

Flood Risk Assessment (FRA) for 27 Heathcote Road Epsom KT18 5DX

Property is located within a critical drainage area.

There is very low risk of flooding from rivers and flooding from a reservoir is unlikely according to Gov.uk data.

Proposed Development :-

A single story rear extension of masonry construction under a slate roof, built on 600mm wide 1 metre deep concrete foundations with a concrete floor slab over a damp proof membrane all flood resistant. Extension is located on a hard paved area.

The total new floor area is less than 20m² which represents only 8% of the 250m² allowance for a minor development as per Government guidelines.

Finished floor levels :-

The proposed new floor level will be the same as the existing floor in accordance with standing advice for FRAs.

The floor level of the house is 49.740m above sea level.

This is 480mm above the road level at the front of the property, 500mm above paving at rear of property adjacent to house, and 1100mm above the ground at end of rear garden.

Surface water management (SuDS):-

A sustainable drainage system will be provided by collecting rainwater from new roof and diverting to water butts.

The storage capacity required for 36m² of new roof in an average summer storm of 11mm is 0.4 M³.

2 No 210 litre water butts will be provided with outlets connected to a perforated pipe to allow slow release once storm event has passed, additional water butts can be added to allow for increased rainfall due to future climate change.