



3 Pear tree close

Flood Risk Assessment
(April 2022)

Project details

**Client property address:**

3 Pear tree Close,
Epsom
KT19 8GJ

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

Resi Contact:

0208 068 4811
planning@resi.co.uk

Planning Portal Reference:

PP-10502810

Planning Application Type:

Householder application

Introduction & context

Description of proposed works

Proposed single storey rear extension, porch and garage extension, floor plan redesign and all associated works at 3 Pear tree Close

Site Location in Flood Area

The site is located in an area benefiting from flood defensives which is indicated on the Environment Agency website and the interactive flood map. According to the Environment Agency there is a 1% and 3.3% chance of flooding from surface water or flash flooding.

Although the probability of a flood occurring is medium, we have reviewed flood resistance techniques to ensure that any potential risk to the property and its surroundings has been accommodated. These guidance refers to information provided in Planning Policy Statement 25 - 'Development and Flood Risk Practice Guide'.

- The proposed finished floor level of the new ground floor extension will be consistent with the existing.
- The existing exterior ground level will not be altered.
- Hard surfaces will not be significantly increased.
- The proposed Bifold doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,

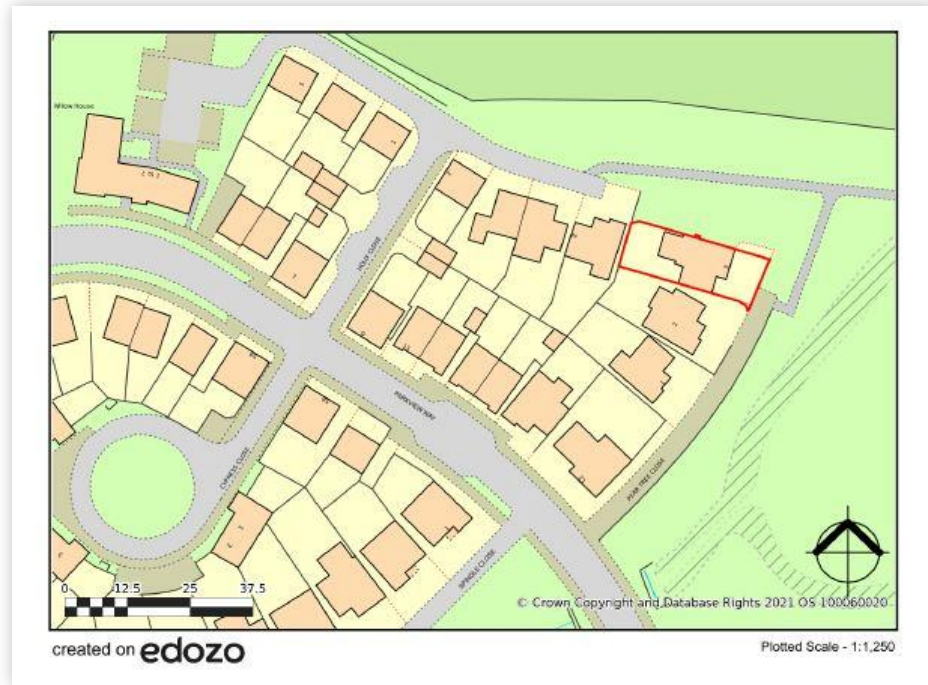
Site analysis

Flood area map



Site analysis

Site location plan



Site analysis

Existing photographs - External views



Front view



Rear view