

**Sterling Road Twickenham TW2 6LT**  
 EXTEND SINGLE STOREY REAR EXTENSION & FRONT PORCH  
**HOUSEHOLDERS PLANNING APPLICATION**

**FLOOD RISK ASSESSMENT**

Sterling Road is located within the London borough of Richmond and lies within an area where surface water flooding can occur after heavy rainfall.

The Environment Agency requires simple Flood Risk Assessments when proposing extensions or alterations to domestic properties.

It is proposed a single-story rear extension to the property by 4m & extend the front porch from 1.4m<sup>2</sup> to 3.4m<sup>2</sup>

The house is a semi-detached home on a standard strip foundation, new extension to be with a suspended floor to allow free flow of water

Walls are of a solid brick construction.

Floor levels within the proposed development will be set no lower than existing levels and flood proofing on the proposed development has been incorporated as follows:

- new extension to be with a suspended floor to allow free flow of water
- all sockets will be at 450mm above the finished floor level
- internally a cement/lime plaster render will be used
- gaps around pipes will be sealed
- gaps around doors and walls will be well sealed
- doors will be well fitted

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ;  Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
Or;  Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum <sup>1</sup>	

The property has a front drive finished in permeable paving slabs  
 The rear garden is mainly laid on the lawn with a patio area behind the house in excess of the proposed footprint

The lawn in the rear garden and soft landscaping area at the front allow rainwater to easily soak into the subsoil.

The extended roof over the extension will be designed to efficiently direct surface water to enter into the existing drainage system.

Therefore, our proposals will not increase the flood risk to the property nor the surrounding area.