

Flood Risk Assessment

Applicant: Mr. D. Beneng

Application Site: 63-65 Sydney Road, London SE2 9RY

Proposal: ERECTION OF ONE X 2 BED DETACHED DWELLING WITH PROVISION OF A CAR PARKING SPACE AND REFUSE AND BICYCLE STORAGE AREA

Date: 11 MARCH 2021

The proposed planning application is for the erection of one 2xbed detached dwelling with provision of a car parking space and refuse and bicycle storage area with full detailed drawings submitted with planning application. All floors will be at the same level as existing floor levels to main house fronting Sydney road and behind.

For investigation on the Environment Agency long term flood risk map <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> (attached. This should be read in conjunction with the location and block plans also attached) the property area has been designed with a risk rating of "very low". Although the location is located in Flood Zone 3 (high) the area benefits from flood defences and the only aspect to be considered is the surface water flooding resulting from heavy rainfall and surface water run-off as depicted on the attached map.

The design of the new extensions create a greater area of roof space to the property which is currently served by downpipes discharged into gulley's, manholes and existing soak always. The new extension will be situated on and above ground floor level where existing surfaces currently covered with impermeable paved finishes will be broken up and new permeable surfaces laid including lawn and planting areas. An additional soakaway can be added in the rear garden subject to recommendations from BCO. The overall ground area of the whole property land will not be affected, and the rainwater fall area will not be increased by the proposed extension. There are no current plans to extend or create any new driveways. Additional paved patio areas may be created alongside the building works which will all discharge surface water to permeable garden surfaces.

The majority of the existing outside space is laid to lawn and flowerbeds with the exception of some paved patio area. The whole property is bordered with a mixture of timber panel fences with gravel boards and brick dwarf garden walls.

All roof rainwater from the new extension will be discharged into existing soakaway located underground to the rear property, allowing for a slow local release back into the soil.

The rainwater arrangement of the new extension will not add to the water-flow on the existing combined drainage system and will not adversely affect the risk of surface water flooding resulting from heavy rainfall and surface water run-off.

Flood map for planning

Your reference
Y78/2019

Location (easting/northing)
547663/179254

Created
21 Apr 2021 16:07

Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Y78/2019

Location (easting/northing)

