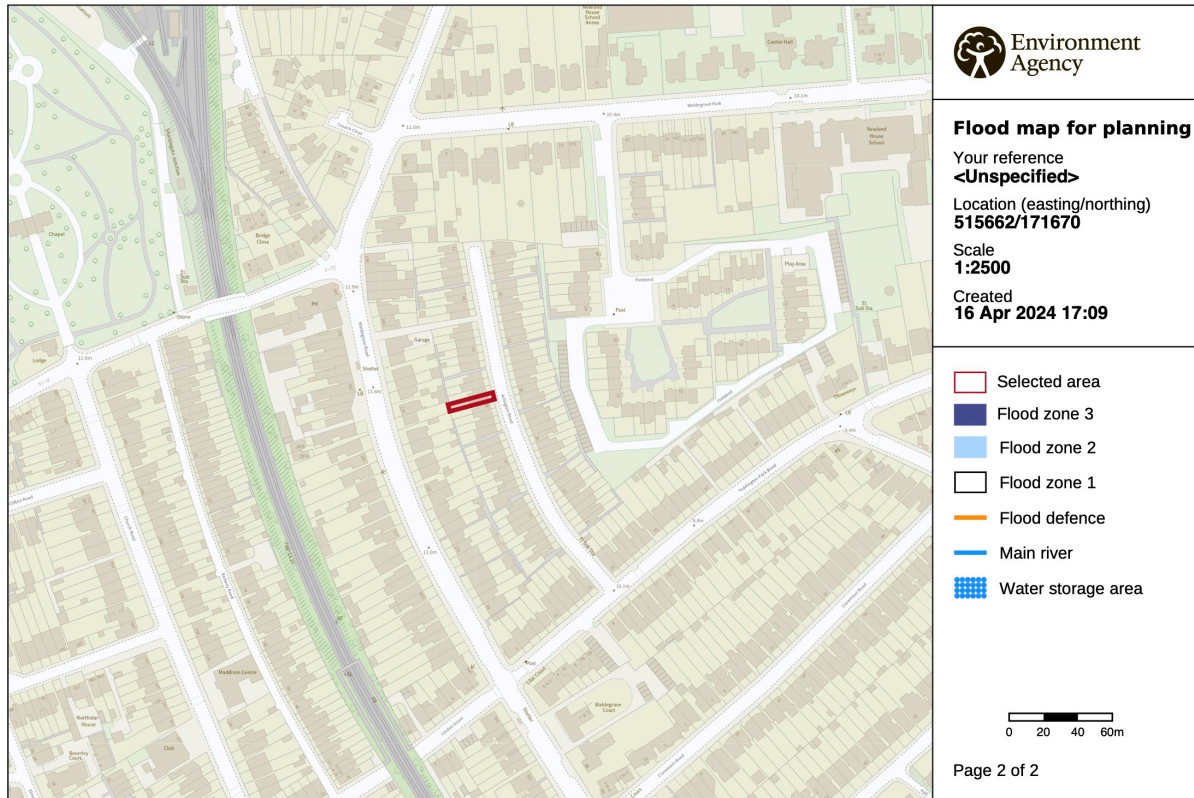
Ref: AM\_2411\_FRA\_Flood Risk Assessment.

Dated 27<sup>th</sup> June 2024

# DESIGN AND ACCESS STATEMENT

## Single Storey Rear Extension.

### 1.0 Location and Application Site:



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The Property is neither a Listed Building in the English Heritage listings, or a 'Building of Townscape Merit' or located within a Conservation Area. It is located within Teddington Village on the west side of Arlington Road.

### 2.0 The Property:

N°41 Arlington Road is a two-storey, mid-terrace single family dwelling. The property has an existing roof extension (plan ref: 14/5207/PS192) as well as an earlier rear side infill consisting of a single pitched roof lean-to.

### 3.0 The Proposal:

- The addition of a flat roofed single storey rear extension, across the full width of the rear west facing garden elevation. This will extend the existing rear outrigger and the rear side infill by approx. 2400m to line up with the rear extensions of N°43 & N°45 Arlington Road.
- The new flat roof will be combined with the existing rear lean-to roof and drained into the ground via a soak-away which is the easiest way to provide attenuation.
- Additional water storage will be provided in a rainwater butt for later use. The existing upper levels roof will remain draining into the public sewer as existing.

