



63 Hamilton Avenue

Flood Risk Assessment
February - 2024

Project Details



Application site:

63 Hamilton Avenue
Pyrford
Surrey
Woking
GU22 8RU

Resi address:

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3rd Floor
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1. Introduction & Context

Description of Development

Proposed first floor side and rear extension, roof alterations, garden annex, floor plan redesign and all associated works at 63 Hamilton Avenue, GU22 8RU

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.

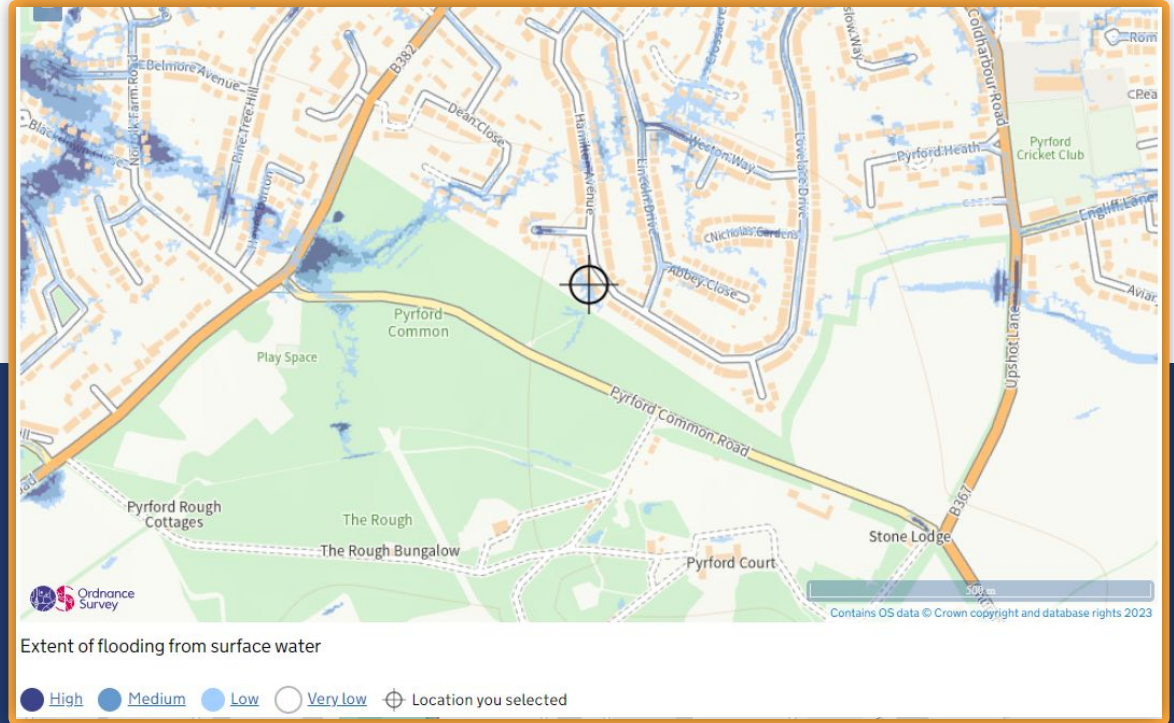
Site Location

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 between 0.1% and 1% chance of flooding from surface water (**low risk**), and an annual probability of less than 0.1% chance of flooding from rivers and the sea (**very low risk**).

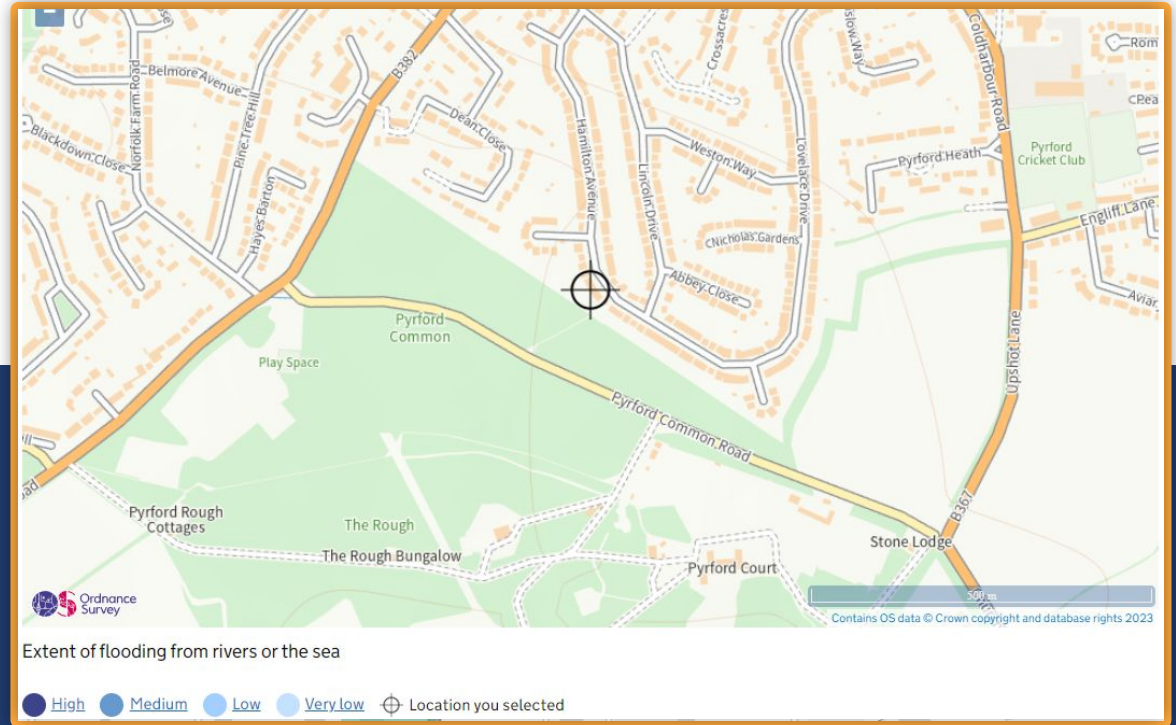
2. Site Analysis

2.1 Flood Risk Map - Surface water



2. Site Analysis

2.1 Flood Risk Map - Rivers and the sea



2. Site Analysis

2.2 Site Location Plan



2. Site Analysis

2.3 Site Photographs



Front view



Rear view

3. Conclusion

Conclusion

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:

- The internal finished floor level of the annex will be higher than the external ground level immediately outside the doors.
- Hard surfaces will not be significantly increased.
- The proposed doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.