

Job 106 Chertsey Road, TW1 1EW

Subject FLOOD RISK ASSESSMENT

Date July 2024

Ref 234

Background This flood risk statement has been prepared to inform consideration of a of a planning application at 106 Chertsey Road, TW1 1EW. The application site is a semi-detached property, it is proposed to demolish an existing conservatory and single storey side extension and replace with a new two storey side extension and single storey rear.

Location The proposed site is located in an area, which is designated as being within Flood Zone 1 by the Environment Agency. When taking on to account the flood barriers and defences for this location the risk is assessed as low. The proposed new works are mainly within an area previously built upon.

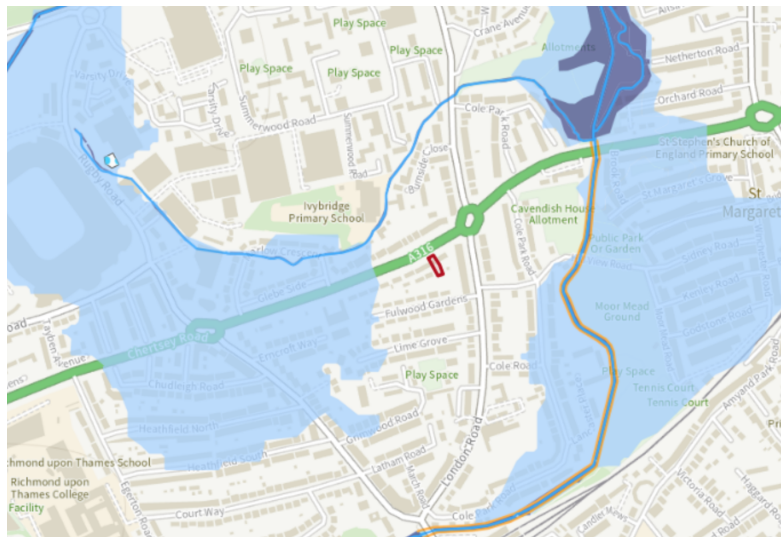


Figure 1.0 - Risk of Flooding from Surface Water Mapping (provided by Environment Agency)
Site Identified within red marker

Flood Risk

According to the Environment Agency's (EA) online Flood Map for Planning, the Site is located within Flood Zone 1. Land within flood zone 1 is classified as having a very low probability of tidal and fluvial flooding. The EA has no records of historic flood events affecting the site (from rivers or groundwater).

Given the size of the proposals; it can be classed as a 'minor development' with reference to footnote 22 of the National Planning Policy Framework (NPPF). This means that it is unlikely to raise significant flood risk issues.

The NPPF requires the assessment of any potential increase in flood risk to others due to an increase in surface water runoff. As the proposed development will not significantly add to the built footprint of the site, the development would not increase the rate of surface water runoff from the site and hence would not increase flood risk to others.

Flood Mitigation

To mitigate the impact of possible flooding of the proposed extension following permanent measures will be employed:

- The proposed ground floor is over 80mm higher than existing ground level.
- All new surface water drainage will drain by form of soak away.
- The remodelling of the area will involve better drainage and landscape to appropriate falls improving the current situation.
- The use of permeable materials
- Impermeable membranes will be installed over new concrete for flooring, as will correct usage of DPMs throughout.

Summary

The development is located within flood zone 1, with proposals for minimal alterations to the ground floor. The proposed alterations can be considered a 'minor development' and will be located in an area that already has partial hard core landscaping. The proposals will add a minimal new footprint. There will therefore not be any impact on the surface water drainage network at the Site, or an increase in flood risk elsewhere.

It is therefore considered that the development meets the requirements of the NPPF and there would be no reason to restrict development on this site due to flood risk.