
27, HOWARD ROAD, SOUTH NORWOOD SE25 5BU

Flood Risk Assessment.

The property is a semi-detached house outside the Borough's Conservation Areas. It is not in an area designated as a flood risk by the Environment Agency. It is also in an area identified as at 'very low risk' from surface water flooding. Please refer to attached appended information. The proposal is for the erection of a two storey side extension, plus single / two storey extension to the rear.

Surface Water Flooding.

The Environment Agency publishes mapping information showing site specific risks for Flood Risk from surface water – the Environment Agency mapping for this site for both flood risk and surface water flood risk is attached.

The map overleaf shows all levels of risk from surface water flooding from dark blue (high risk) to light blue (low risk). The red circle indicates the property. As can be seen, the overall site includes areas of low, medium and high risk of surface water flooding.

Surface Water Drainage.

The area of the development is currently largely occupied by an existing house with impermeable surfaces (the existing driveway). The proposals include the replacement of the driveway, however the currently impermeable surface will be replaced by a permeable solution. The creation of the side / rear extension will create a small net increase in impermeable roof surface – however this will be drained to a water butt (with an overflow linked directly to the existing drainage network). The floor level within the extension is above the maximum external surface level. The remainder (and vast majority) of the garden is entirely laid to lawn, shrubbery and other permeable surfaces; as such the effect of the development on surface water drainage will be negligible. The rainwater from the existing building roof drains to the existing drainage network.

The parking and approach areas, as well as any external terrace, will be constructed of permeable materials and the applicant will install a water butt to provide rainwater for gardening purposes improving the existing situation. As such, there will be no increase in surface water runoff rate/volume post-development.

Please don't hesitate to contact me if you need any further details or clarification.

Yours faithfully,

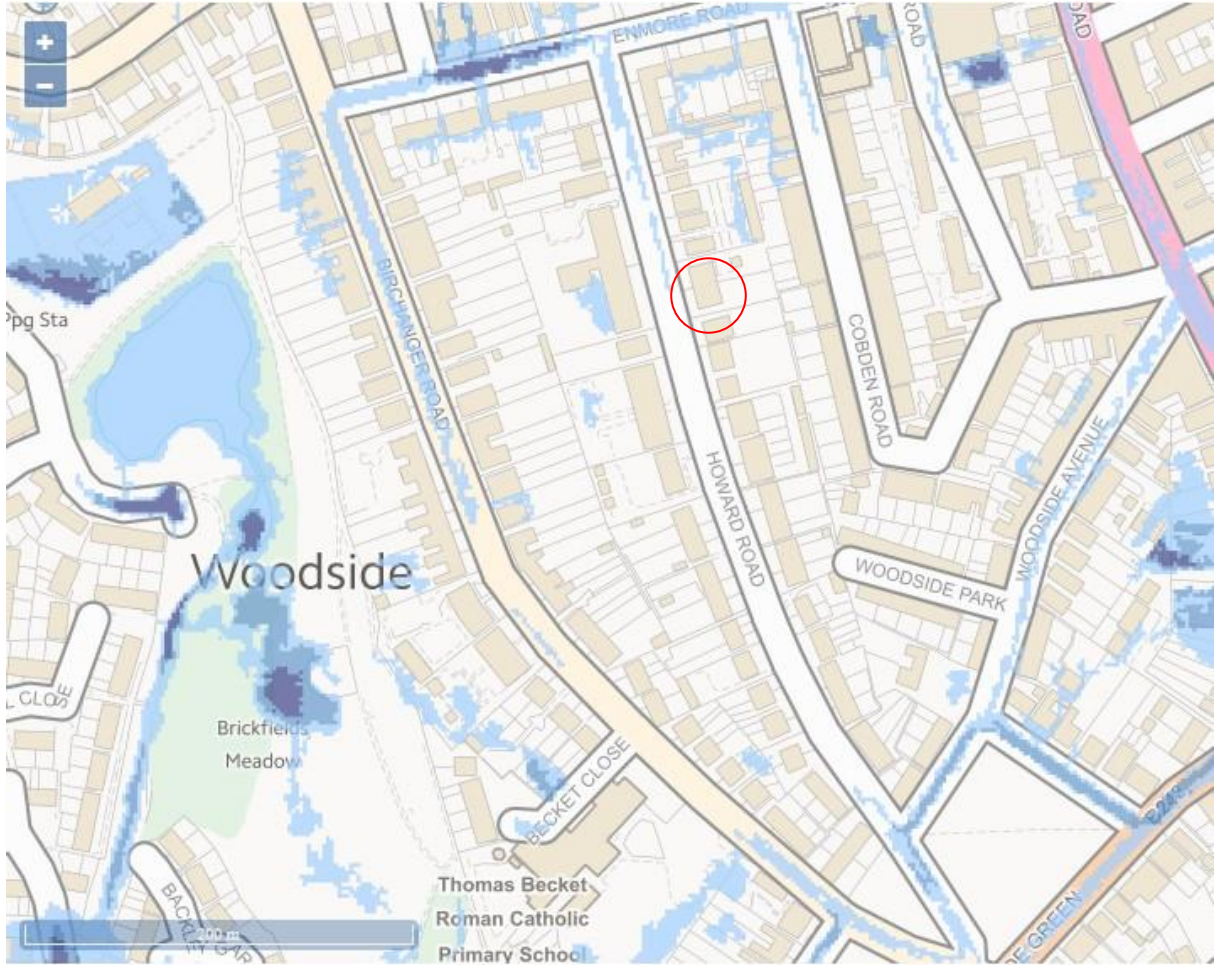
Jim Hutcheson

Jim Hutcheson
Director



JH Architecture

Surface Water Flood Risk Map: 27 Howard Road, South Norwood SE25 5BU



Extent of flooding from surface water

- High
- Medium
- Low
- Very low
- ⊕ Location you selected