6 Ashbrook Road, Old Windsor, Berkshire, SL4 2LS:

Full Planning Application:
to The Royal Borough of Windsor & Maidenhead:

Proposed Single Storey Rear Extension

Flood Risk Assessment

for Mr & Mrs Rodgers

1St April 2024 – Planning Application

Ian Benbow, RIBA Chartered Architect.
Old Windsor

This Document:

Version	Purpose	Date
1.00	Issue to RBW&M for Full Planning Application Purposes.	1st April 2024

This Property was built in 1955 and has NO Planning History.

It is proposed to demolish the existing original Garage and the existing Conservatory at the rear of the property.

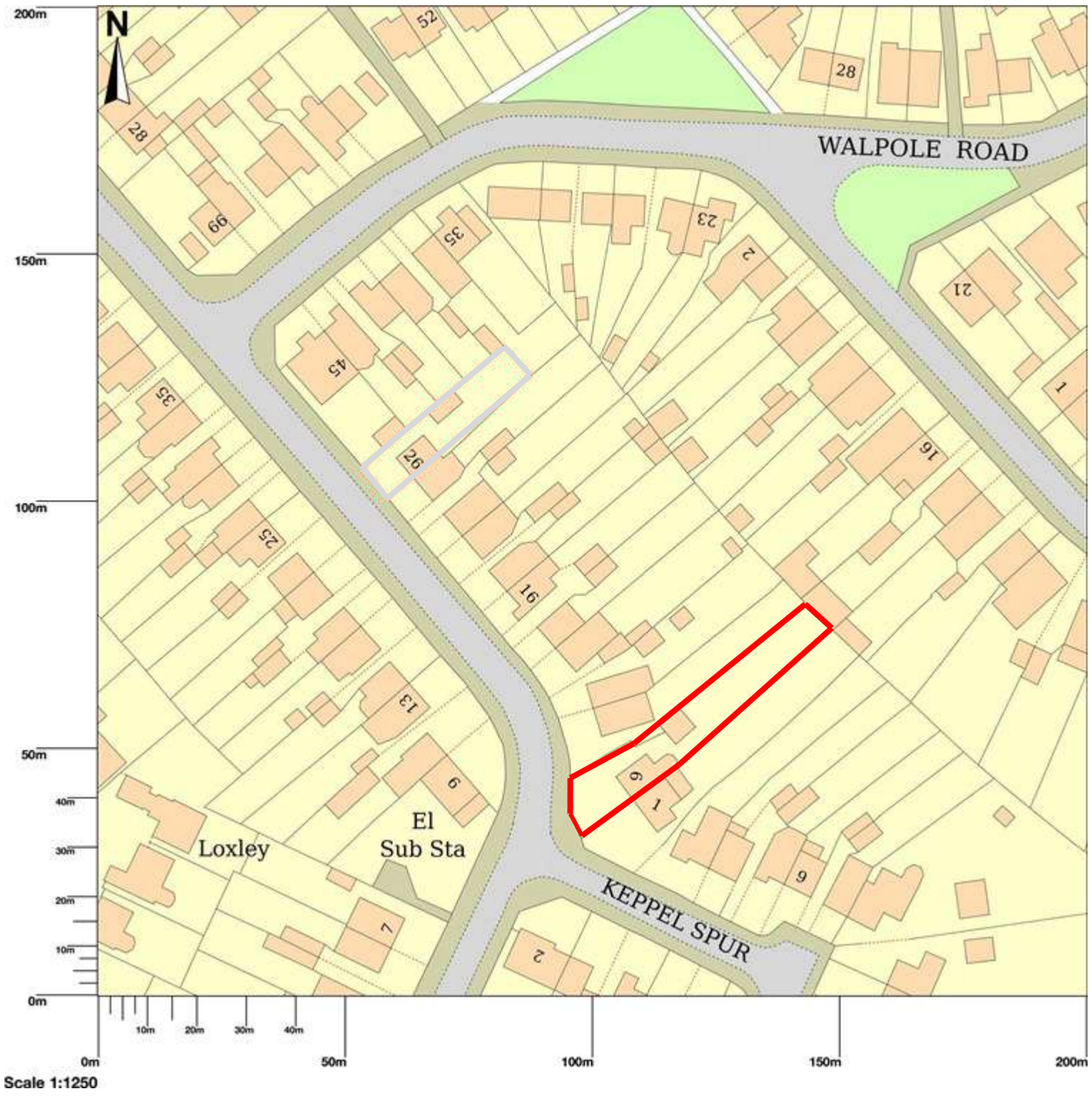
Extend the existing Ground Floor to create new Kitchen & Utility Room Accommodation.

