

FLOOD RISK ASSESSMENT

DESCRIPTION

18 Vicarage Lane falls within Flood Zone 3 due to its proximity to Hinksey Stream to the East and the River Thames (Isis) to the east.

This proposal is to demolish the existing rear extension, and to build a larger kitchen extension to the full width of the garden.



FLOOD RISK

The proposed extension is 22.4 sqm while the existing is 4sqm. The floor level will match the existing rear extensions.

The Environment Agency maximum modelled flood level is **TBC (Product 4 data requested)**.

This will give the site flood depth.

PLANNING ISSUE
22 FEBRUARY 2021

REV: DATE: DESCRIPTION:

MITIGATION /RESILIENCE MEASURES

As the design water depth could be above 300mm, the design of the building will keep water out as much as possible.

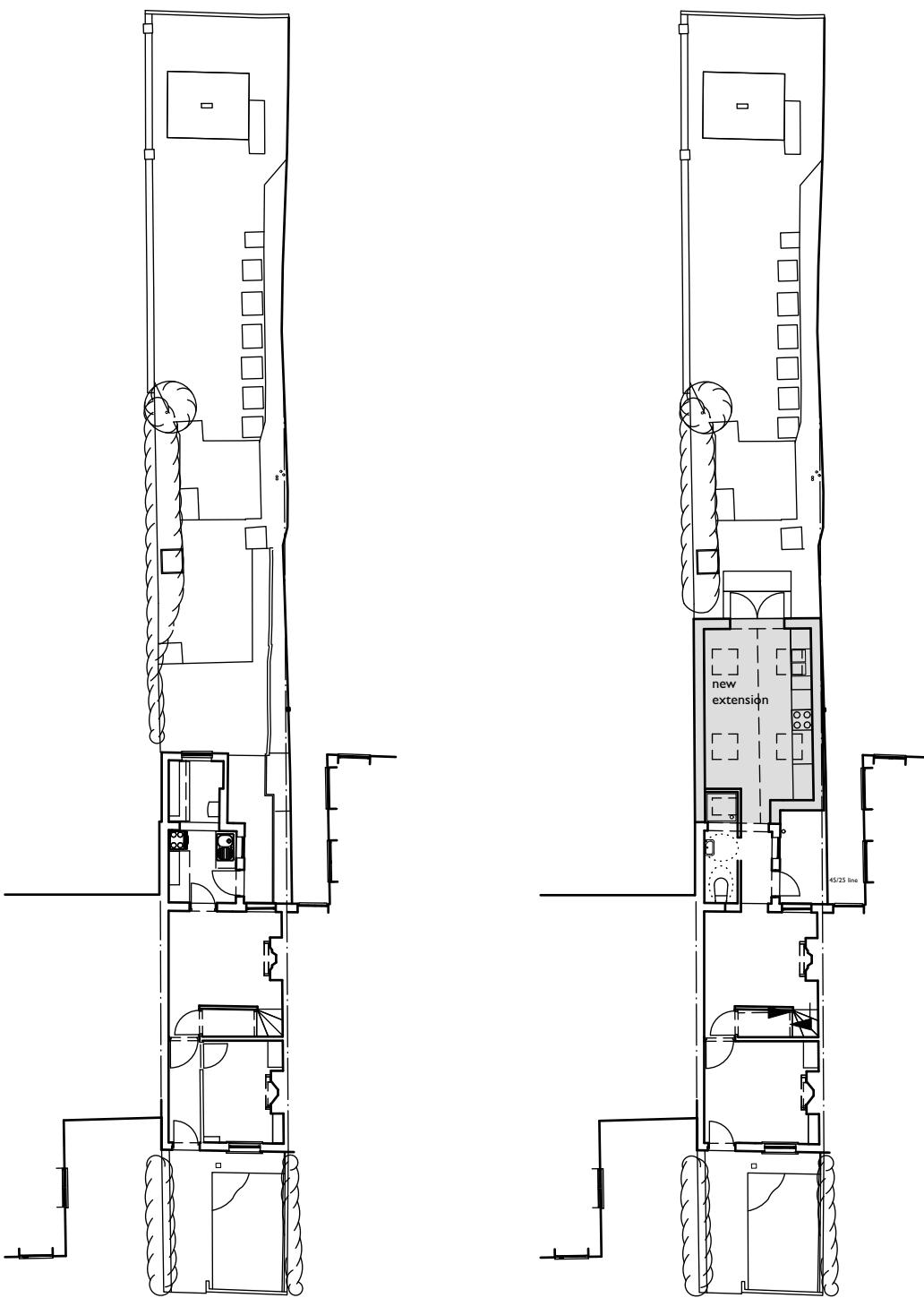
The extension will have a raised floor, constructed using beam and block with a void below.

The proposal will use materials with low permeability to at least 300mm; use flood resilient materials including lime plaster, flood resistant rear doors and will be designed to include raised electrical sockets and non-return valves to sewerage.

There will also be access to all spaces to enable drying and cleaning.

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

The garden levels fall to the rear of the garden which will be paved centrally using SuDS paving with permeable flower beds to the edges.



EXISTING PLAN 1:200



PROPOSED PLAN 1:200

View of existing rear extension

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PROJECT NAME:
18 VICARAGE LANE
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DRAWING TITLE:
FLOOD RISK
ASSESSMENT

DATE:
FEBRUARY 2021

SCALE:
1:200 @ A3

PROJECT NO:
2009/ P04/
DRAWING NO:
REV: -

FLOOD MAP

