

FLOOD RISK ASSESSMENT

1 Bedroom dwelling in flood zone 3

124 Alderney Road, Erith, DA8 2JD

The proposed development is for a 1 bedroom bungalow on the corner plot of 124 Alderney Road.

The site is located in a low flood risk area, with a 0.1%-1% chance of surface water flooding and less than a 0.1% chance of river and sea flooding.

According to Map 1 showing there is low flood risk from the surface water in the street, with Map 2 there is a very low flood risk from the rivers and seas. Considering the probability of a flood occurring is low-very low, the following flood resistance techniques have been proposed to minimise risk to the property and its surroundings.

- The existing exterior ground level is 300mm below finished floor level for the whole property.
- Hard surfaces have been reduced as much as possible and all hard surfaces will have surface drains around the perimeter of the property
- The proposed bi-folding doors and entrance door will be sealed to protect from the elements.
- Any low level timber elements (eg. Doors etc) will be treated with a water-proof sealant.
- The construction detailing of the walls and floor will include engineering brickwork below DPC, stainless steel ties, rigid insulation, lapped DPC/DPM.
- Electrical services will run through the ceiling and the walls rather than the floors.

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

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

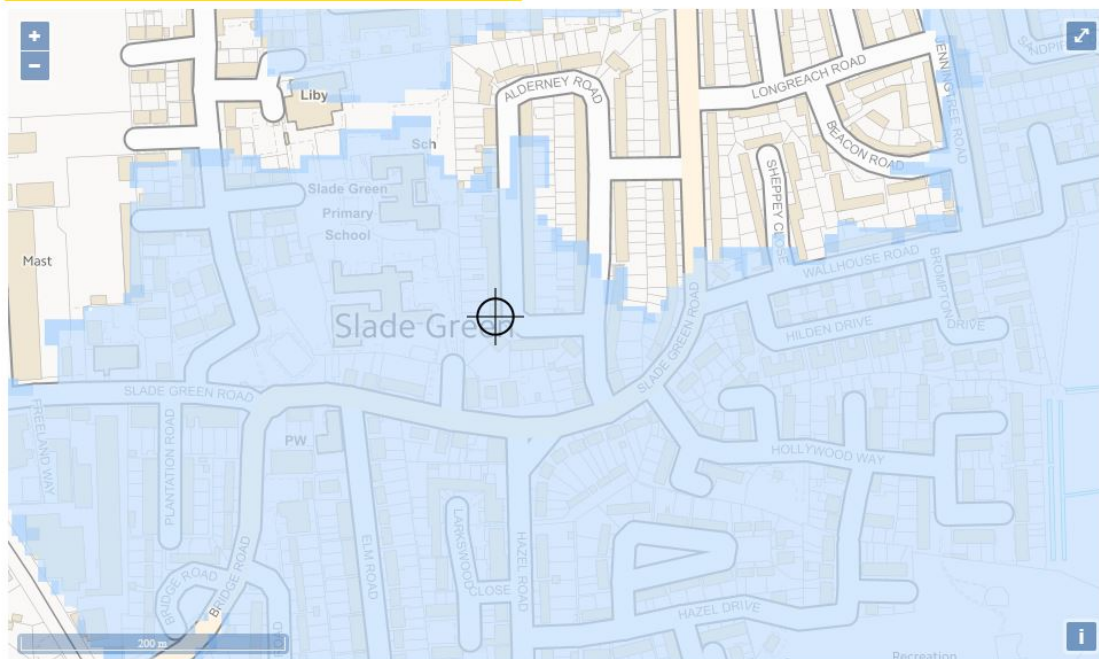
Map 1 Extent of surface water flooding

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

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

Map 2 Extent of river and sea flooding