



FLOOD RISK ASSESSMENT

for: **Proposed Ground Floor Extension,
& Internal Alterations**

at: **50 Arlington Road
London
TW11 8NJ**

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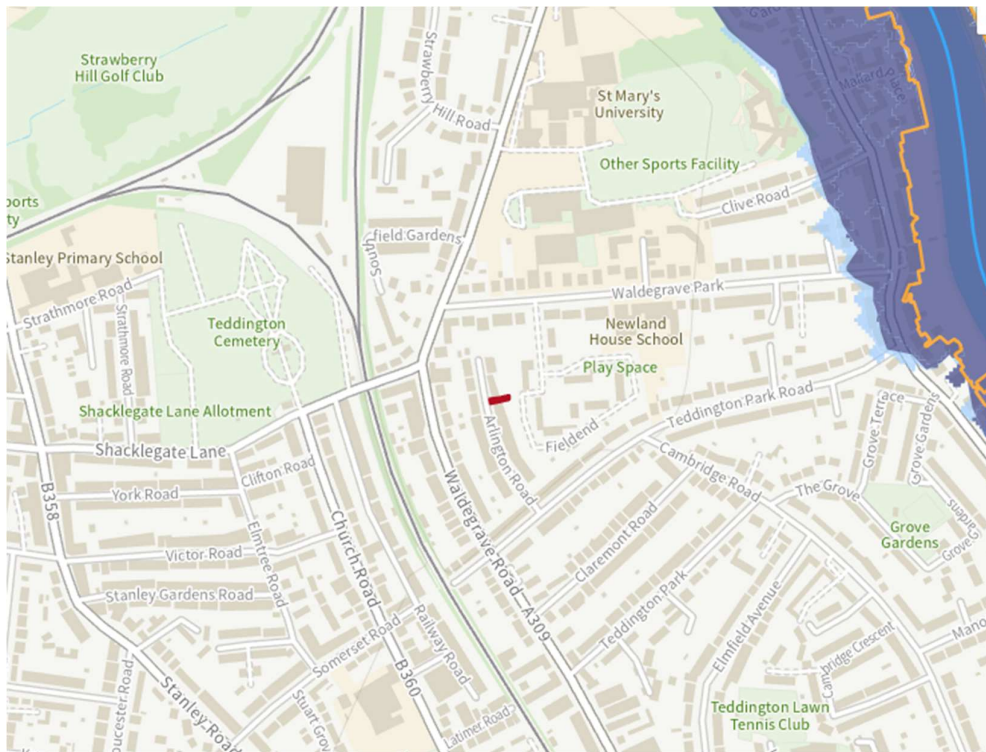
Introduction

This report is the Flood Risk Assessment (FRA) prepared by PDDesign Consulting Ltd for the proposed extension works at 50 Arlington Road. The FRA has been prepared in accordance with the requirements of Planning Policy Guidance Note 25 'Development and Flood Risk' and the Environment Agency's Standing Advice Note for development.

Site Location

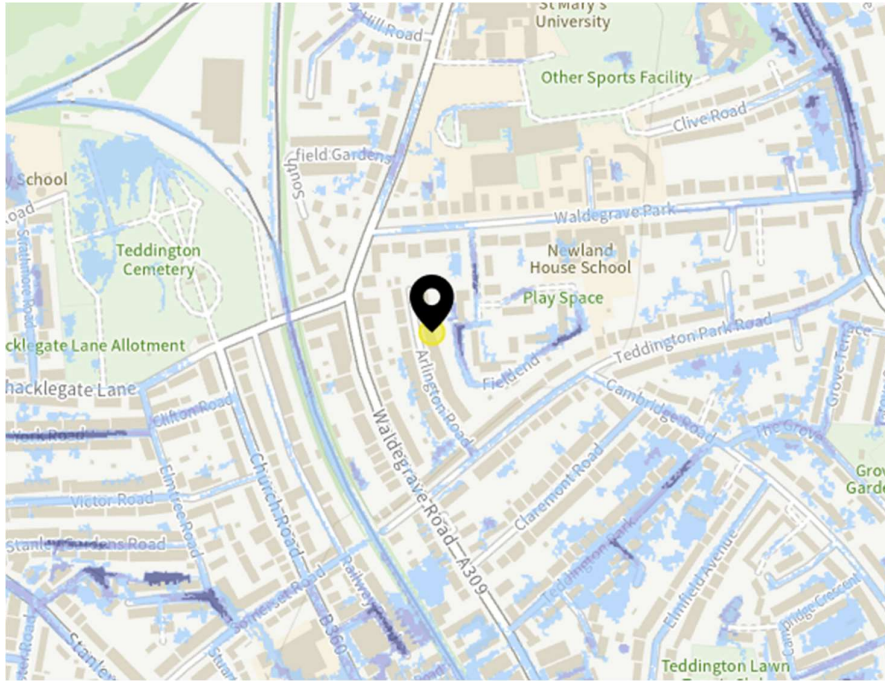
Surrounding the application site are dwellings of a similar or the same design and footprint to that of the applicant's property.

The indicative flood plain available from the Environment Agency's website (see inset below) shows that the site is not at risk of flooding from any watercourse.



Inset 1 – Indicative Low risk (lt blue) and High risk (dk blue) floodplain. (Source .gov flood map service)

However, the risk of flooding from surface water may be medium classification.



Inset 2 – medium risk (lt blue) and high (dk blue)

Brief

The brief of the project is to build a ground floor extension and internal alterations.

Flood Risk

As described, the site may sit within a medium risk zone for surface water flooding.

In order to counteract any new potential for flooding, a suspended timber floor construction will be used in order to limit the depth at which the new ground floor extensions base will protrude into the existing ground to be covered over, limiting any changes in the soil's water retention properties, as the new floor will only require 100mm concrete over site in order to limit vegetation growth. Surface water from the new extensions will discharge to the existing surface water drainage system.

Conclusion

We believe that there will be minimal impact on the existing drainage properties of the site, and similar developments of this scale and type has been allowed to neighbouring properties along the street, many of which have the same flood risk classification.