

21 Church Road Extension Proposal

Flood Risk Assessment

Project:	21 Church Road 1 st Floor Extension	Date:	10 October 2023
Prepared by:	Adrian Bailey – Ecologist		
Subject:	Site-specific flood risk assessment		

1 Site Description

The application property is a two-storey semi-detached Victorian dwelling with a pitched style tiled roof. The property is built to the front boundary, consistent with the street. The property has benefited from single storey flat roofed side extensions, which is well setback from the front elevation built line, providing primary access to the dwelling.

The application site is located on the eastern side of Church Road and the immediate area is characterised by terraced and semi-detached houses of similar period, but of varied appearance.

The site is within Flood Zone 1 an area of low probability of flooding, as seen in Appendix A. Although the site is less than 0.1 hectares in size, it is within an area with critical drainage problems, therefore requires a site-specific flood risk assessment. This is as a result of the property being located within a high surface water flood risk area, see Appendix B.

2 Proposal

The proposal is for a first floor rear extension, involving the demolition of the existing ground floor rear walls to the property, that are deemed no longer being fit for purpose or compliant with current building regulations. The proposal is an amended design following consultation with the area Conservation Officer and Case Officer after refusal of the previous design. The primary change of the design is the width of the first floor rear extension, which is no longer visible from the front aspect of the property.

The proposed first floor rear extension will be aligned with the current side of the 1st floor, retaining the 2.18m gap to 19 Church Road. The maximum depth of the first floor extension is 3.85m to align with the existing ground floor rear, and spanning 2.745m in line with the current side flank build line at first floor.

The demolition and rebuild of the ground floor rear walls will make the property more energy efficient, essential for future proofing the property and improving its impact on the environment. In addition, the roof of the property is designed to reduce standing water areas, as a result of different roof heights.

3 Flood risk

The site is not bigger than 1 hectare (size less than 0.1 hectare) and is located within Flood Zone 1. As the site is within a critical drainage area, consultation was requested from Surrey County Council the Lead Local Flood Authority, as recommended from the Environment Agency.

Due to the development being located in Flood Zone 1, the Environment Agency had no comments to make about this development.

Surrey County Council highlighted that the site was within a high surface water flood risk area, which is likely the reason that the area is designated as a critical Drainage Area. It was recommended that the addition of a sustainable surface water drainage, such as a water-butt, would be sufficient in reducing the flood risk of the site. This would take water out of the existing system through linking with the buildings guttering.

Therefore, the property will add a water-butt following the proposed extension. The property will also add additional areas of gravel, along the ground to the rear of the extensions walls, instead of paving, to improve surface drainage.

Noting no increase to the property's roof area in plan, the retention of the existing catchment area, and the intention to implement the mitigations above, there is likely to be no significant impact on flood risk from the proposed extension.

A. Flood Zone Areas

Flood map for planning

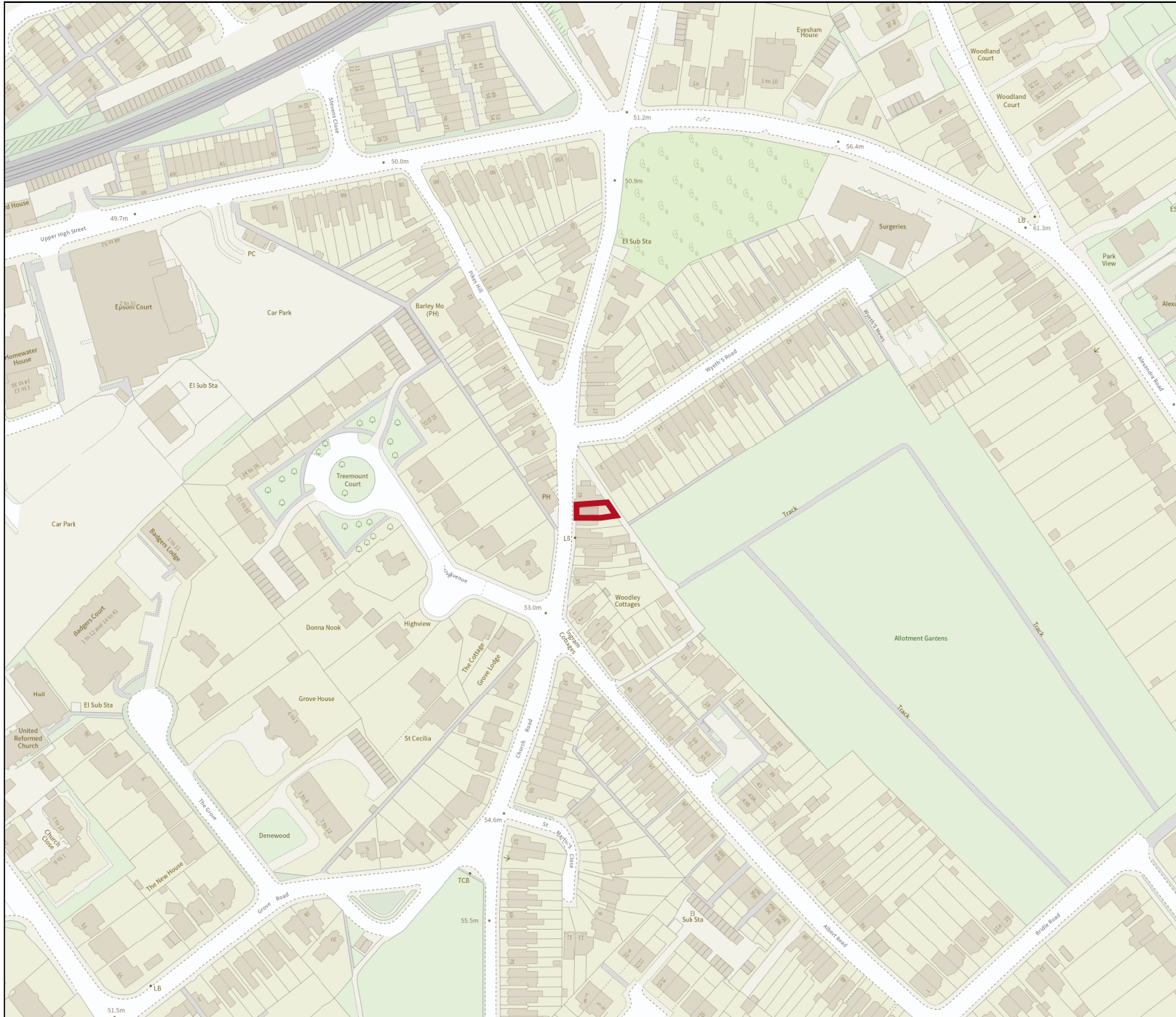
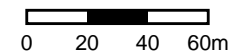
Your reference
<Unspecified>

