

## FLOOD RISK STATEMENT

Project: 49 Marcet Road, DA1 3AH

Proposal: for 2 x Dwellings (Semi-detached) 4 Bedroom (5 person) with associated parking and landscaping.

Submitted on behalf of the client Mr Shiraz Kamawal.

This proposal follows a previously approved Planning Application ref: DA/22/01522/FUL

## FLOOD RISK STATEMENT

According to the environmental agency government map, the site, 49 Marcet Road, DA1 3AH is in Flood Zone 1, denoted as a low risk, where there is a low probability of flooding i.e. 1 in 1000 chance. Therefore a Flood Risk Assessment is not required in addition to the proposed development being smaller than 1 hectare in Flood Zone 1.

The proposed additional gross external floor area of the new dwellings is approx. 241 sqm. The new pitched roof area, which will be laid to minimum 15 degree fall along with the flat roof fall will drain the surface water effectively into new approved UPVC guttering system and downpipes. The sizes of the rainwater goods will be designed to comply with Approved Document H and BS 6229: 2003.

### Surface Water Management

- **Provision of water butts** – Rain water harvesting barrels will be connected to down pipes at rear of property.
- **A soakaway at least 1 cubic metres in volume**, to be installed in the rear garden, all subject to building control confirmation. Subsequently, this would be built to comply with current building regulations and be located at least 5 metres from any buildings.
- **A drainage channel system (Aco or similar approved)** adjacent to the proposed door threshold will be installed and connected into the new soakaway or existing drainage system. This will also mitigate potential flooding risk.

Based on the general assessment of the potential SuDS measures, it is proposed that a water butt will be implemented in the rear garden in order to improve the surface runoff from the site. It is understood that as a result of the proposed development there would be minimal increase in impermeable area. As such, there will likely be negligible change in the surface water runoff rate under post-development conditions.

The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk.

The map below shows that the site lies within a low to medium surface water flood risk zone.





**Flood map for planning**





Your reference

**49 Marcet Road, DA1 3AH**

Location (easting/northing)  
**553271/174705**

Scale  
**1:2500**

Created  
**15 Dec 2022 16:41**

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

