

2 BEATRICE AVENUE, SW16 4UN

EXTEND EXISTING SINGLE STOREY REAR EXTENSION

HOUSEHOLDERS PLANNING APPLICATION

FLOOD RISK ASSESSMENT

2 Beatrice Avenue is located within the borough of Croydon and lies within an area where surface water flooding can occur after heavy rainfall.

The Environment Agency requires simple Flood Risk Assessments when proposing extensions or alterations to domestic properties.

It is proposed to extend an existing a single storey rear extension to the property by 1.8m.

The house is semi-detached with suspended timber floors at upper floor levels and ventilated suspended timber floors at ground floor level.

Walls are of a solid brick construction.

Floor levels within the proposed development will be set no lower than existing levels and flood proofing on the proposed development has been incorporated as follows:

- all sockets will be at 450mm above the finished floor level
- internally a cement/lime plaster render will be used
- gaps around pipes will be sealed
- gaps around doors and walls will be well sealed
- doors will be well fitted

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

The property has a front drive finished in paving slabs with a small flowerbed alongside.
The rear garden is mainly laid to lawn with a patio area behind the house.

The lawn in the rear garden and soft landscaping area at the front allow rain water to easily soak into the subsoil.

The extended roof over the extension will be designed to efficiently direct surface water to enter into the existing drainage system.

Therefore, our proposals will not increase the flood risk to the property nor the surrounding area.