

## **FLOOD RISK ASSESSMENT**

to accompany a householder application for  
extensions to the existing dwelling

at

**1 Tudor Lane**

**Old Windsor**

**SL4 2LF**

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1. This Flood Risk Assessment (FRA) has been prepared in support of an application for a two-storey side extension, ground and first floor side and rear extensions and the addition of front ground floor bay windows at 1 Tudor Lane, Old Windsor SL2 2LF. It is required in order to comply with the provisions of Adopted Local Plan policy NR1 which requires that within designated Flood Zones 2 and 3 development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.
2. The EA's flood map for planning confirms that the application site is within flood zone 2 and hence has a medium probability of flooding from rivers and the sea.
3. Extant planning permission 22/01671/FULL already grants consent for the two-storey extension proposed to the southern side of the existing dwelling. The officer report in respect of that approved extension stated that the floor levels of the proposal would match the existing dwelling and would be no lower than the existing dwelling. In addition, sufficient mitigation measures have been proposed within the assessment. The proposal would therefore not be considered to harm the flood zone. Those same mitigations are proposed here.
4. The only additional ground coverage proposed in this application is the ground floor extension to the rear of the existing double garage. That additional ground coverage will measure 7.2m x 4.8m and will also be constructed at the finished floor level of the existing dwelling.

5. The following and additional specific mitigation measures will be adopted in the proposed construction;

- All proposed finished floor levels to match the existing house, approx. 300mm above external ground level
- Engineering brickwork to be used from top of trench fill concrete C25 foundation to underside of damp proof course.
- Outer skin of cavity walls to be in brickwork of low permeability, but matching existing house as closely as possible.
- Inner skin of Thermalite Aircrete blockwork.
- Mortar mixes to be 1:3 (cement:sand) below DPC level and 1:6 above DPC.
- Site to be stripped of all topsoil ready for a bed of clean crushed concrete hardcore, well compacted and sand blinded.
- Floor slab to be minimum 150mm and ground bearing, not suspended.
- A damp-proof membrane of 1200 gauge polythene to be used, with overlaps of min. 300mm and taped. Ensure a good lap achieved at junction of DPM to DPC.
- Floor insulation and cavity wall insulation to be of closed cell type.
- All new doors and windows to be sealed PVC type with easy closers.
- Waterproof mastic to be used around all door and window openings.
- All electrical services to be installed above floor level and plug sockets a min. of 750mm above floor level.
- Communication wiring to be suitably insulated.
- Non-return valves to be fitted to drainage services to prevent back flow.
- Water efficient fittings and appliances to be used throughout.
- Rainwater run off to go to a water butt with tap.

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- Where possible permeable paving and soft landscaping will be used around the built form footprint.
6. In light of the foregoing it will be evident that the development will not itself, or cumulatively with other development, materially:
- a. impede the flow of flood water
  - b. reduce the capacity of the floodplain to store water
  - c. increase the number of people, property or infrastructure at risk of flooding
  - d. cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere.
  - e. reduce the waterway's viability as an ecological network or habitat for notable species of flora or fauna.