547663/179254

Scale

1:2500

Created

21 Apr 2021 16:07



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Page 2 of 2

Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

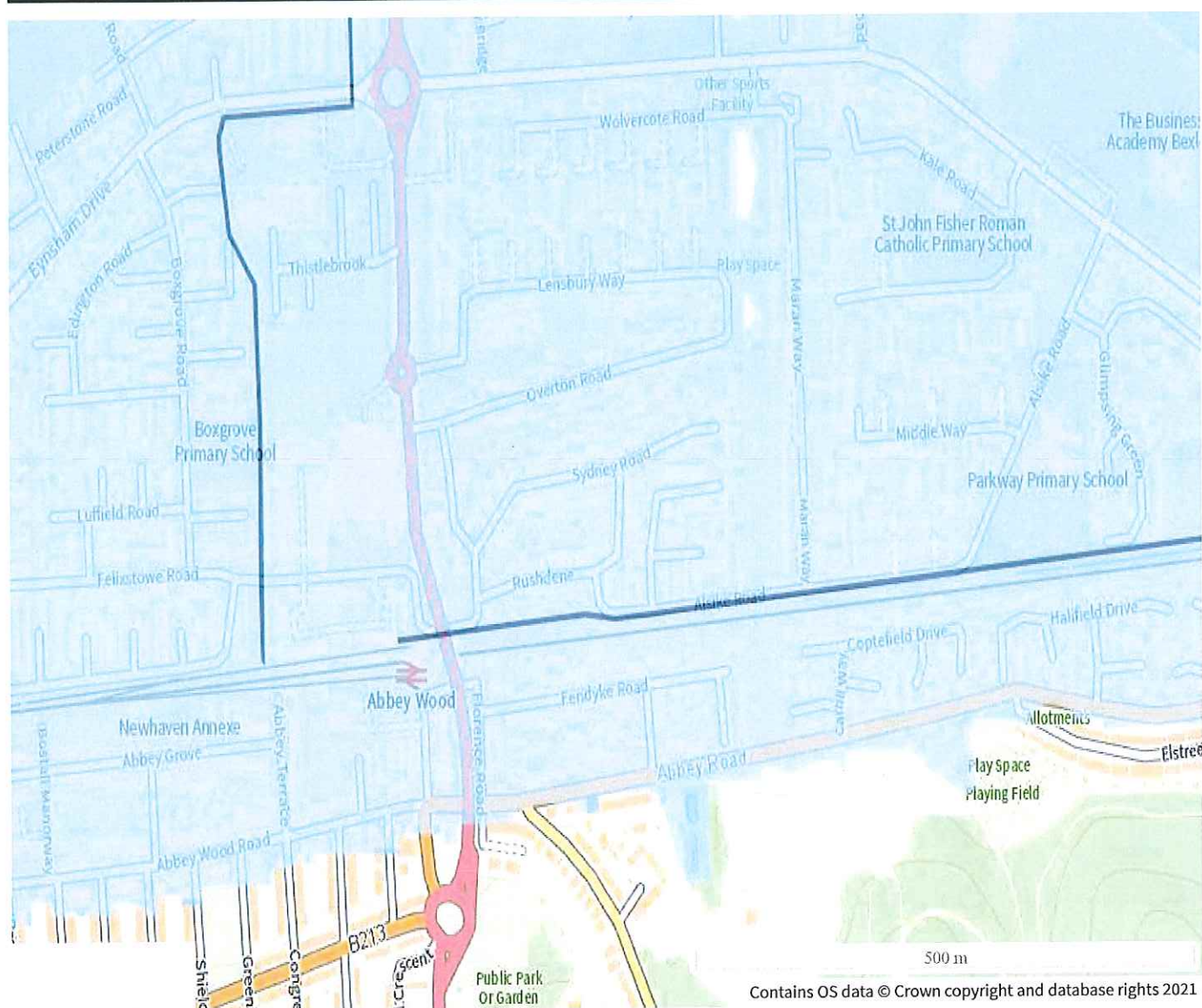
Flood risk

Extent of flooding



Location

SE2 9RY



Extent of flooding from rivers or the sea

Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

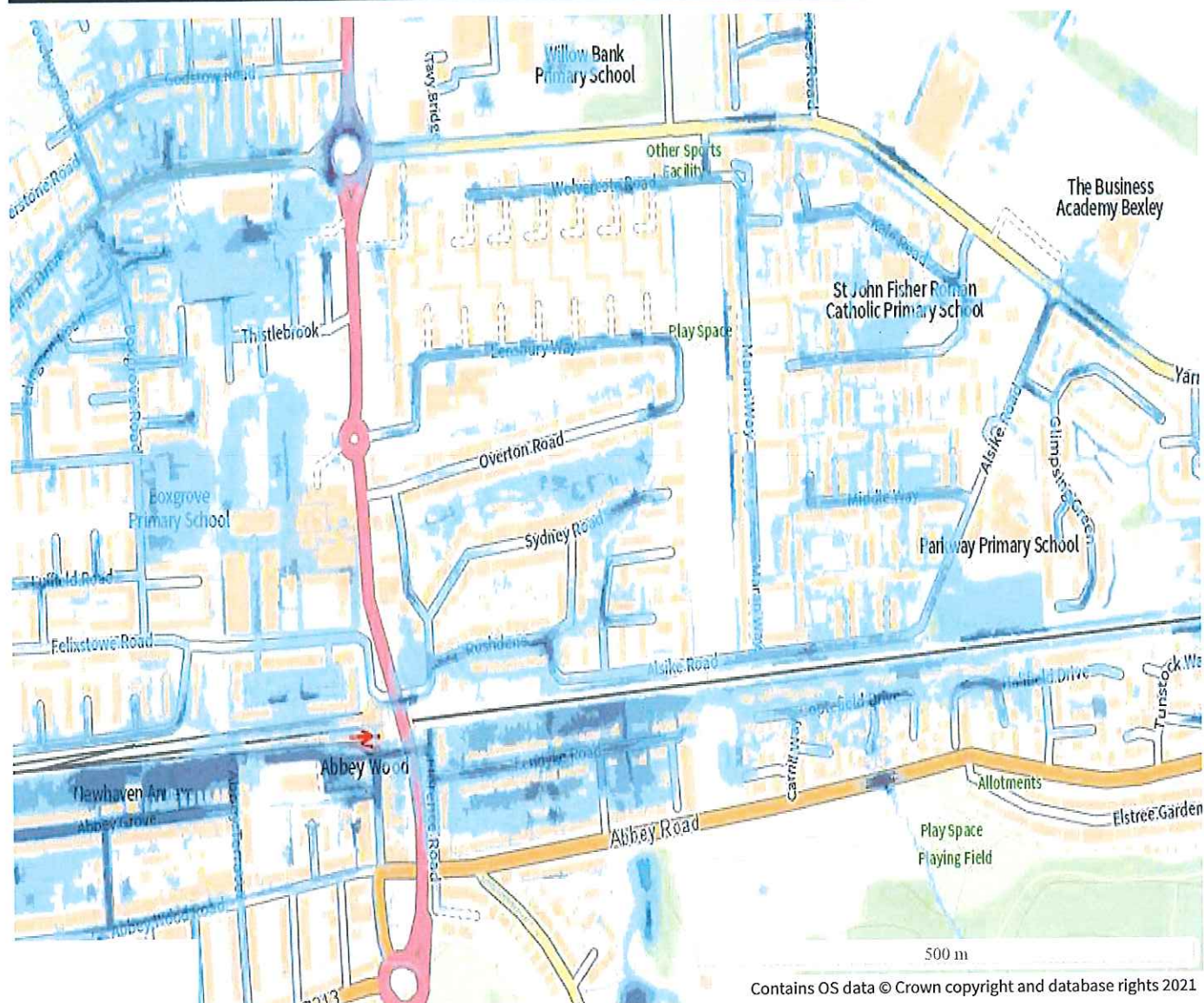
Flood risk

Extent of flooding



Location

SE2 9RY



Extent of flooding from surface water

Learn more about flood risk

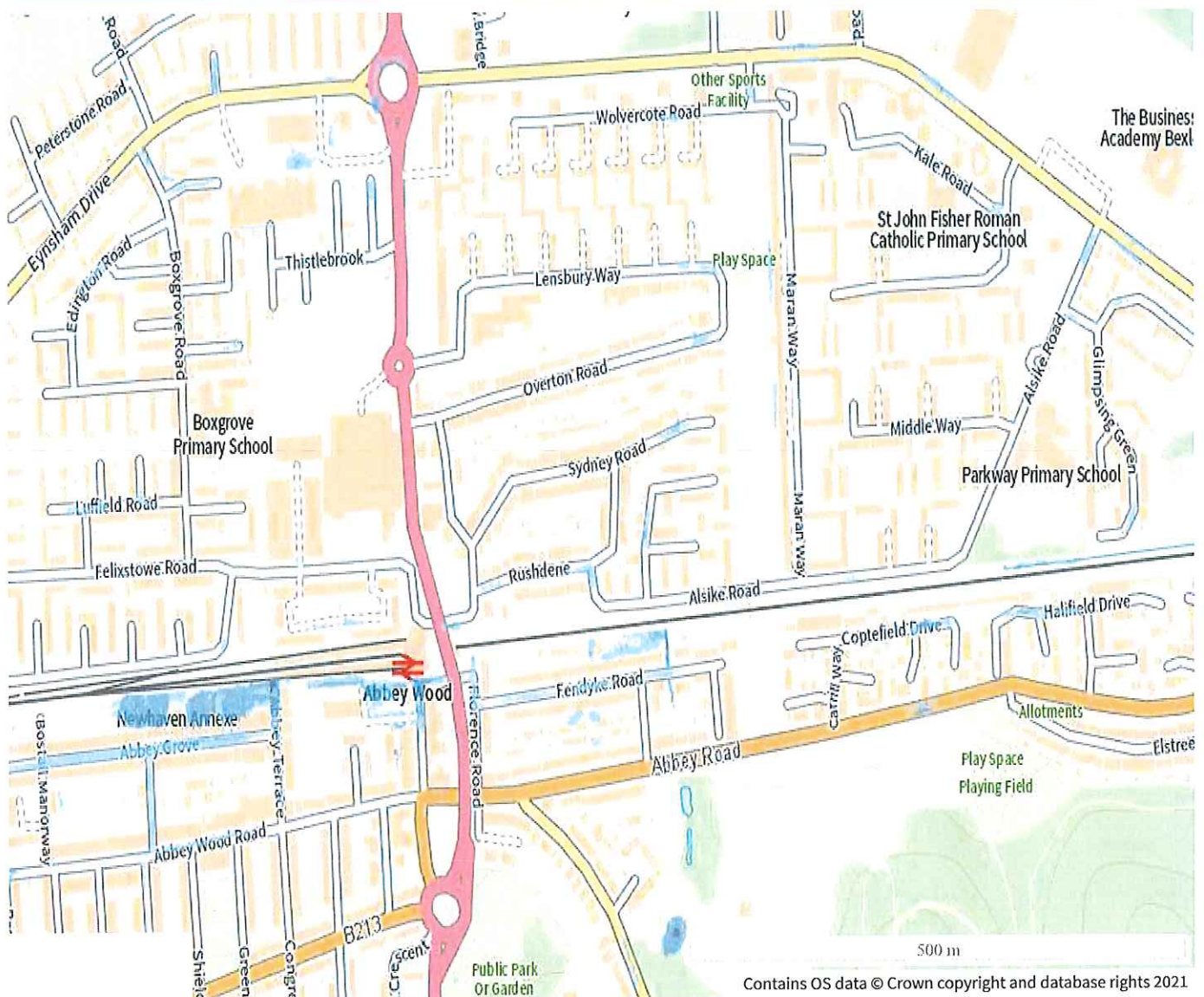
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

