

Flood Risk Statement

14 West Park Road, TW9 4DA

Detail Architects

86-90 Paul Street
Shoreditch
London
EC2A 4NE
+44(0)20 3290 1355

Flood Risk Statement



Front elevation of 14 West Park Road

Description of Development

Proposed ground floor and dormer/roof extension with associated rooflights and internal works at 14 West Park Road

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

Site Location

The site is located in Flood Zone 3.

It is in an area benefiting from flood defences, as indicated by the Environment Agency Flood Map for Planning. The property is currently, and will remain, in residential use.

It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years. According to the Environment Agency there is an annual probability of 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

Conclusion

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include:

- The proposed finished floor level of the new ground floor extension will be consistent with the existing
- Hard surfaces will not be significantly increased
- The proposed external doors will be sealed to protect from the elements
- Electrical services will run through the ceiling and the walls rather than the floors
- The construction detailing of the walls and floor will include stainless steel ties,, rigid insulation, lapped DPC/DPM
- Drainage channels, aco drains and surface water drains will be provided where necessary

Yours sincerely,

Reah Booth
BA(Hons) Dip(Arch) ARB

Director,
For and on behalf of Detail Architects

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
519359/176642

Created
28 Aug 2024 16:13

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference

<Unspecified>

Location (easting/northing)








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Scale

1:2500

Created

28 Aug 2024 16:13

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