The Finished Floor Level is to match the existing house.

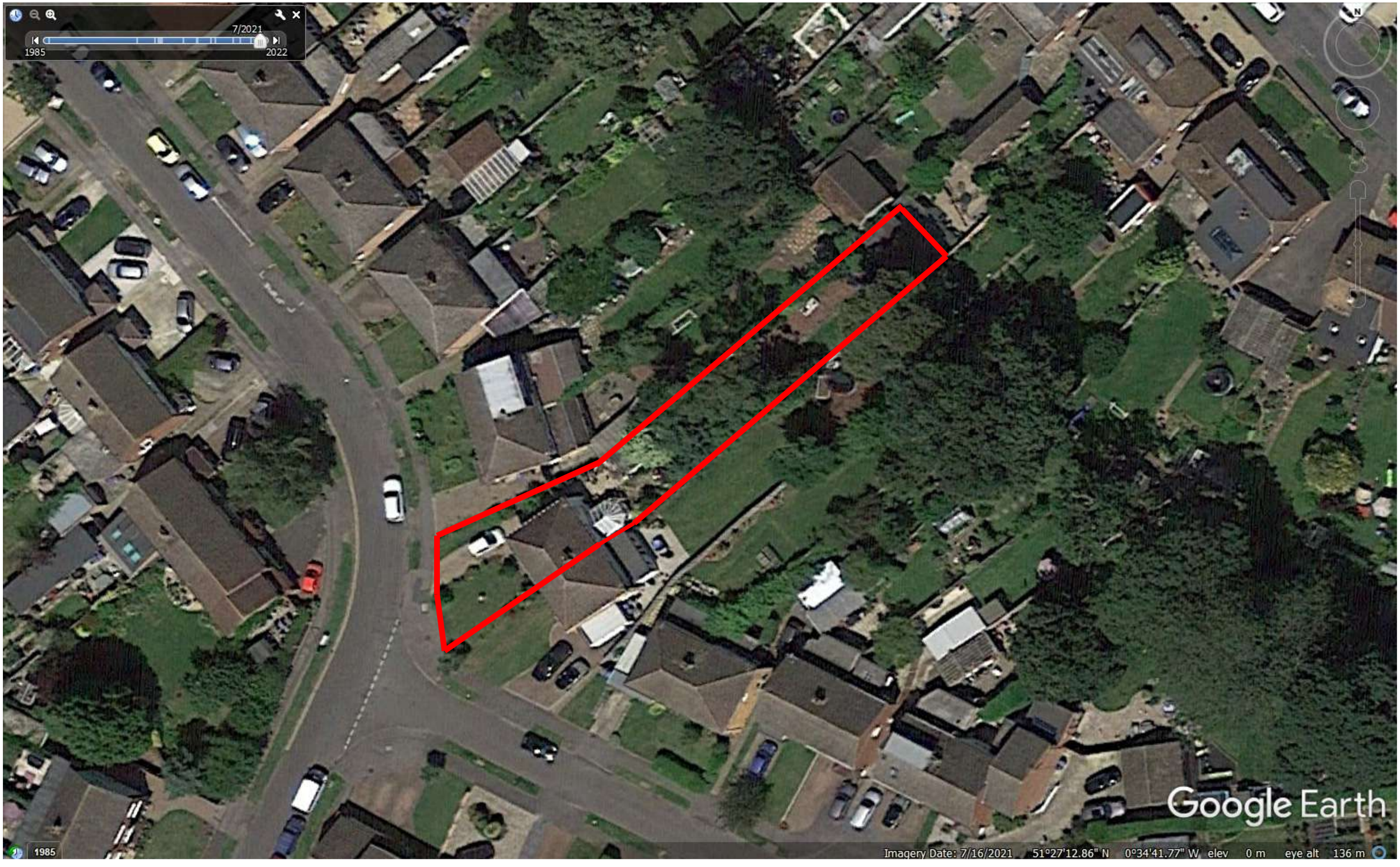
6 Ashbrook Road is within Flood Zone 3 – An area with a high probability of Flooding.

