



# 38 Bradbourne Road

Flood Risk Assessment

February - 2024

# Project Details



## **Application Site:**

38 Bradbourne Road  
Sevenoaks  
TN13 3PY

## **Resi Address:**

29 Albert Embankment  
London  
SE1 7GR

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# 1. Introduction & Context

## Description of Development

Ground floor side infill, floor plan redesign and all associated works at 38 Bradbourne Road, TN13 3PY.

## Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

## Site Location

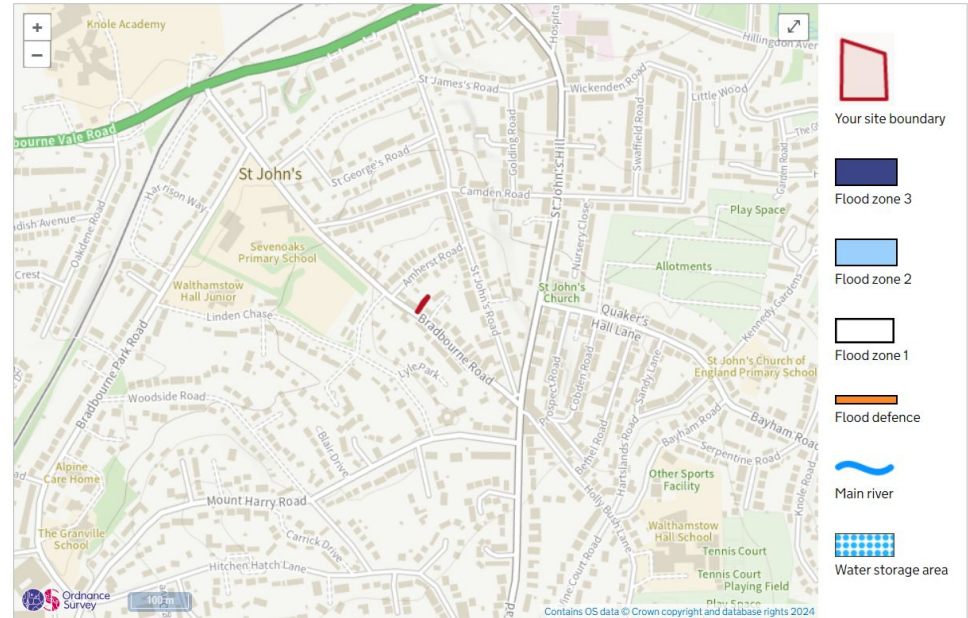
The site is located in Flood Zone 1. The property is currently, and will remain, in residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of:

- Less than a 0.1% chance of flooding from surface water
- Less than a 0.1% chance of flooding from streams or rivers, or coastal flooding.

# 2. Site Analysis

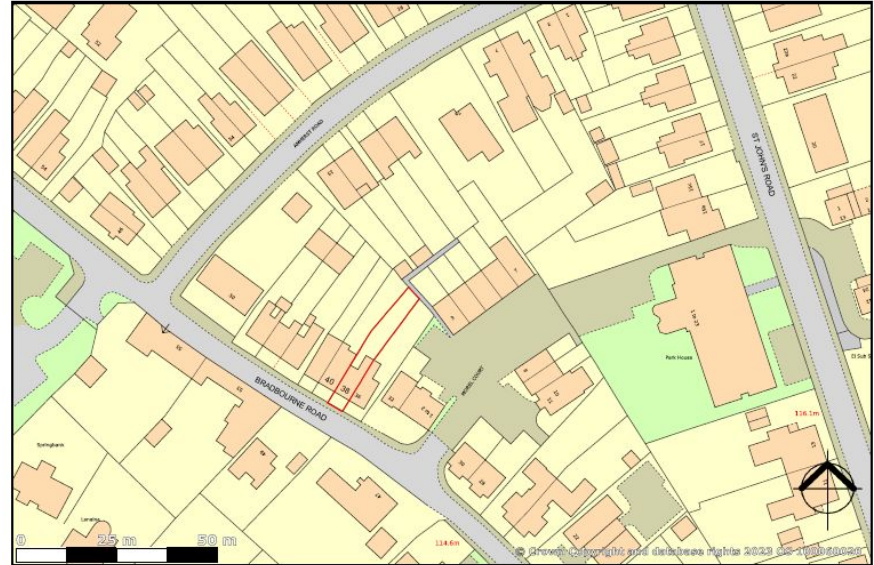
## 2.1 Flood Risk Map



► What the flood map shows

# 2. Site Analysis

## 2.2 Site Location Plan



created on edozo

Plotted Scale - 1:1,250

## 2. Site Analysis

### 2.3 Site Photographs



Front view



Rear view



# 3. Mitigation Measures

## Assessment

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features opposite:

## Mitigation

- The FFL will not be altered
- The existing exterior ground level will not be altered.
- The proposed windows will be sealed to protect from the elements.
- Electrical services will run through the ceiling and the walls rather than the floors.