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FLOOD RISK ASSESSMENT

OF

24, FAIRDENE ROAD,

COULSDON,

SURREY,

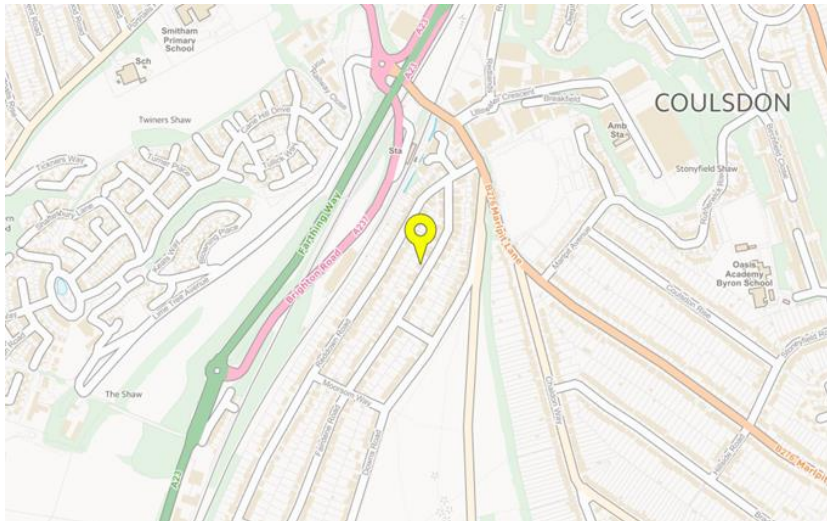
CR5 1RA

SCOPE OF PROPOSED WORKS

The proposed works are the demolition of the existing detached garage, and construction of a two storey side extension, the demolition of a rear lean-to and construction of a single storey rear and part side extension. Also the conversion of the roof spaces to form an enlarged single family dwelling house.

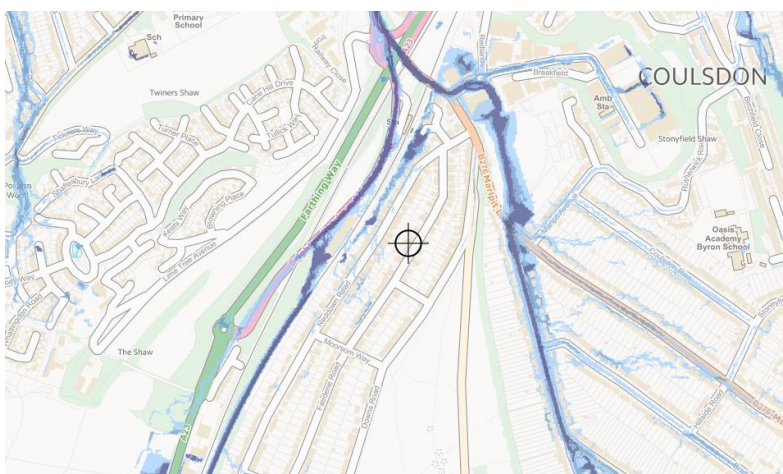
The Flood Risk Assessment should be read in conjunction with drawings 20/726/H1 – H9.

ENVIRONMENTAL FLOOD RISK MAP



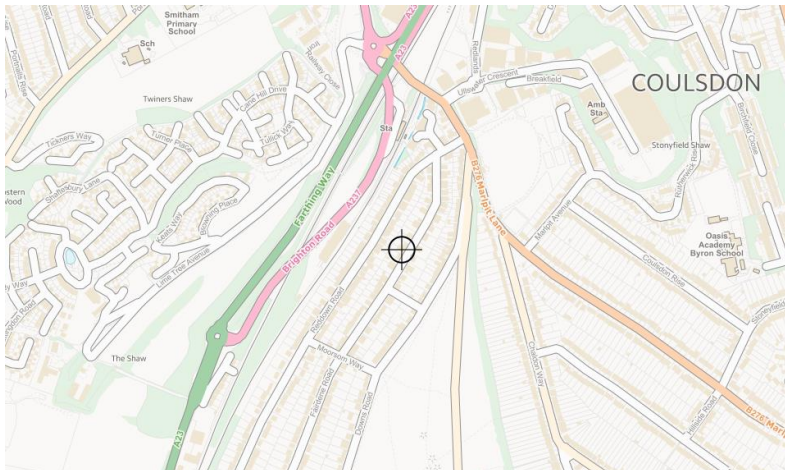
The property is marked as shown and is located in flood zone 1, as shown on the Environment Agency Map above, an area with a low probability of flooding. The site area is approximately 350 sq.M so is substantially less than 1 hectare and is unaffected by other sources of flooding.

FLOOD RISK FROM SURFACE WATER



The site is not at risk from surface water but is located reasonably close to an area rated 'low' for such flooding. This has been considered in the design phase so that measures are in place to deal with any increased surface water volume that may result from the development.

EXTENT OF FLOODING FROM RIVERS OR THE SEA



The site is not located within or in close proximity to an area of flood risk, in relation to flooding from rivers or the sea, as indicated in the Environment Agency Map above, and there should be no concern therefore in this respect.

CONCLUSION

The proposal includes the demolition of a detached garage and rear lean-to followed by the construction of a side and a rear extension to the existing dwelling house. As such, the level of surface water collected will only increase by a small amount. Any additional surface water will be directed to a new soakaway located a minimum of 5m from any buildings, with enough capacity to meet the additional requirements. Any foul water will be discharged into the existing foul water sewer located at the rear of the property.

The property is located in flood zone 1, as shown on the Environment Agency Map above, an area with a low probability of flooding. The site area is substantially less than 1 hectare and is unaffected by other sources of flooding.

Permeable materials will be used to most of the hardstanding areas to limit the impact of possible flooding, due to the gradient of the site, it is unlikely that any flooding would occur to the ground floor of the property.

Roger Barron FRICS