The House & Grounds were NOT Flooded in the most recent floods of February 2014 or January 2024:

Site Location Plan: Scale 1:1250 @ A3



Map area bounded by: 498754,173632 498954,173832. Produced on 27 June 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4b/uk/817233/1104789



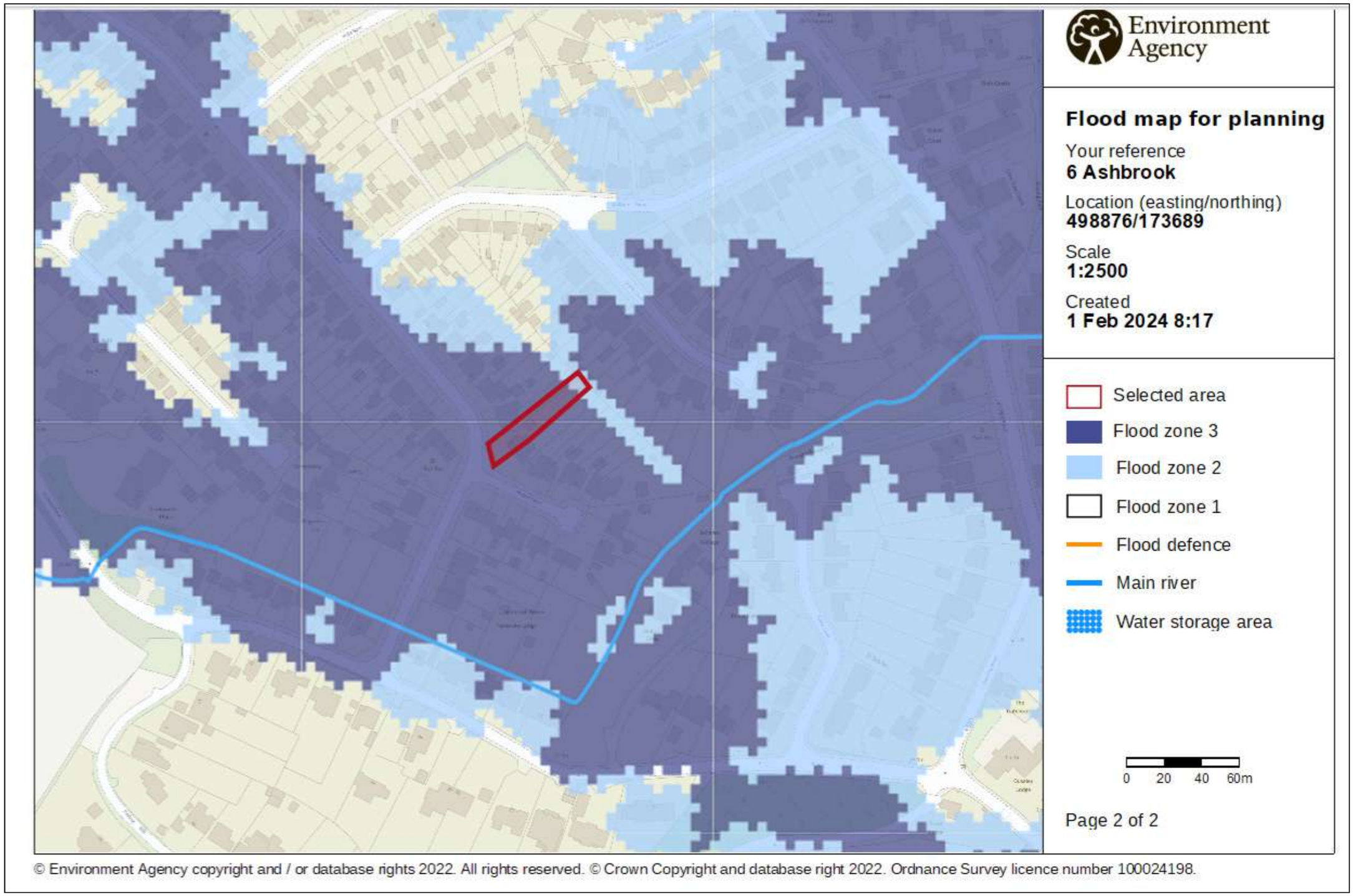
6 Ashbrook Road, Old Windsor : Site Location : Aerial View:

6 Ashbrook Road, Old Windsor :

Proposed Block Plan :

1:500 @ A3

Flood Map for Planning:



Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
6 Ashbrook	**498876/173689**	**1 Feb 2024 8:17**

Your selected location is in flood zone 3
– an area with a high probability of flooding.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

