



ADDRESS: 1 Woodside Road, Purley, CR8 4LQ

FLOOD RISK : FLOOD ZONE 1

Description of proposal & flood prevention measures :

PROPOSAL - PROPOSED SINGLE STOREY REAR AND FIRST STOREY REAR EXTENSION

The proposed development site is in an area with a low probability of flooding = Flood zone 1

FLOOD ZONE 1:

Land and property in flood zone 1 have a low probability of flooding. Zone 1 - Low Probability Land having a less than 1 in 1,000 annual probability of river or sea flooding.

THE FLOOD RISK FROM SURFACE WATER MEDIUM RISK:

This flood risk summary reports the highest risk from surface water within a 20m radius of this property. Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.

This information is suitable for identifying:

which parts of countries or counties are at risk, or have the most risk areas likely to flood first, deepest or most frequently

It's very unlikely to be reliable for a local area and extremely unlikely to be reliable for identifying individual properties at risk.

THE FLOOD RISK FROM RIVERS OR THE SEA IS LOW:

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

FLOOD RESISTANCE, RESILIENCE AND CONCLUSION:

Where buildings must be Located in areas with medium to high levels of flood risk, the incorporation of flood resistance and resilience at the design stage can reduce the impacts should inundation occur. Standard measures include the provision of a minimum freeboard above ground or predicted flood level, and the use of resilient fixtures and fittings within. CIRIA and the Association of British insurers produce guidance on suitable measures of flood protection.

CONCLUSION;

Buildings construed with extra freeboard to be above the flood level;

. Raised thresholds to prevent the entry of overland flows into properties;

. Fitting of suitable protection and/ or mitigation techniques for sewer flooding;

. Sump and pump systems to remove water from buildings faster than it enters;

. Temporary door or air vent flood boards to stop the entry of flood water.

Flood resilience measures include:

. Use of concrete floors rather than timber;

. Design of buildings such as townhouses with lower floors occupied by garages and

utility areas, minimizing the damage caused when flooded;

. Location of boilers, and electricals above the possible flood level;

. No chipboard or MDF, instead using plastic and metal alternative;

. Lime plaster or cement render rather than conventional gypsum plaster.

In addition;

New 63mm upvc rainwater downpipe connected to new 100mm upvc drain branch discharging into new hollow honeycombed brick constructed soakaway located minimum 500mm from all buildings. Alternatively, discharge into existing surface water drains if possible. Building inspectorate to approve on site. Installation of water butts at ground floor.