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Flood Risk Assessment

Site: 10 Cleves Road, TW10 7LD

Scope

This flood risk assessment has been prepared in support of the householder application for the removal of existing conservatory and part of existing side extension to be replaced with the erection of a side and rear extension with a pitch roof on rear and side. As part of glazing to include new bifolding doors and one window on the rear elevation; 5 velux on the side and rear roof.

There will be increased habitable space at ground floor level. The property will remain as a single planning unit (one dwelling). The additional floor area to the ground floor level is relatively small, adding a total of 15.6 SQM to the property. The above assumptions enable the scheme to be classified as a minor extension.

Location

As shown on the Environmental Agency's (EA) website mapping, and illustrated below in Appendix 1, the EA's Flood Risk Map illustrates that this site is in Flood Zone 01. The property benefits from flood defences and the likelihood of flooding from rivers or the sea in this area is low.

Proposal

The ground floor level proposed development will match that of the existing house. Flood risk standing advice sheet states that floor levels within the proposed development should be no lower than the existing levels and demonstrate that flood proofing has been incorporated where appropriate. The construction of the ground floor extension will consist of solid impermeable concrete floor with damp proof membrane under the floor slab. The external walls will be of a cavity construction with external brickwork to match the existing building and minimise water penetration. Additional internal insulation will be provided to meet the requirements of Part L1A of building regulations. This will consist of low absorption boards faced with plasterboard with multi-finish skim coat.

Flood resilient floor finishes are to be installed as well as sealing off all gaps around pipework, joints between walls and door frames and externally, all cracks and defective pointing are to be made good with waterproofed cement mortar. The proposed doors are wider than the existing doors, however they will incorporate better seals so will be more efficient at protection from water.

Surface Water

The property has adequate drainage for its location in an area of risk, the drainage of the property will not be affected by the proposed build. The proposed extension to the property will not increase its risk of damage from potential flash flooding.

Conclusion

The proposed development is not considered to have a negative effect to the flood risk of the property. The proposal is small, the ground levels and drainage system remain unchanged, thus this development will not cause an increase in flood risk elsewhere.

Kind regards

A handwritten signature in black ink, appearing to read 'Rachel Colquhoun'.

Rachel Colquhoun

