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## FLOOD RISK ASSESSMENT STATEMENT

4 HARTLEY HILL, PURLEY, CR8 4EL

ERECTION OF SINGLE STOREY REAR / SIDE EXTENSION

### OVERVIEW

The property is situated on 4 Hartley Hill in Purley. The majority of the site is permeable garden and it is reasonable to presume rainwater is channelled into the main sewer system. The Environment Agency shows that the property is situated within Flood Zone 1 and has a low risk of flooding from surface water. The Environment Agency states that *“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.”*

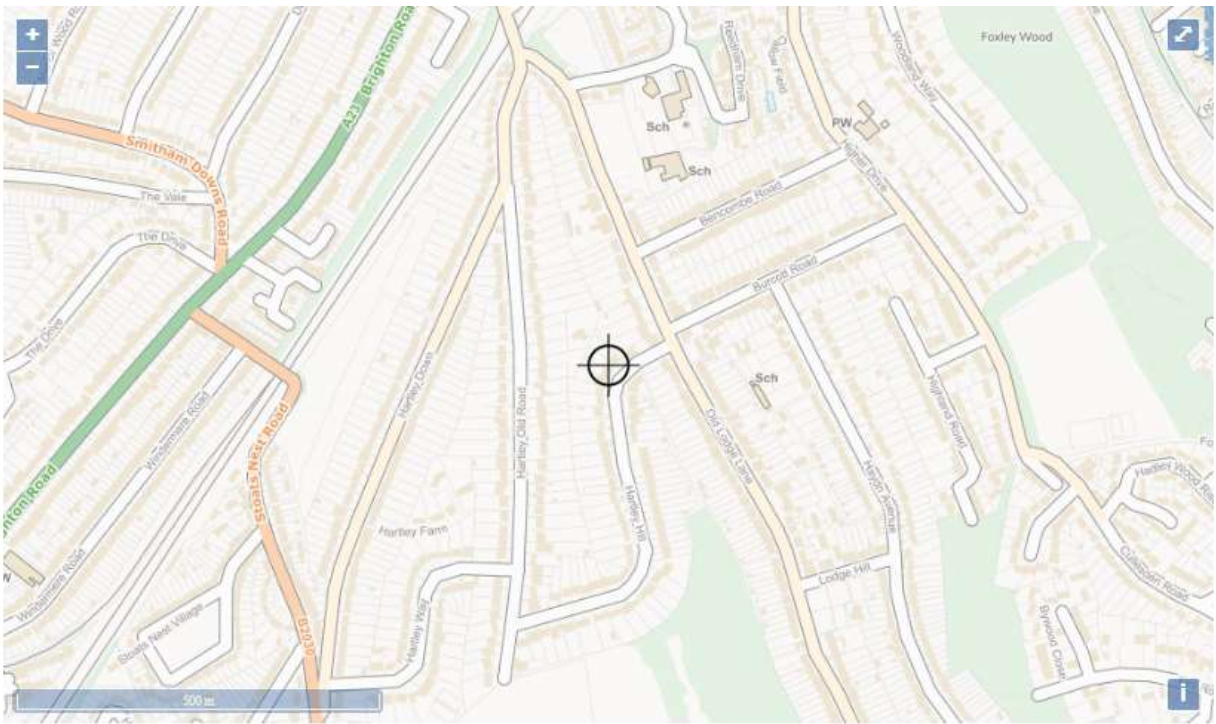
### FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