High risk: depth

Location

SE2 9RY



Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

Learn more about flood risk

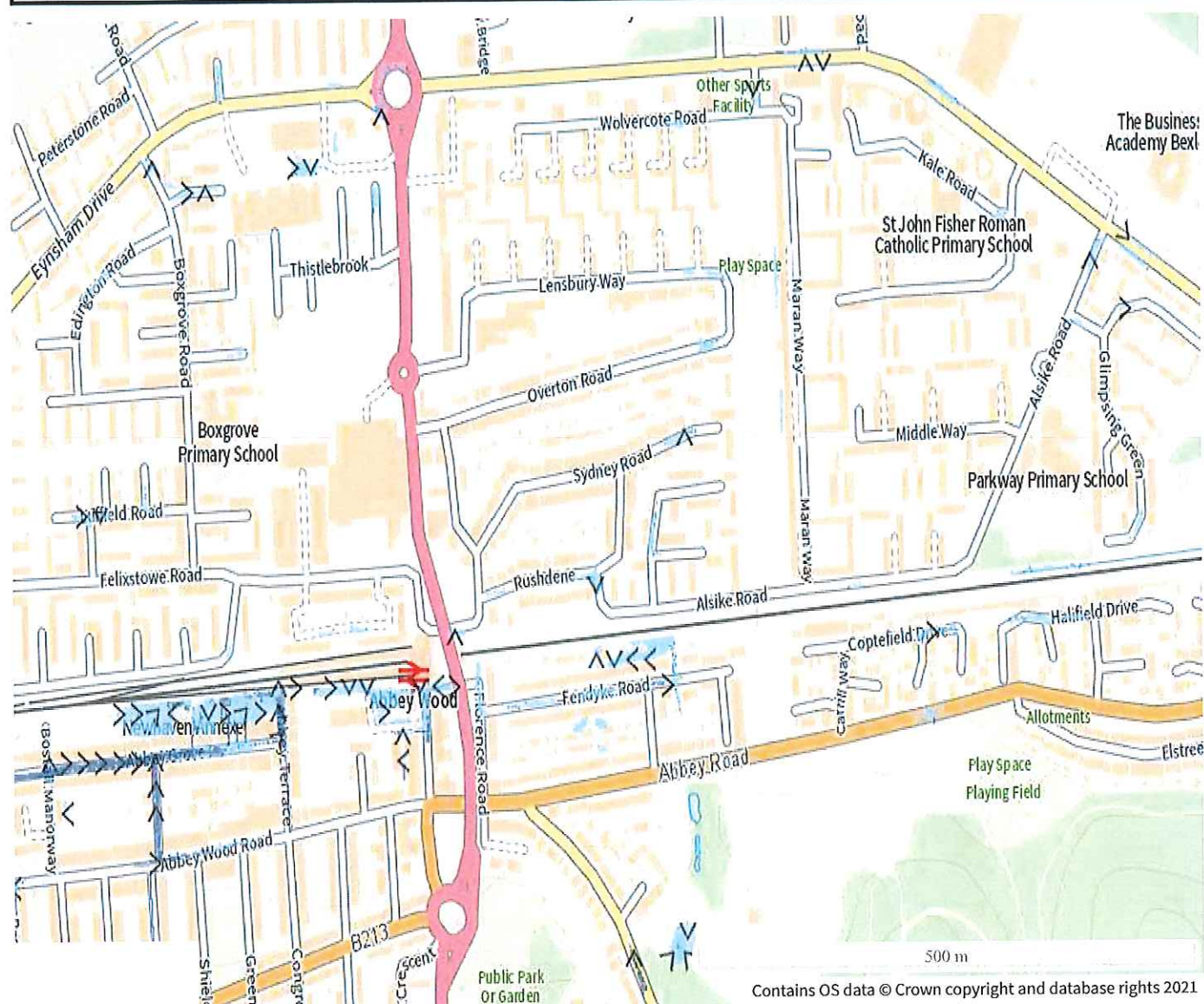
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

High risk: velocity

Location

SE2 9RY



Surface water flood risk: water velocity in a high risk scenario

Flood velocity (metres/second)

