

# Flood Risk Assessment

51 Whitehall Road, Thornton Heath, CR7 6AF,

October 2023

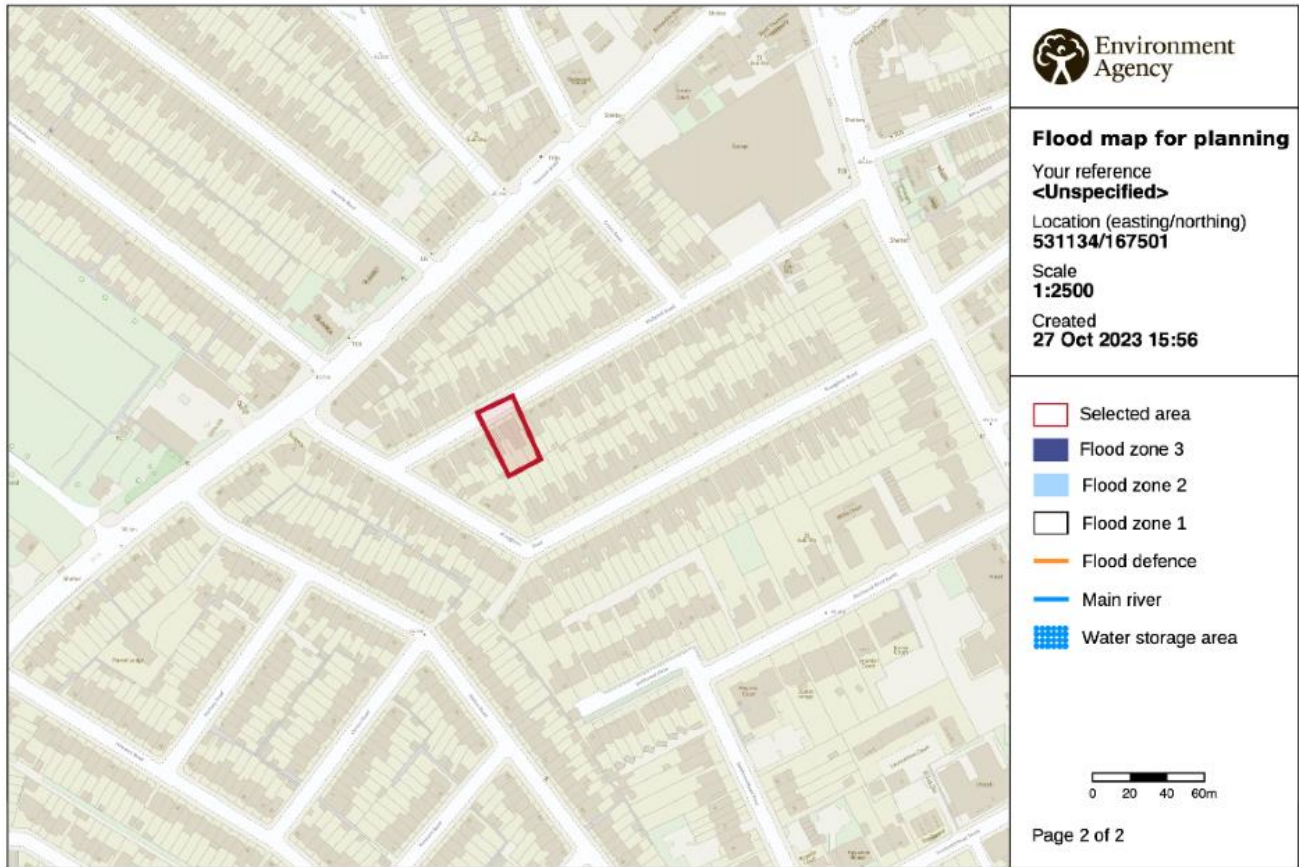
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MM PLANNING AND ARCHITECTURE

**Description:** Alterations to existing flats, erection of single storey side/rear extensions.

The site is located at no. 51 Whitehall Road, Thornton Heath, CR7 6AF,, within the London Borough of Croydon. The development site is located within an area at risk of surface water flooding resulting from heavy rainfall and surface water runoff. This report sets out the risk of flooding from all sources and mitigating measures to reduce future risk.

The site has been identified by the Environment Agency (EA) as being in an area where there is a low probability of flooding (see figure below), defined as Flood Zone 1. As the probability of flooding is low and the proposed residential development is smaller than 250 sqm, no consultation is required with the Environmental Agency.



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Figure 1 - Showing Flood map for planning for 51 Whitehall Road.

The main risk of flooding presented is due to surface water because of heavy rainfall. The possibilities of reducing the risk of flooding can be provided through a new soak away to the rear of the proposed development to ensure suitable drainage from the roof. Ensure that the finished floor level of the extension is elevated above the base flood level, this can be easily done by ensuring that floor levels are no lower than the existing floor levels. This will help prevent flooding during even the most minor flood events. Utilise flood-resistant building materials for the walls, floors, and lower portions of the structure to minimize damage in case of flooding. For example, the use of engineering bricks of classes A and B are seen to be very effective as materials to be used in the walls in preventing water penetration. They also have a much better drying ability and good ratings on the retention of pre-flood dimensions, integrity. Furthermore a good strategy is to be put in place in terms of ensuring high quality workmanship at all stages of construction.