6 Ashbrook Road, Old Windsor :
Existing Ground Floor Plan & Site Layout :
1:100 @ A3

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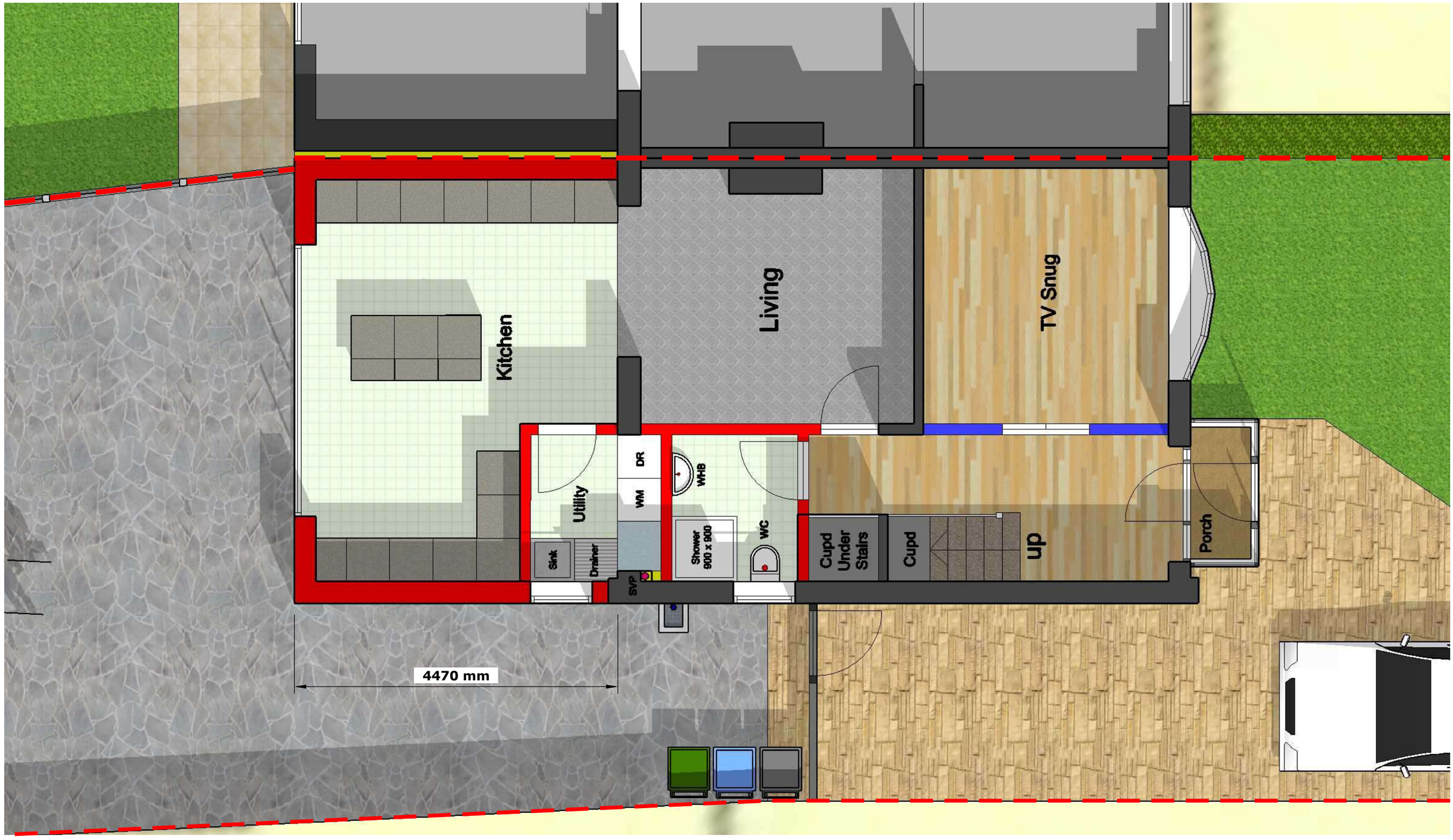

6 Ashbrook Road, Old Windsor :

Proposed Ground Floor Plan :