Learn more about flood risk

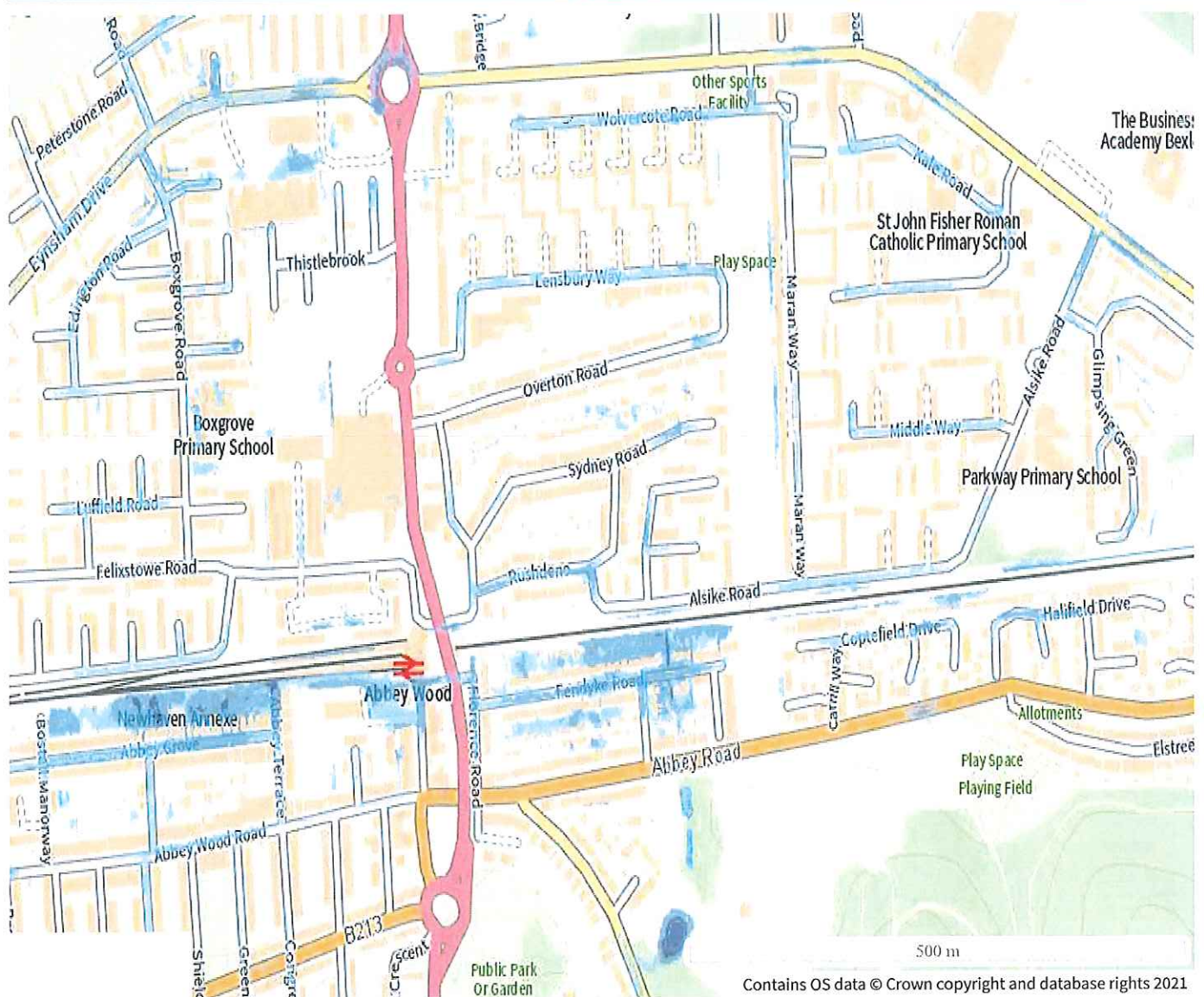
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Medium risk: depth