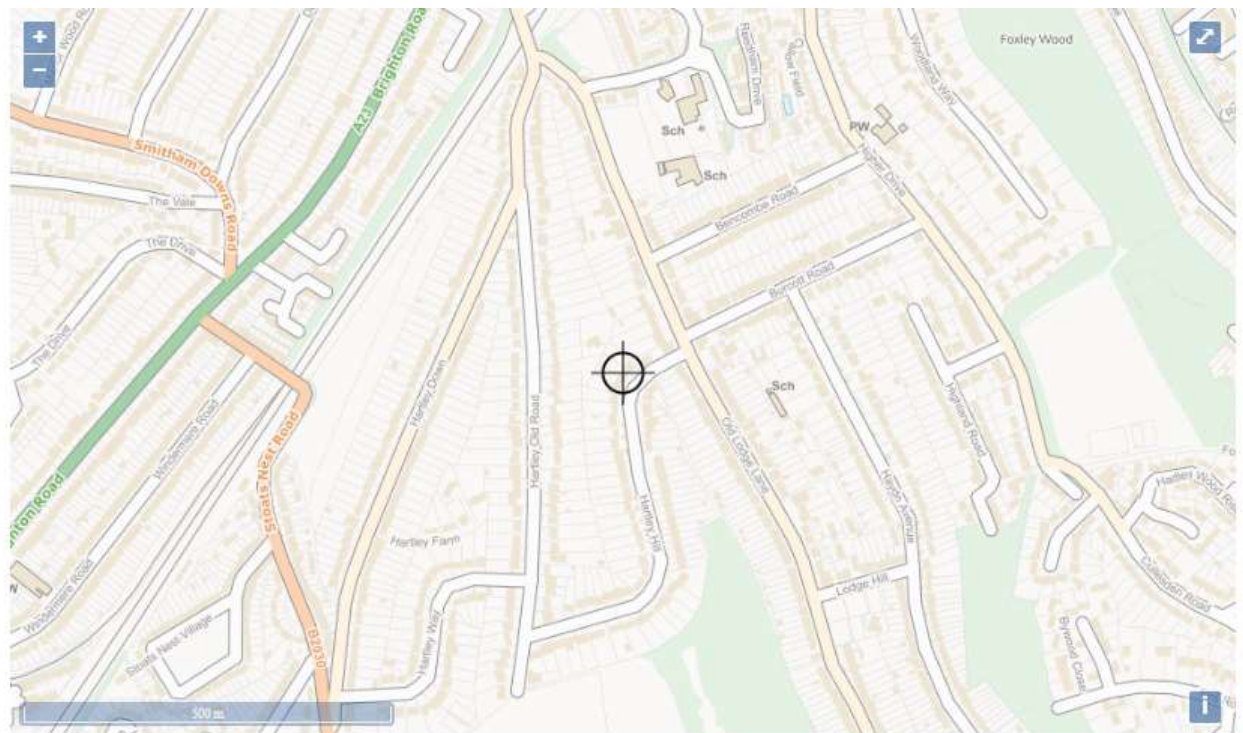
- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:
  - smaller than one hectare
  - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- 2** If your development is in flood zone 1 and:
  - larger than one hectare
  - is affected by sources of flooding other than rivers and the sea, for example surface water drains
you can [learn more about flood risk assessment in flood zone 1](#)
- 3** You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



Extent of flooding from rivers or the sea

● High 
 ● Medium 
 ● Low 
 ● Very low 
 ⊕ Location you selected



Extent of flooding from reservoirs

● Maximum extent of flooding 
 ⊕ Location you selected



Extent of flooding from surface water

- High
- Medium
- Low
- Very low
- Location you selected

## 4, HARTLEY HILL, PURLEY, CR8 4EL

### Surface water

Medium risk

#### ▼ What this information means

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 counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

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

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Croydon council**.

## **SURFACE WATER DRAINAGE / RAIN WATER DISPOSAL**

The proposed new extensions comprising of a single storey rear and side extension, although they are increasing the surface area of the roof from this is inclusive of the existing side extension. It is reasonable to determine this will marginally increase rain water collection; however, this will have minimal impact on the existing storm water / sewer systems drainage. New Soak away drains, size and capacity, in accordance with building regulation requirements will be proposed to the rear and front extension to take water discarding of off new roof areas. Water butts will be provided where possible. New paving will be permeable. New Aco Drainage channels / gulley's will also discharge to new soak away drains.

***Disclaimer:** Walk-in Architecture are not Flood Risk Consultants and the information provided in this statement have been obtained from the planning section of the Environment Agency website which is freely available for use by the General Public.*