1:50 @ A3

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No 1 Keppel Spur

6 Ashbrook Road

6 Ashbrook Road, Old Windsor :
Proposed Rear - East Elevation :
1:50 @ A3

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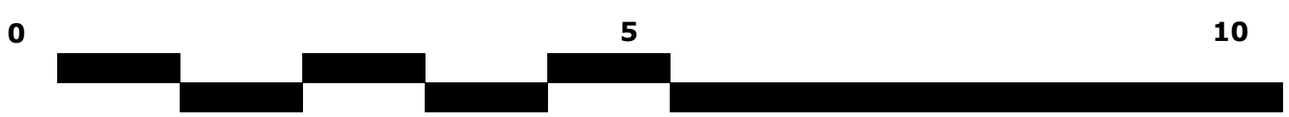
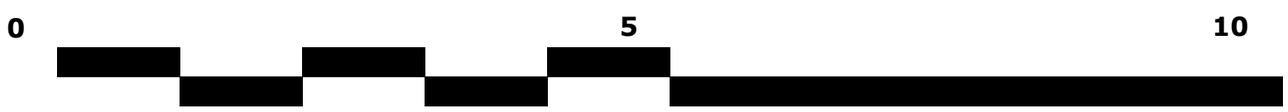


6 Ashbrook Road, Old Windsor :
Proposed Side - North Elevation :
1:50 @ A3



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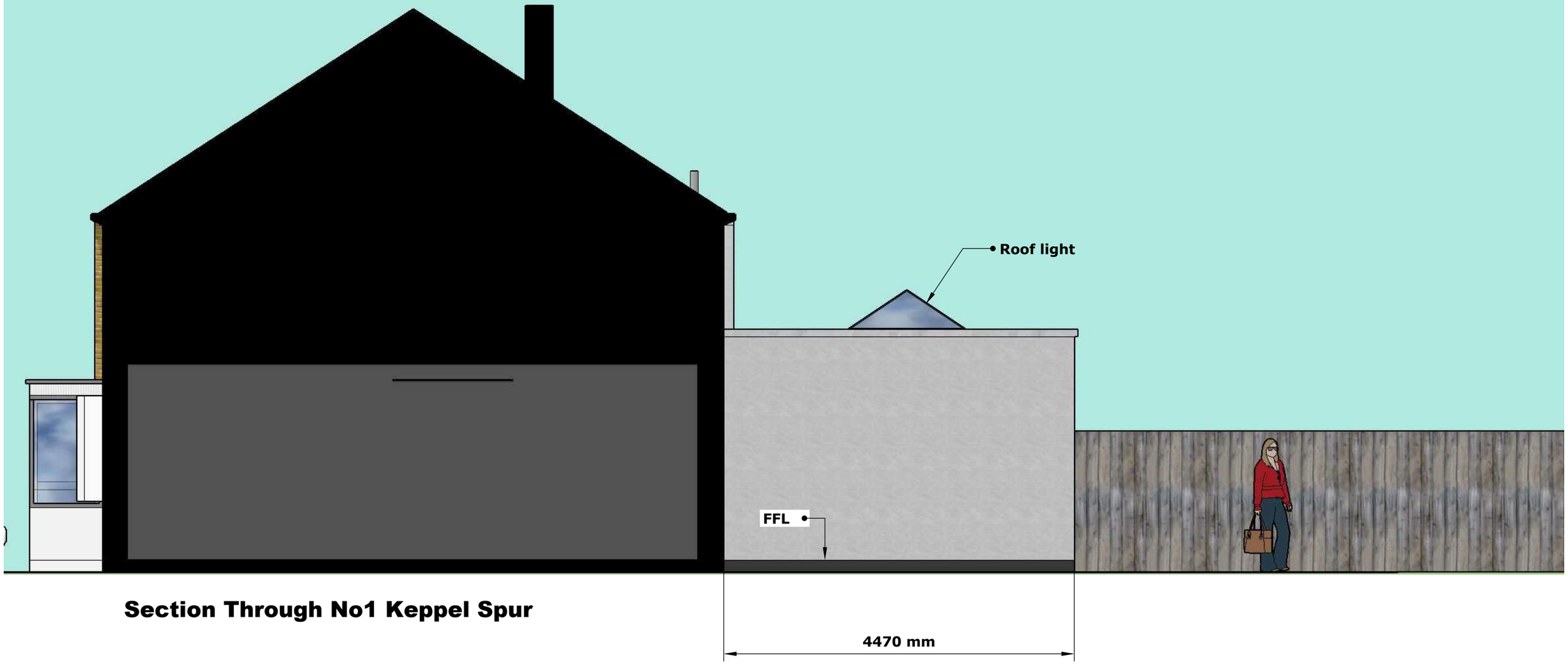