Location

SE2 9RY



Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Learn more about flood risk

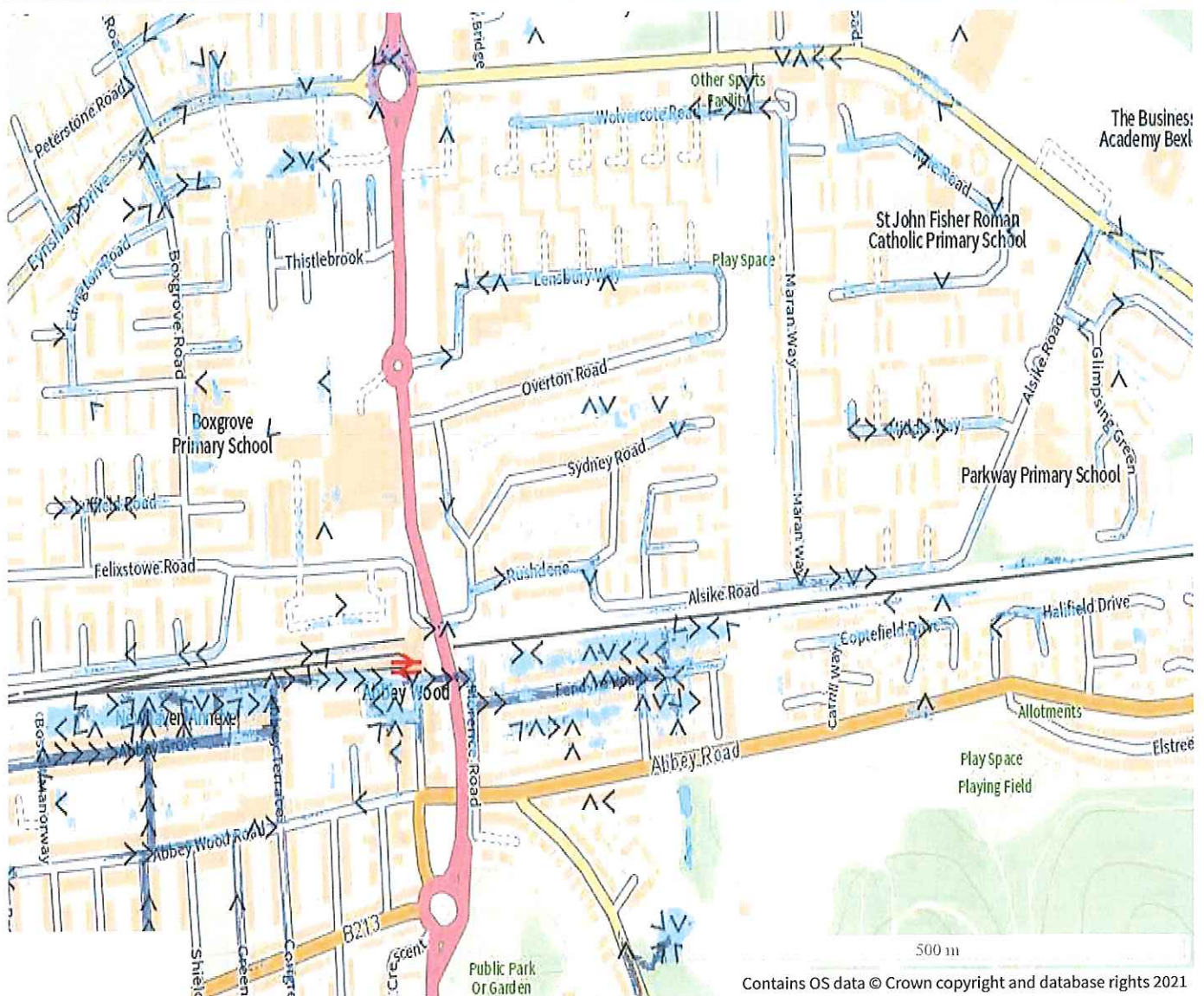
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Medium risk: velocity

Location

SE2 9RY



Surface water flood risk: water velocity in a medium risk scenario

Flood velocity (metres/second)

Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

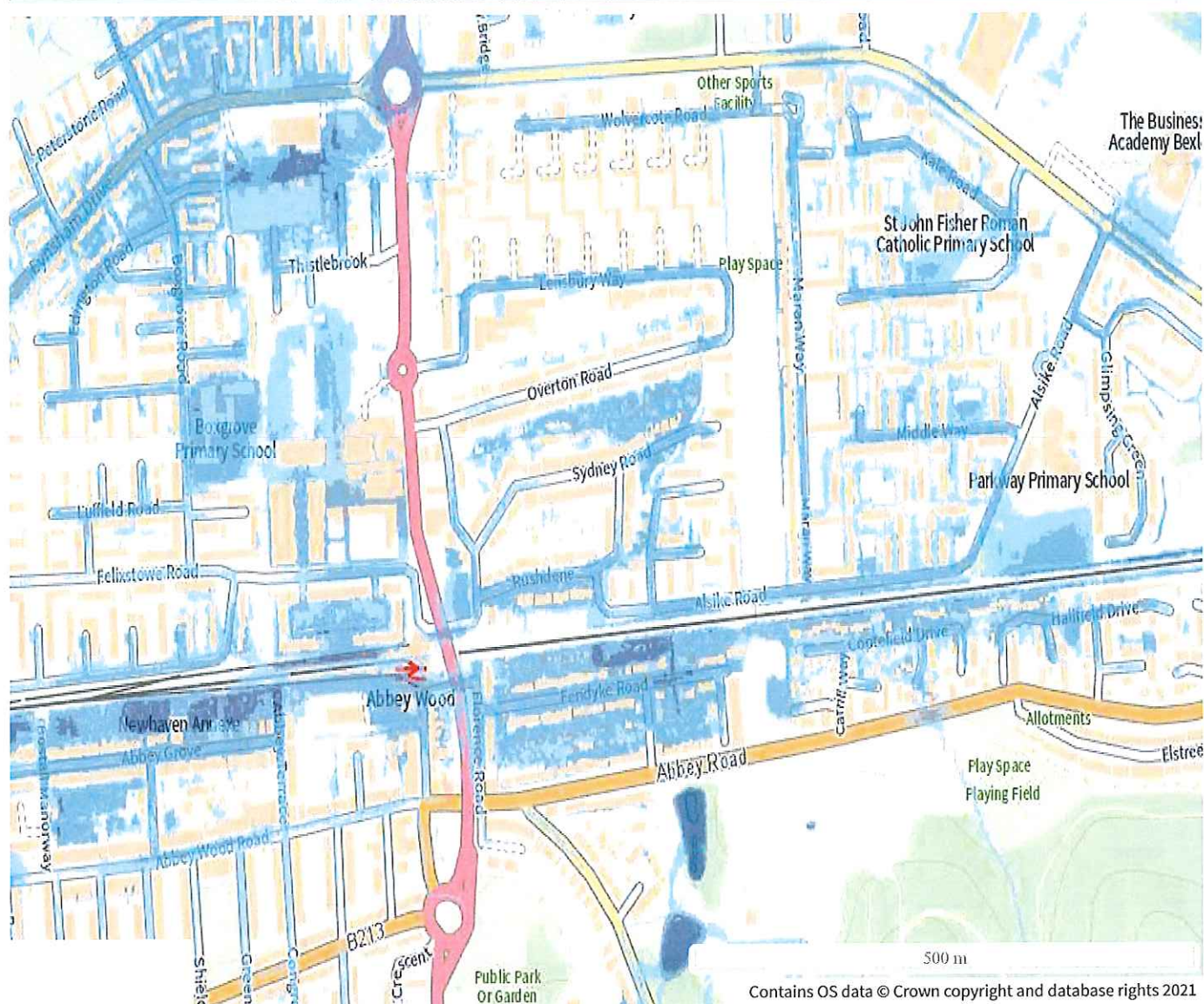
Flood risk

Low risk: depth



Location

SE2 9RY



Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Learn more about flood risk

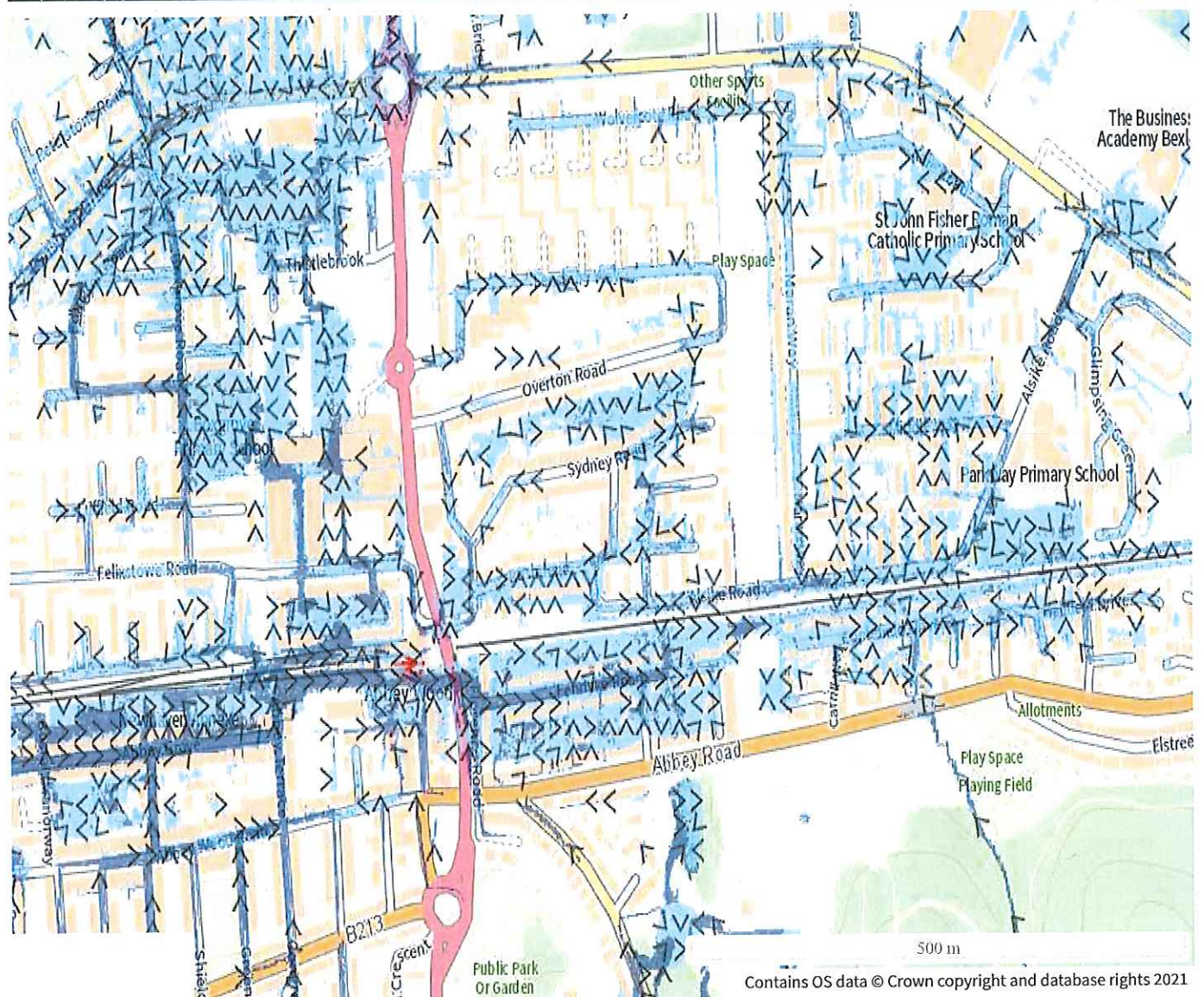
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Low risk: velocity