## Amount:

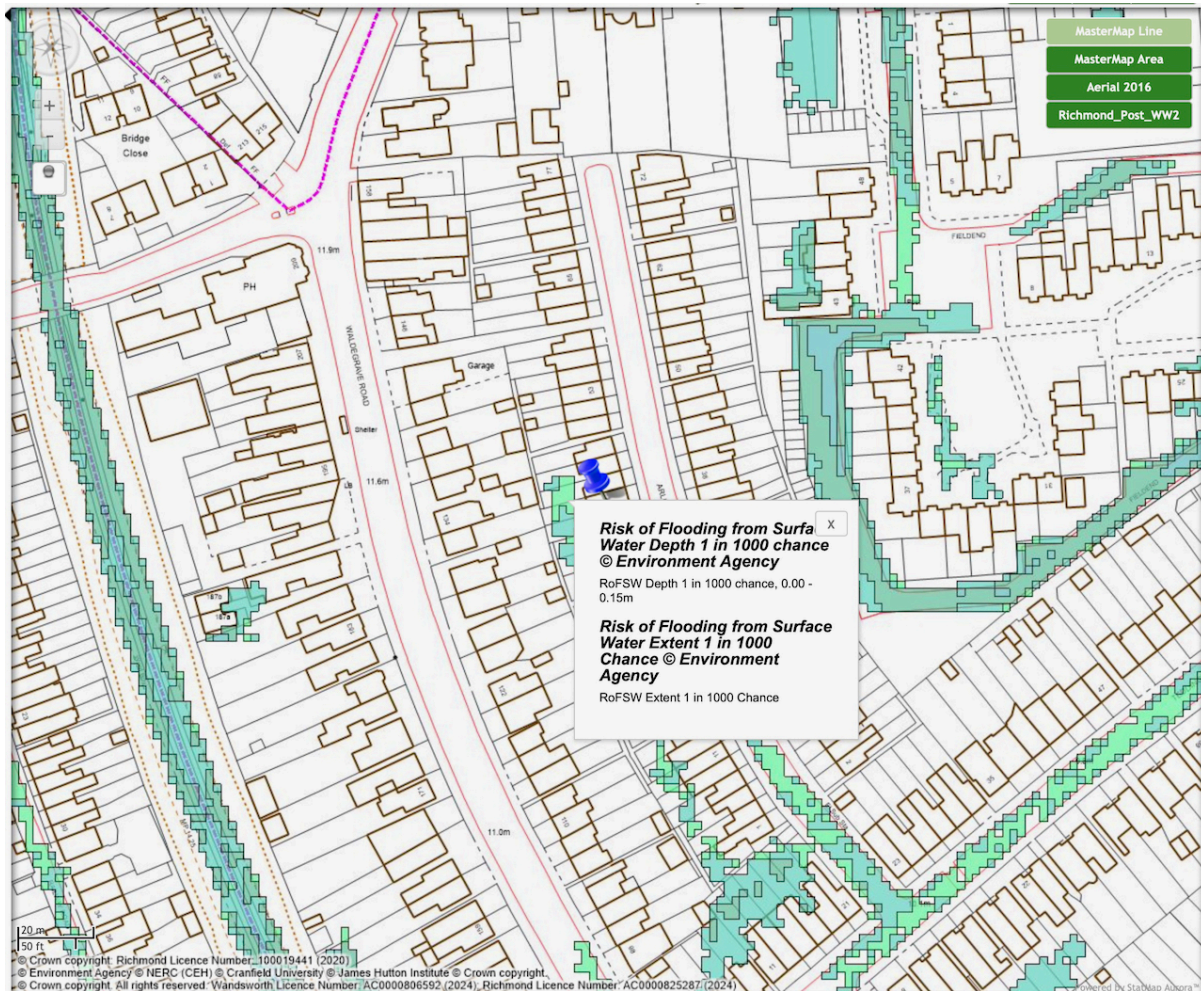
The existing lean-to extension non-permeable roof currently draining into the public sewer is approx. 7.1sqm.

The proposed additional non-permeable roof area to be drained is 11.15sqm.

The existing rear garden has approx. non-permeable surface of approx. 10.9sqm to be replaced by the new full width rear extension.

Total roof area to be drained to the rear elevation including proposed extension is approx 46.6sqm.

A new rear terrace is to be provided in permeable paving.



## Assessment:

Policy LP 21 states; "All developments should avoid or minimise, contributing to all sources of flooding including fluvial, tidal, surface water, ground water and flooding from sewers, taking account of climate change and without increasing the possibilities of flood risk elsewhere."

- The area is Flood Zone 1, an area with a low probability of flooding and a risk of flooding in the rear garden from surface water of 1 in 100/1000 chance.
- The property is not a major development and is a single terraced 2 storey family home, the extension improves facilities and enlarges accommodation but does not increase the number of bedrooms or occupancy levels, therefore there would be no increase in the number of persons at risk as a result of this development. Floor levels would be no lower than those that currently exist on site.

- The increase in the proposed site coverage is minimal and does not significantly increase the footprint of the existing building and only adds a small additional flat roof area from which rainwater would need to be disposed of. The extension occupies an area of stone paving on concrete which is a hard surface and impermeable to surface water. The new patio would be of permeable construction.
  - Whilst the property is within an area where there have been drainage concerns, the existing building has never been directly affected by river or ground water flooding.
  - The proposed works would not generate any additional load upon the foul water system.
  - Currently the rainwater from the lean-to, the main roof and the outrigger roofs of the property discharges into the main foul water system and also onto the existing stone foot paths adjoining the building.
  - The ground conditions are loam over glacial gravels which starts at 600mm depth and is highly permeable,
  - In accordance with the London Plan drainage hierarchy, the new flat roof run off will be stored for later use in a rainwater butt connected to the rear rainwater down pipe and the excess attenuated by storing in a 5 m<sup>3</sup> sustainable crate system, such as StormCrate 55 soak-away crates from Brett Martin, wrapped in membrane in the rear garden and set 5m away from any building. The soak-away is larger than is required by application of the flow rates within the Approved Document, and based on a CIRIA recommendation of 90litres/ m<sup>2</sup> and as such will provide the 50% attenuation of the additional and rear roof surface water runoff at peak times.
- Summary; The proposal is fully in compliance with the main of Policy LP21.



*View of existing rear garden.*