Location (easting/northing)
521502/160803

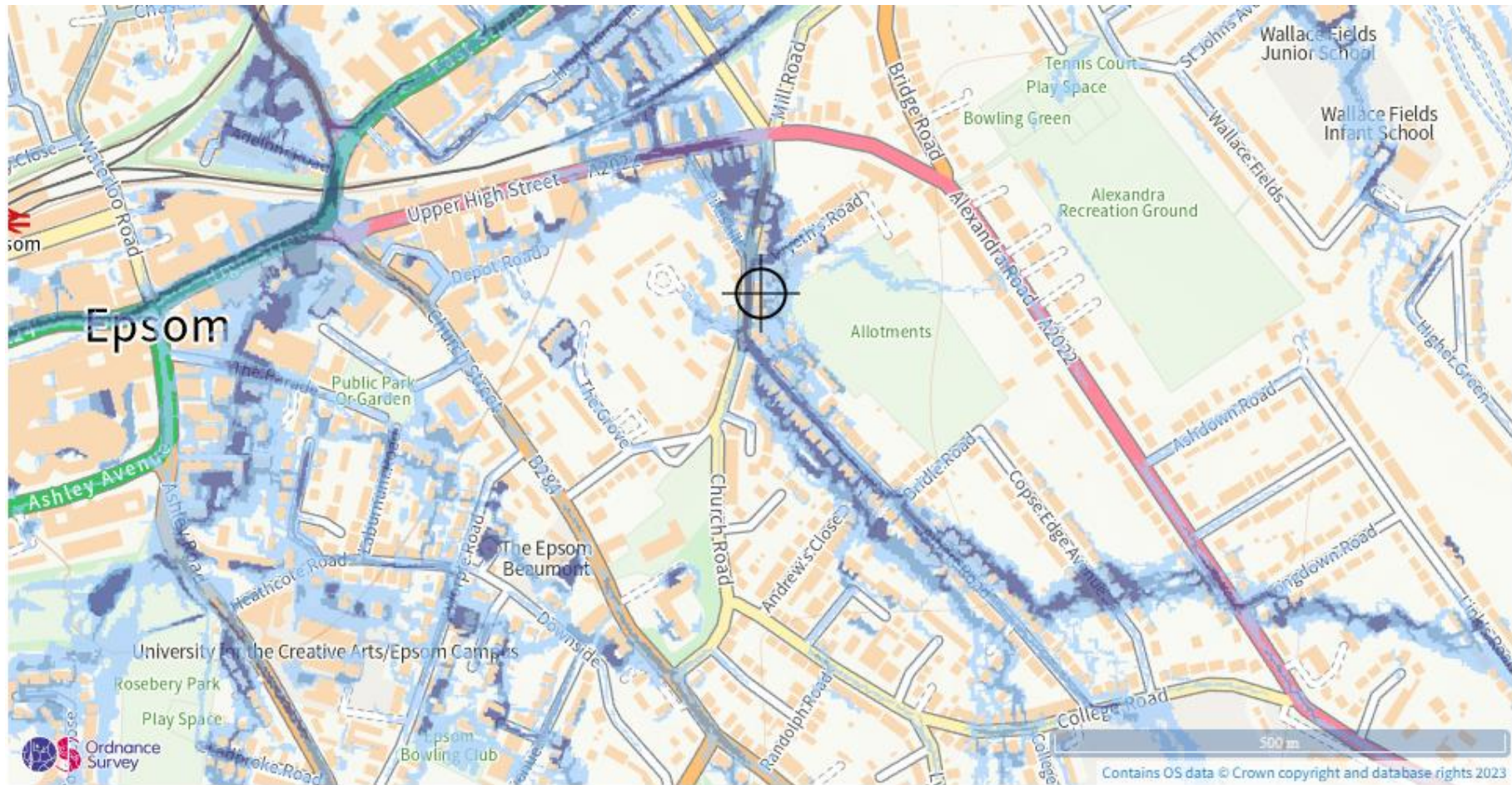
Scale
1:2500

Created
9 Oct 2023 16:47

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



B. Extent of Flooding from surface Water



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