Location

SE2 9RY



Surface water flood risk: water velocity in a low risk scenario

Flood velocity (metres/second)

Learn more about flood risk

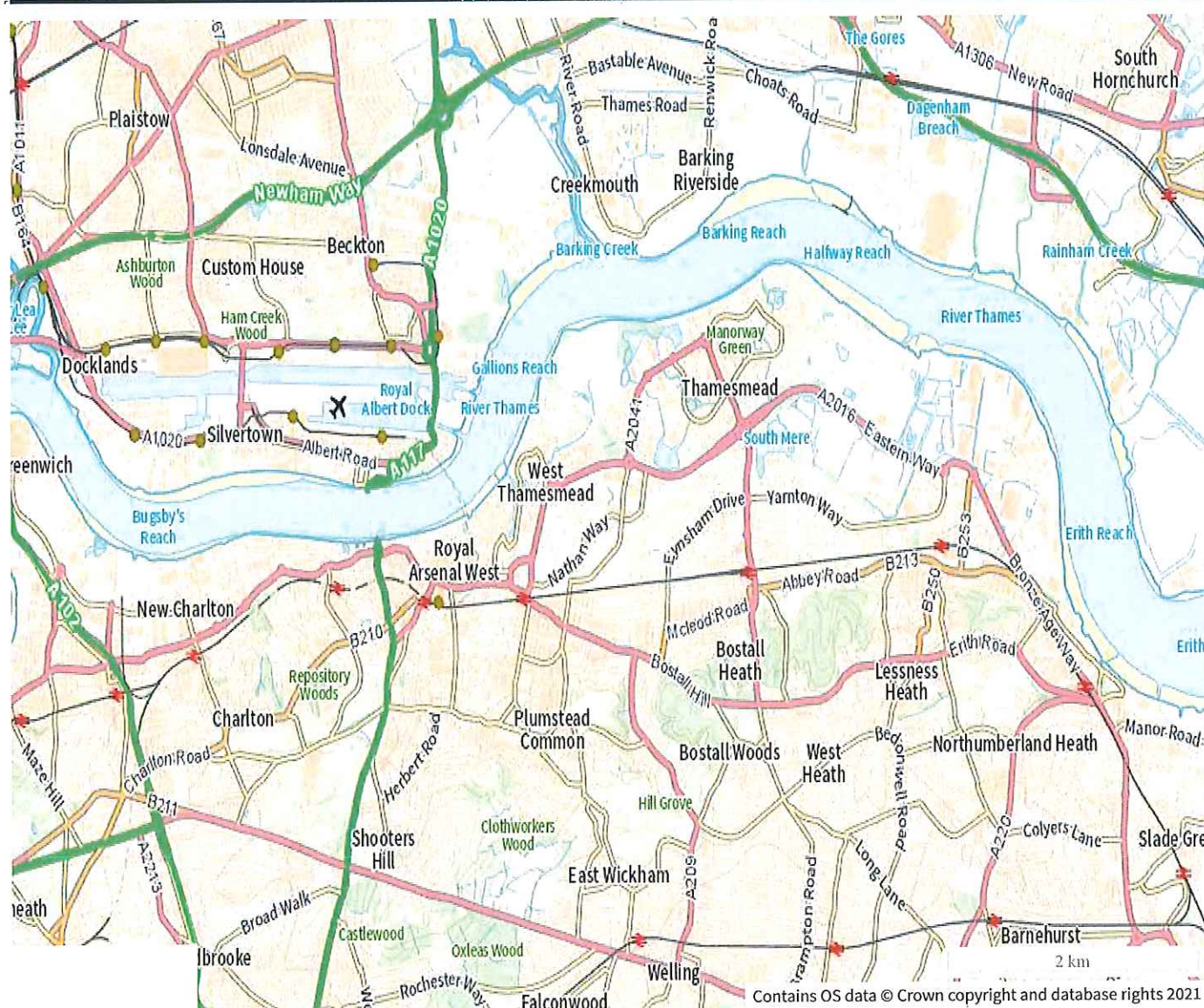
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Depth and flow estimates at monitoring stations

Location

SE2 9RY



Estimated depth and flow of water at river and sea level monitoring stations

River level monitoring station

Sea level monitoring station

[View the flood risk information for another location \(/long-term-flood-risk/postcode\)](#)