

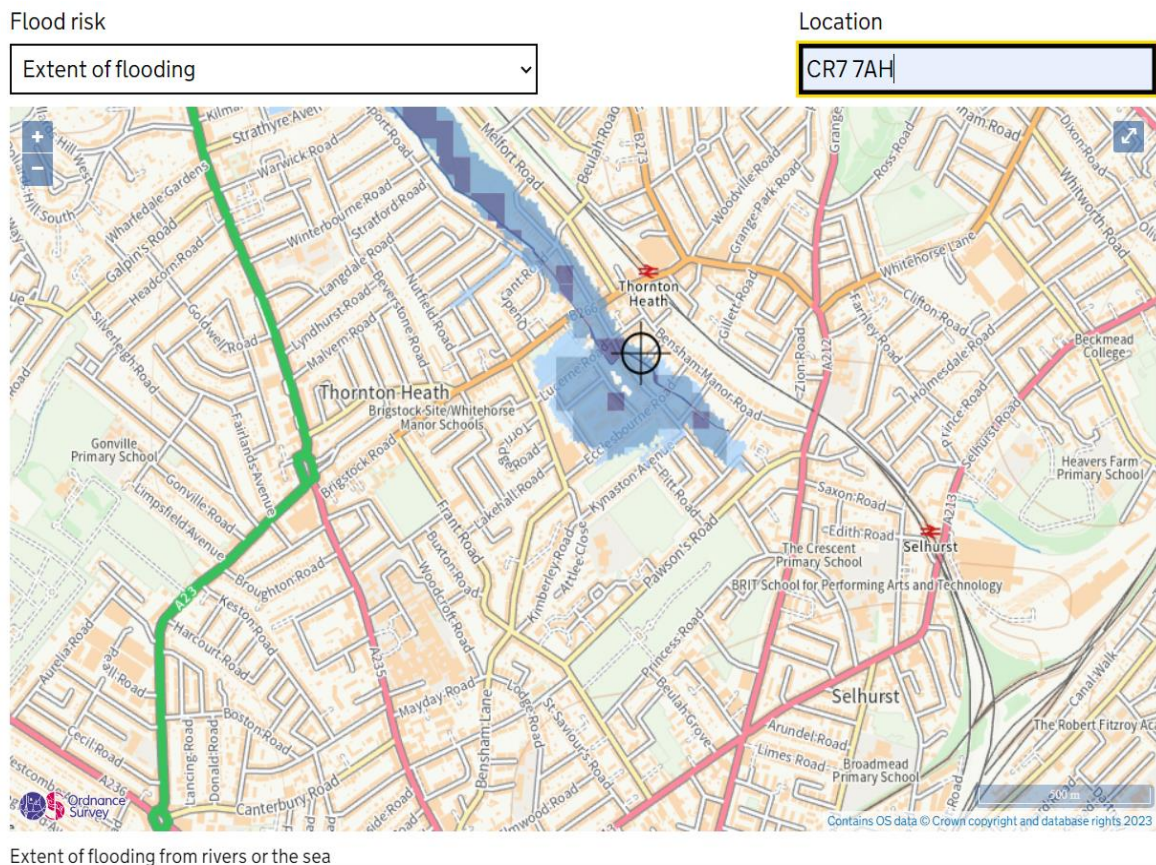
# FLOOD RISK ASSESSMENT FOR 12 BENSHAM CLOSE, THORNTON HEATH, CROYDON, GREATER LONDON, CR7 7AH

## 1. Site Description

The site is situated off the B266 main route, it's within a row of terraced houses near the local amenities.

The Property is a 3 bedroomed dwelling over 2 floors and the roof space has been utilised as living space. The property has parking in front accessed from the street level by a flight of staircases due to the level difference from the road to the entrance.

