

Flood Risk Assessment

Project number: 183

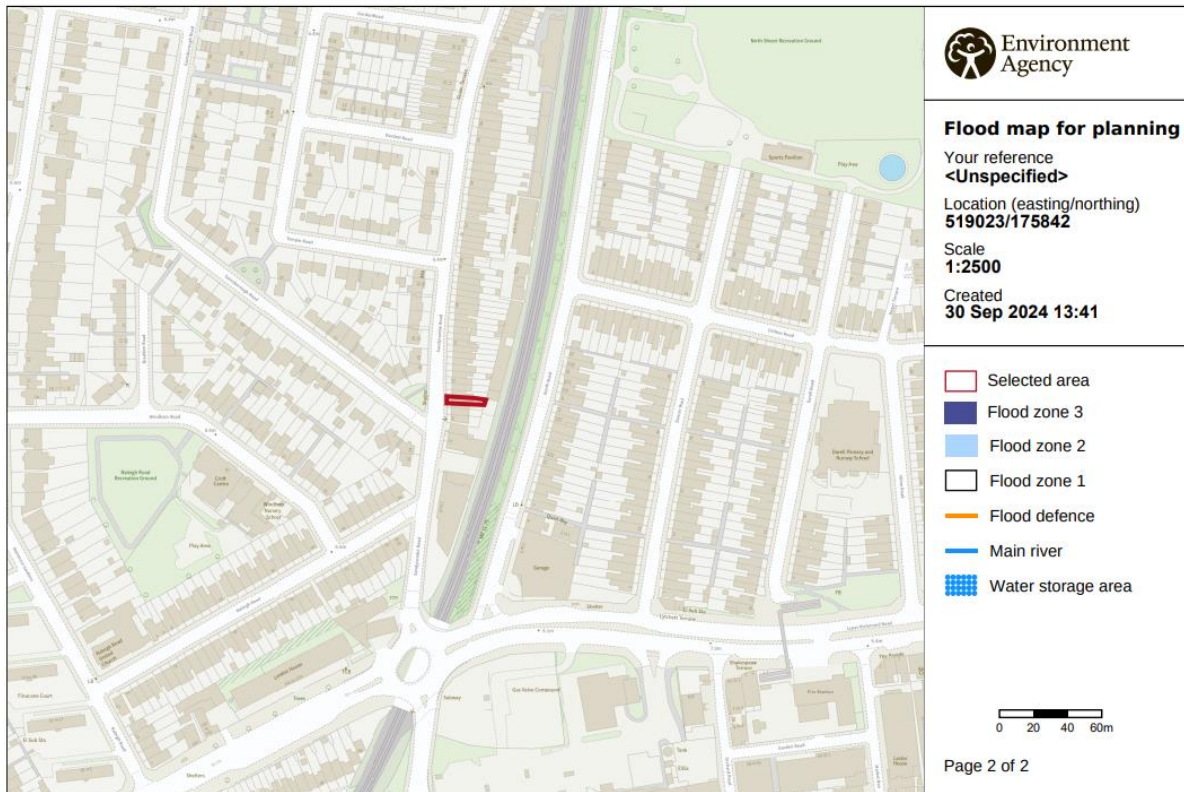
Project address: 19 Sandycombe Road, TW9 2EP

