

August 2024

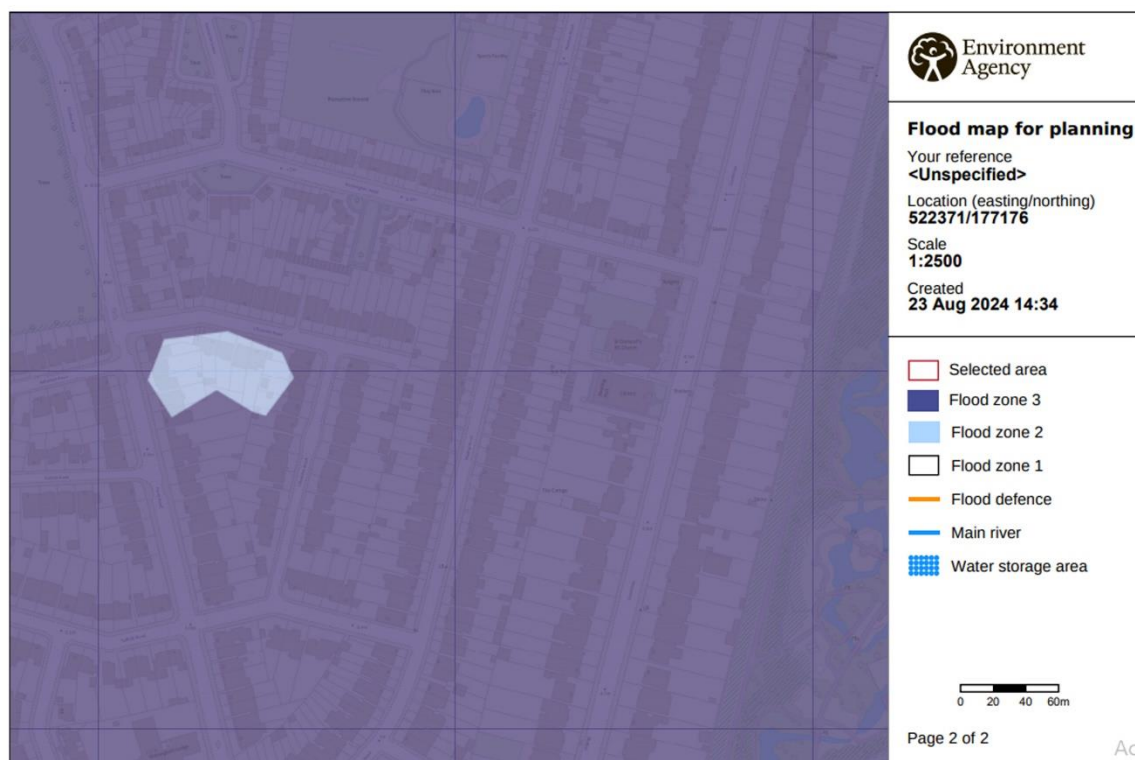
## 82 Madrid Road 89 Madrid Road, London

### Additional Information to Support Planning Application

#### FLOOD RISK ASSESSMENT

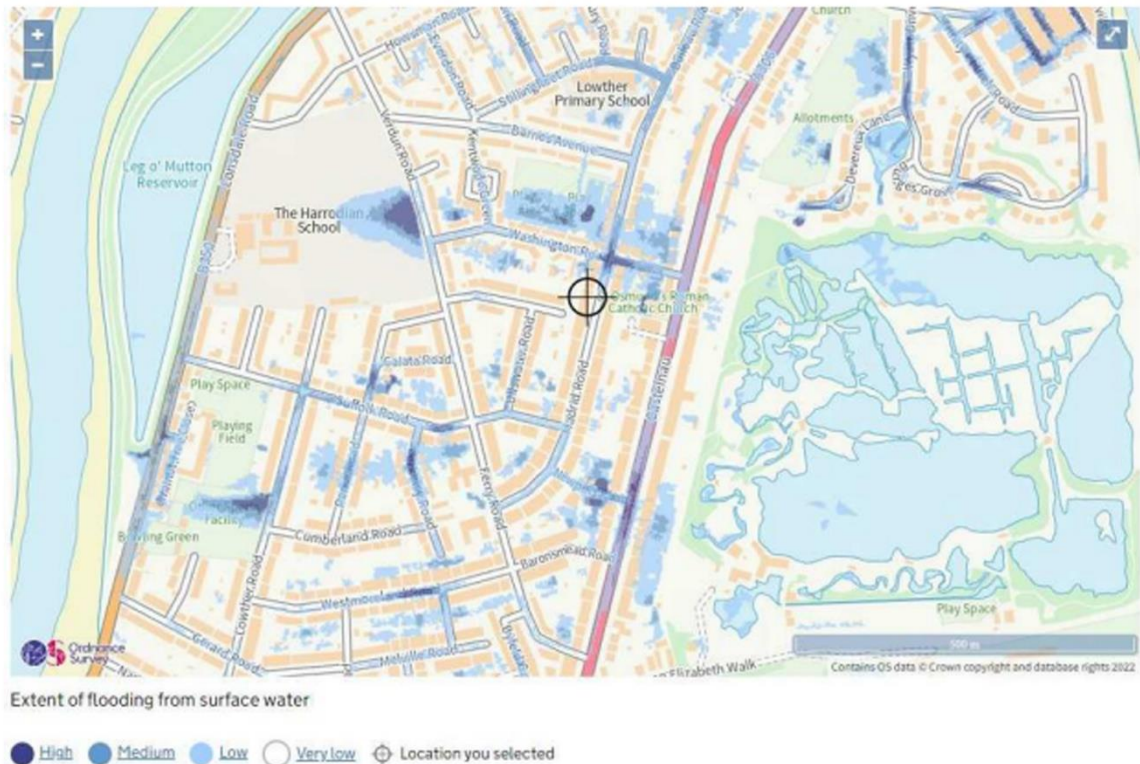
This assessment is made in connection with proposed demolition of an existing front porch and creation of new porch, changes to front fenestration to an Edwardian semi-detached family dwelling located on Madrid Road. The arrangement of the existing ground floor is shown on the attached survey plans and the scope of proposed works is illustrated on the proposed plans.