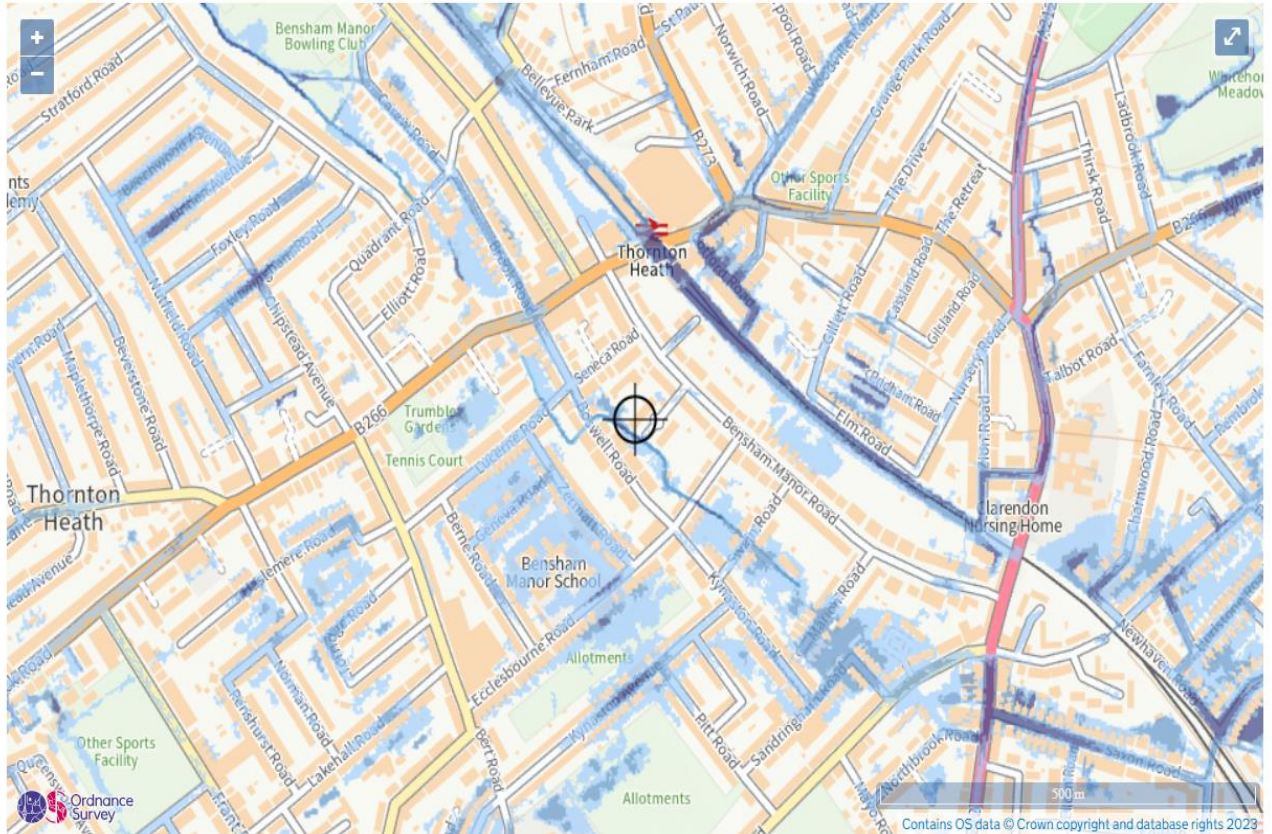
There is a parking space within the curtilage of the boundary of the property, and on street parking is available on Bensham Close and surrounding streets.



Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year

Extent of flooding

CR7 7AH



Extent of flooding from surface water

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

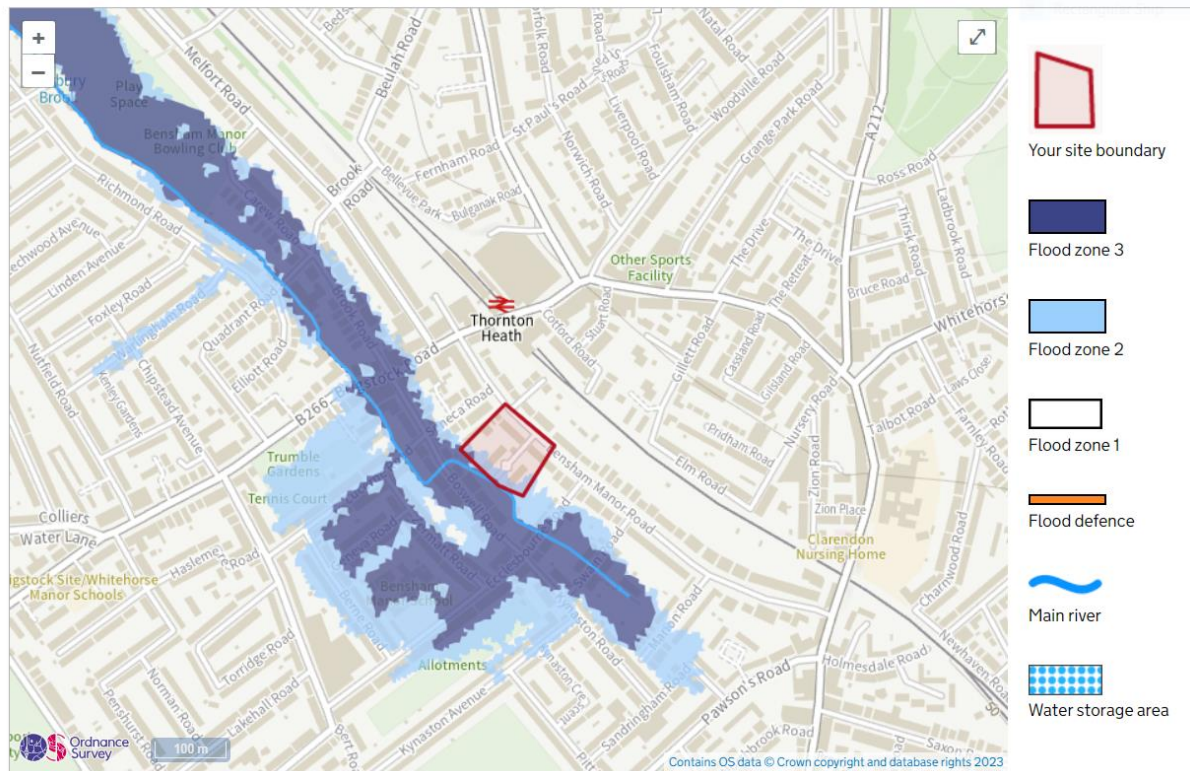
This flood risk summary reports the highest risk from surface water within a 15-metre radius of this property.

Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.



## Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



## 2. Development Proposals

The development proposals comprise a single storey side extension on the ground floor of the with flat roof. The rear of the garden has timber boarded fence between the neighbouring properties at the rear boundary of the site.

This report intends to:

Provide a summary of flood risk to the Site.

Indicate any flood resilience and resistance measures that would be incorporated in the scheme proposals.

Outline procedures that would be followed before, during and after a flood event occurring.

Outline the flood management systems that are in place.

## 3. Assessment of Flood Risk

The FRA submitted as part of the planning application outlines the risks of flooding to the Site. The relevant risks are outlined below.

### Tidal and Fluvial

The Environment Agency (EA) flood Map for Planning shows that the Site is located within defended Flood Zone 3, protected up to a 1 in 1000 year standard by the River Thames defences assuming normal operation of the River Thames defences.

The nearest river to the Site is the River Thames and is at very low risk from residual tidal flooding. Pluvial flooding occurs when natural and engineered systems lack capacity to manage the volume of rainfall.

Pluvial flooding can occur in urban areas during an extreme, high intensity, low duration summer rainfall event which overwhelms the local surface water drainage systems.

The EA's Flood Risk from Surface Water maps (indicates that much of the Site is at a 'very low' to 'low' risk of surface water flooding. However, due to the level difference from the rear of the property to the front there is the possibility of water ingress into the property.

This is prevented by the stepped retaining walls and water draining channels at the rear entrance of the property.

It is therefore proposed that the any new entrances to properties would be raised to a level of with external ground levels falling away from the buildings mitigate the risk of surface water flooding to the buildings.

#### **Flood Hazard Rating**

As the Site would not flood in an event of a breach of the Thames tidal flood defences, the EA have confirmed that the Site is at extremely low residual risk of tidal flooding.

There is a risk that the Site could be affected by surface water flooding, however building entrances have been raised above the medium risk (i.e. between 1 in 30 and 1 in 100 probability of occurring) surface water flood levels and the risk of flooding to the building is therefore considered to be low.

#### **4. Impact of Flooding**

Based on the EA's map there would be no impact of flooding to the Site in the event of a breach in the Thames tidal defences.

The potential surface water flooding would have no significant impact on occupants of the building. Occupants of the buildings could therefore simply remain within the building while the surface water flooding dissipates.

#### **Flood Management**

Potential Mitigation Measures As above, the likelihood and impact of flooding on the occupants is negligible, requiring no specific mitigation measures.

However, in line with building standards, electrics and power outlets would be raised up off the floor, providing further mitigation against any unlikely flooding to the building.

## **5. Evacuation Routes**

The Site is not predicted to flood in a breach flood event. Therefore, occupants would be able to remain safe and dry within the buildings during a flood.

Surface water is not likely to affect the Site, but if it does, it is anticipated to be focused on the north around Sandgate Road. Occupants should move towards the south side of the Site to leave.

A detailed evacuation plan is not required as this Site is anticipated to remain dry even in a breach of the Thames tidal defences event.