Section Through No1 Keppel Spur

6 Ashbrook Road, Old Windsor :
Proposed Side - South Elevation :
1:50 @ A3

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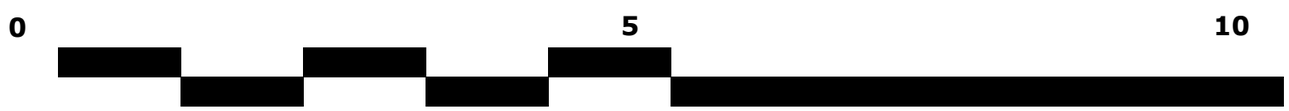


Existing & Proposed Ground Floor Gross Floor Areas:

Existing House : Gross Floor Area = 50.500 m²

Existing Conservatory : Gross Floor Area = 10.900 m² (to be demolished)

Existing Garage : Gross Floor Area = 9.00 m² (to be demolished)

Total Existing Accommodation : = 70.400 m ²

Proposed Extension:

Single Storey Rear Extension : Gross Floor Area = 27.500 m ²

Existing to be demolished (Minus) - 19.900 m ²

Gross Net Floor Area Gain = 7.600 m ²

On 8th February 2022 RBW&M adopted The new Borough Local Plan & Policy NR1 is now relevant when considering proposed development in areas at risk from flooding.

In order to comply with paragraph 167 of the National Planning Policy Framework (NPPF) 2021 and Adopted Policy NR1 of the Borough Local Plan, a site specific Flood Risk Assessment is required to demonstrate that the proposed development would not lead to an unacceptable increase in flood risk.

Paragraph 167 States:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
The Proposals are for a single storey rear extension.
The net increase in Gross Floor Area to the property is 7.600 m ^{2}.

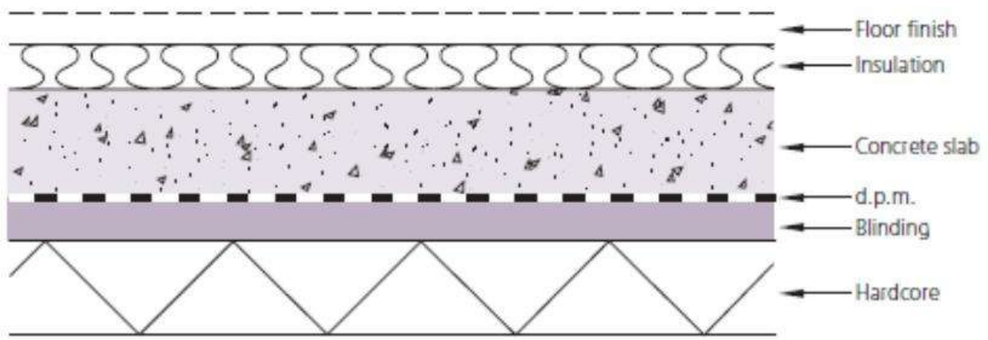
b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; Ground Floor Levels are to match the existing house floor levels.

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
Drainage as per existing.

d) any residual risk can be safely managed;
The property is Single Household Use, and in the event of a Flood Alert the means of escape will be managed by the family.

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
Means of Escape will be via existing routes out to Ashbrook Road.

Figure 6.4 Ground-supported floor – Preferred option



- Hardcore bed at least 100mm thick of well compacted inert material, blinded with fine inert material to provide a smooth base
- Damp proof membrane of polythene at least 1200 gauge
- Concrete slab at least 150mm thick
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and skirting boards.

It is proposed in this planning application that the following general principals are adopted:

- **Floor levels will match (ie NO lower than the exiting house).**
- **Low permeable bricks to be used.**
- **Engineering bricks to be specified up to DPC level.**
- **Ground floor inner skin to be Aircrete blocks.**
- **Concrete blocks used below ground to form foundation should be sealed with an impermeable material.**
- **Mortars below DPC to be 1:3 (cement : sand)**
- **Mortars above DPC to be 1:6 (cement : sand)**
- **Ground supported concrete floor slab to be specified. Min 100mm. Not suspended i.e. NO air vents.**
- **Hardcore & blinding to be 'well' compacted.**
- **Damp Proof Membrane (DPM) – Impermeable polythene membrane to be minimum 1200 gauge.**
- **Overlaps of min 300mm and taped. Lapped to DPC.**
- **Floor insulation to be closed cell type.**
- **Windows / Doors Sealed Aluminium external framed doors.**
- **All opening to be adequately sealed to the fabric of the house. i.e. waterproof mastic.**
- **Non return valves to drainage services to prevent back-flow.**
- **Electrical services to be installed above flood level.**
- **Communication wiring to be suitably insulated.**