Date: 30 September 2024

Revision Number: 00

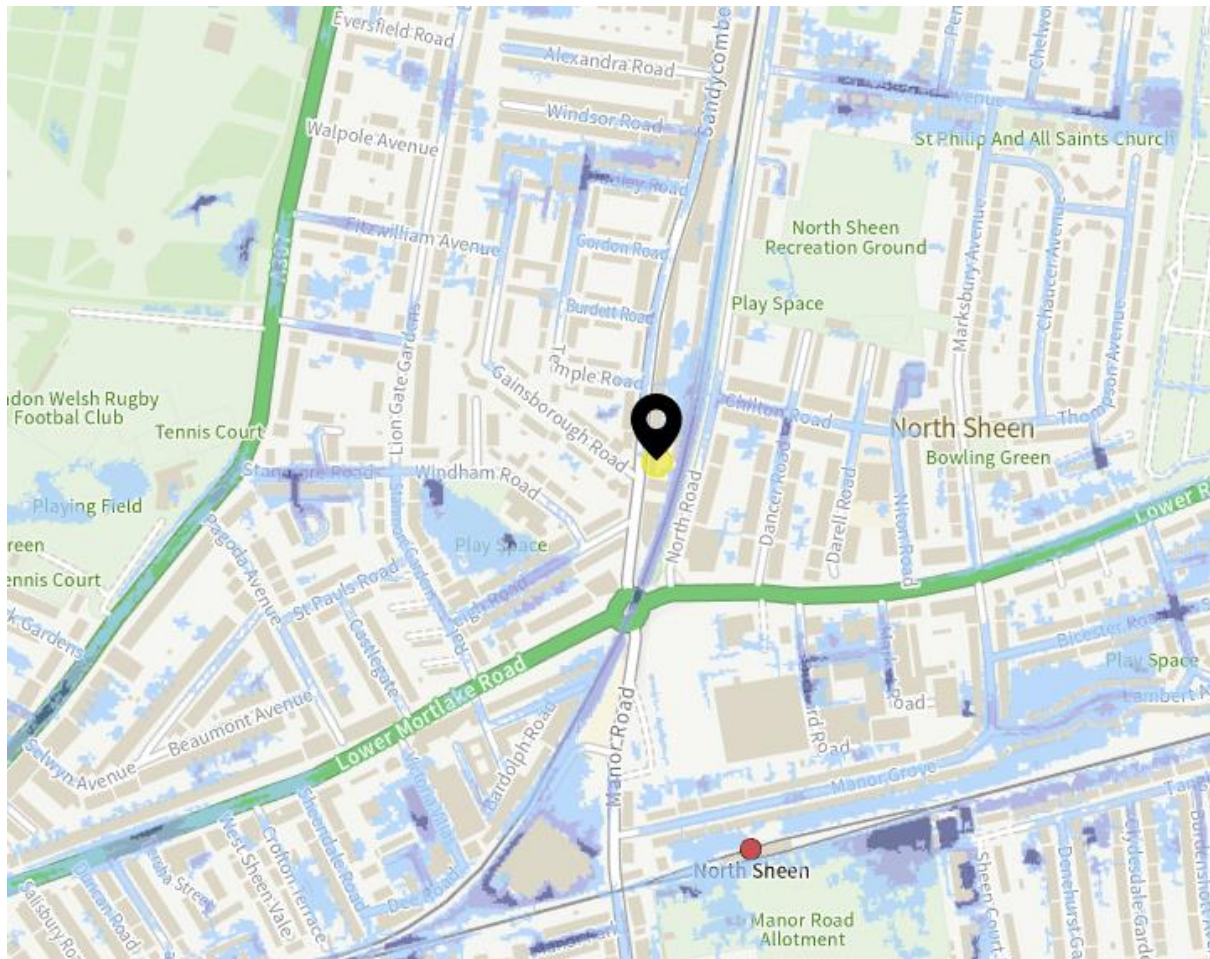
This statement is supporting the householder application at the above address. The planning application is for a loft extension and a side extension at the rear of the property.

This document has been prepared using the Environment Agencies online flood map for planning. The site is located in Flood Zone 1 (as shown on the map below) with a 'very low' chance of flooding from a river or sea. This means that there is a chance of flooding from rivers or sea less than 0.1% in any year.



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The map below shows that there is a low risk of flooding from surface water and the Environment Agency website advised that there is a very low risk of flooding from rivers and sea.



The modest size of the proposed extension in the rear garden will have a minimal impact on the existing surface water runoff system.

The proposal is to discharge surface water into the existing surface water drainage system and the foul water into the existing foul water system. During the site works, the existing sewer will be examined, and remedial works will be carried out if required to make sure the system is in good condition.

To mitigate the risk of flooding we are proposing wet-proofing measures (to improve the ability of the property to resist the impact on the house in case of flooding) and dry-proofing measures (to keep water out of a building). These are the proposed measures:

- Finish floor level in the extension is set at the same level as the existing floor level on the ground floor.
- Permeable materials (for example gravel) and grass will be used in the rear garden to ensure that these areas can drain naturally.
- Existing planter will help to hold water and release it slowly.
- Electric switches and sockets will be set at 450mm above finish floor level.

- Fuse boxes and meters will be installed as high as possible.
- Damp proof membranes will be installed, lapped and bonded with damp proof courses.
- Non-return valves will be installed to prevent backing up of foul waters.
- Water resistant render and lime based plaster will be used where possible on the inside face of the external walls.

We believe that the small size of the proposed development in conjunction with the mitigation measures won't increase the flood risk for the property or for the surrounding areas. The proposal will be safe for the residents as the danger from flood risk will be low and it will be mitigated.