When assessing the application properties on the government flood warning website, the property is considered to be at 'Low Risk', from surface water, and 'Very low risk' from River and Sea flooding.



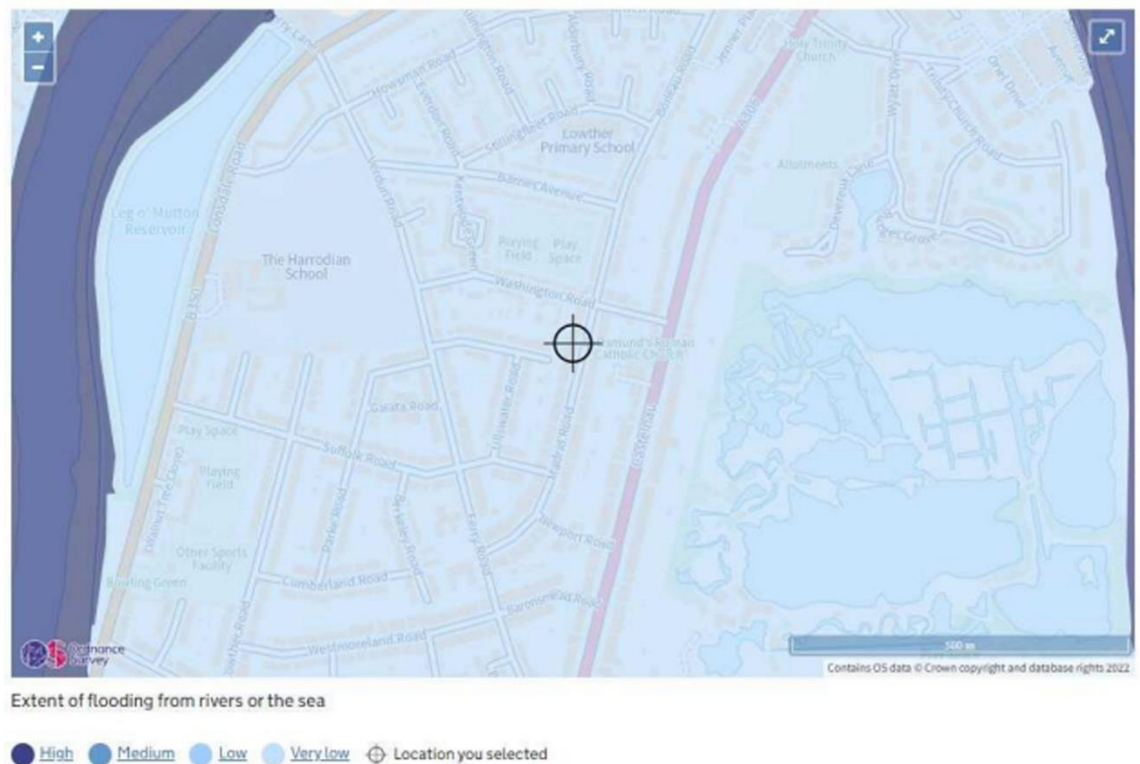
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Madrid Road resides in flood Zone 3, but benefits from local flood defences. Land and property in flood zone 3 is considered to have a high probability of flooding without these local flood defences. The defences protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.



## SURFACE WATER

The map above obtained from the Environment Agency shows the location of the site and the zones of Flooding. It indicates that the rear of the property, the proposed development area, to be of Very Low Risk of surface water flooding. It also indicates the front and highway are a Very Low risk too.



## **RIVER OR THE SEA**

The map above is obtained from the Environment Agency and shows the location of the site and the zones of Flooding. It indicates the site is located in an area of Very Low risk of river or sea flooding.

The application is for a domestic extension smaller than 250m<sup>2</sup> and as such we are following the Environment Agencies recommendations that the floor levels in the proposed development will be set no lower than the existing levels. Flood-proofing measures and resistance measures will be offered in the new construction to a standard in accordance with 'Improving the Flood Performance of New Buildings – Flood Resilient Construction' by Communities and Local Government 2007.

The scope of structural work proposed takes into consideration the risk of flood and surface water levels. The new floor construction will be that of a robust type, namely reinforced concrete with appropriate damp membranes to prevent any rising moisture. New walls at the rear of the property will have adequate water ingress prevention detailing through the use of engineering bricks and concrete upstands to the base of the wall. A bund wall external to the ground floor level will prevent any water ingress from the external travelling over the back door threshold. All joints to door openings will also be sealed and compression seals used on the frames themselves to ensure a weathertight seal.

We are proposing that any surface water run-off is diverted to a soak away located in the rear garden of the property.

For electrical services, cables will drop from the ceilings and run to raised sockets where necessary, to prevent unnecessary runs of electricals at low level where the risk of moisture is greater.

The front of the property aside from the new open porch entranceway and levels related to it will remain unchanged.