

30 Cleveland Gardens, Barnes, SW13 0AG
Planning Application Ref: 24/3064/HOT

FLOOD RISK ASSESSMENT FOR SINGLE STOREY GROUND FLOOR EXTENSION

The current planning application (ref: 24/3064/HOT) proposes a ground floor side extension to the existing terrace house. The extension is to infill the side return up to the boundary wall with No 28 Cleveland Gardens. It is a single storey extension.

We are required to provide a flood risk assessment to assist the planning authority in determining proposals for certain developments including ground floor extensions.

The site appears to be located within the risk zone 3 (an area with a high probability of flooding that benefits from flood defences) as determined within the gov.uk “flood map for planning” attached below.

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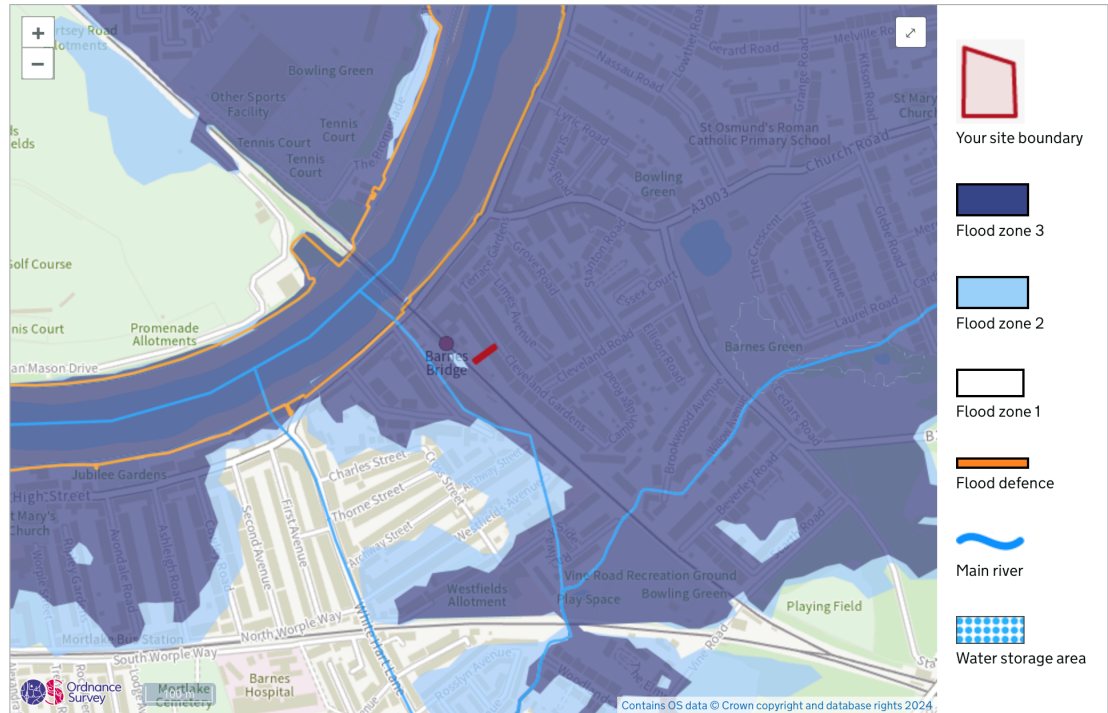
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We have considered the risk of flooding from all sources including tidal, surface water and sewer flooding.

The proposal will implement flood resilience measures to reduce the consequence of flooding and increase the ability of the building to recover after any flood occurrence. In order to provide suitable resilient measures to the new extension reference shall be made to the publication “Improving the Flood Performance of New Buildings – Flood Resilient Construction” issued in May 2007. Measures to restrict the impact of flood waters will include specifying high level electrical installation dropped from ceiling level as opposed to being brought up from ground floor level and using water resilient materials to new walls and floor. This will include the specification of pressed facing bricks, closed cell insulation and concrete blocks to new cavity walls and a ground bearing reinforced concrete slab to ground floor all in accordance with the general guidelines for construction set out in the publication.

The existing external area to be built over is currently hard standing which has surface water drainage. The new extension will subsequently not increase surface water discharge into the current system.

The garden level will remain as existing and is generally 240mm below the new FFL internally to the extension. A perimeter channel drain will be located along the rear of the property (included extension) which will further protect against flood water.

The proposal will not increase flood risk elsewhere and flood risk to the property has been considered and shown that it can be effectively and safely managed by suitable resilient measures.