

## Flood Risk Assessment

Client	Karl Stand
Address	67 Mortlake Road, Kew, TW9 4AA
Description of works	Part single, part two-storey side extensions
Date	17 <sup>th</sup> December 2024

### INTRODUCTION

This is a Flood Risk Assessment to accompany a **Householder Planning Application** for the above address in the London Borough of Richmond Upon Thames. Any queries regarding the application should be addressed to 50 Degrees North.

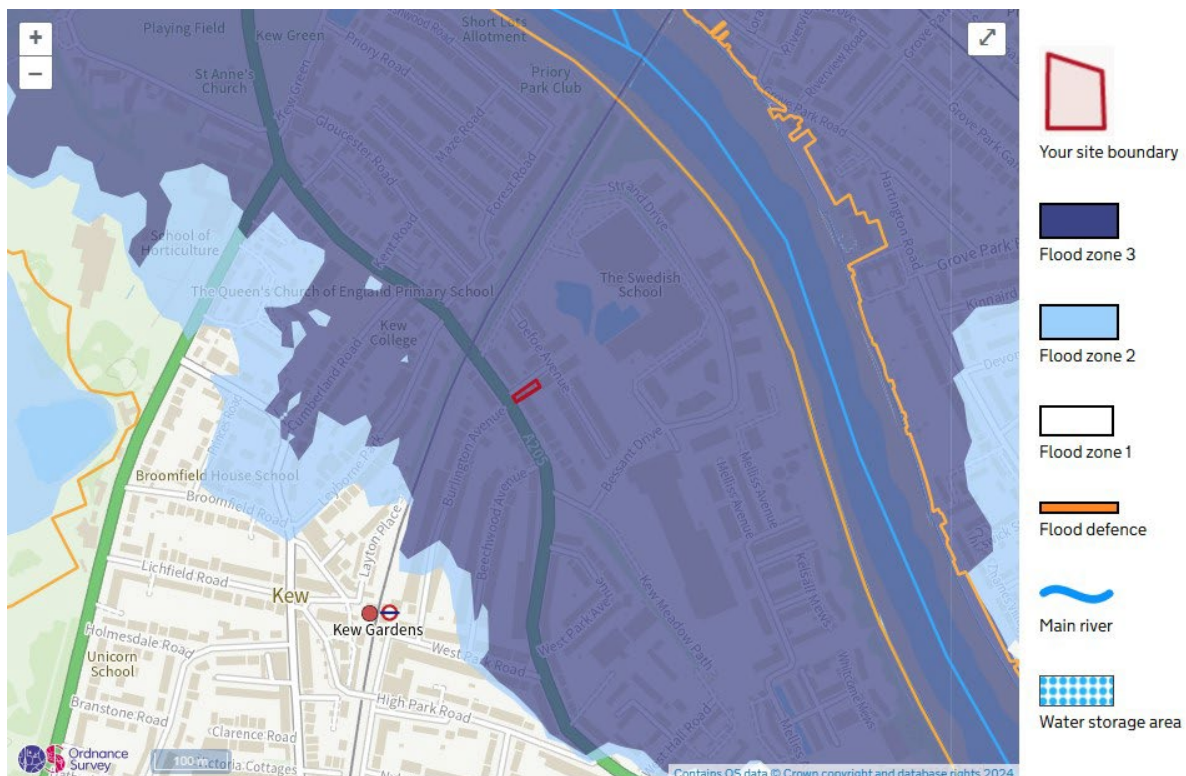


FIG 1 – E.A. FLOOD MAP EXCERPT FOR REFERENCE ONLY

## SITE & USE

The proposed development is located at 67 Mortlake Road, Kew, TW9 4AA and is a detached house. The Environment Agency Flood Risk Assessment Map for the area indicates that the site is within Flood Zone 3, and area with a high probability of flooding. This application aims to demonstrate that the development does not increase the risk of flooding elsewhere and where possible reduces risk overall.

## PROPOSED DEVELOPMENT

The proposal is for a part single, part two storey side extensions to a detached property..



FIG 2 – SITE LOCATION PLAN FOR REFERENCE ONLY

## Ground Floor

- Angled ground side extension along northern boundary with Ruskin Avenue – 1.56 metres wide at front elevation, 2.45 metres at rear elevation. No increase in depth over existing extension. Set well back from front elevation.
- Additional single storey partial side extension to southern elevation to widen kitchen. Width of 0.68 metres from existing side elevation.

## First Floor

- Rear elevation of existing Bedroom 2 extended by 3.4 metres over existing flat roof extension. Widened at northern side elevation. Set in from boundary, not to same width as ground floor side extension.

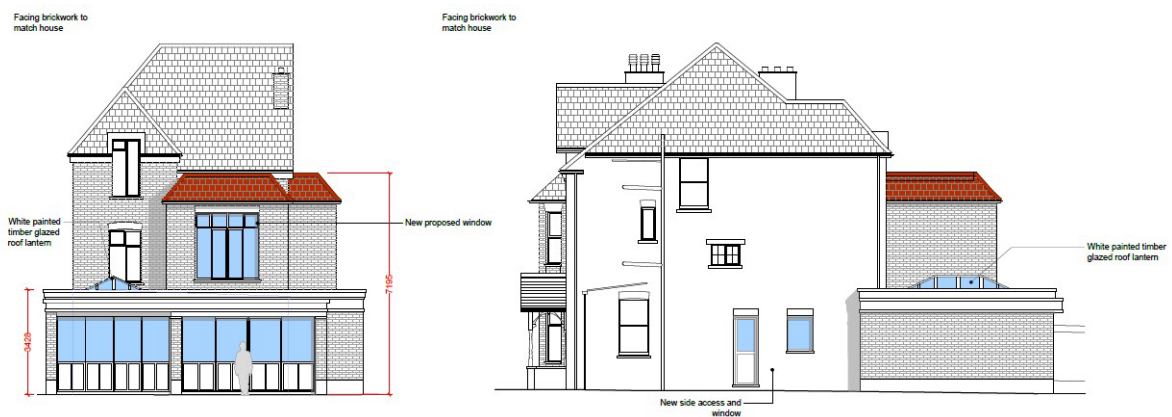


FIG 3 – PROPOSED Elevations

## SUDS STRATEGY

The SUDS strategy for the proposed development includes a combination of the following measures:

Permeable Paving – As described, permeable paving will be used for patio area to allow surface water to infiltrate into the ground, reducing surface run-off.

Water Butt(s) - Water butts may be provided to capture and store rainwater from the new deck for reuse in garden irrigation.

## MAINTENANCE PLAN

To ensure the long-term effectiveness of the SUDS features, a maintenance plan should be implemented. This plan will include regular inspection and maintenance by the client of permeable paving to prevent clogging and periodic cleaning and emptying of water butts.

## FLOOD MANAGEMENT AND MITIGATION MEASURES

The proposed work is not considered to increase any known flood risk to the location.

Installation of fixtures and fittings that minimize the damage caused during any future flooding thereby future proofing the building.

In addition, we propose that the external walls are to be made of concrete blockwork or other masonry type with water resistant finishing externally so that, in the event of flood damage, limited damage to the superstructure will occur and the clean-up operation may be facilitated.

## **CONCLUSION**

The proposed SUDS strategy will effectively manage surface water run-off, could enhance biodiversity, and contribute to the overall sustainability of the site. By incorporating a range of SUDS measures, the proposal will minimize its impact on the local drainage network and reduce the risk of flooding, in line with current planning policy.