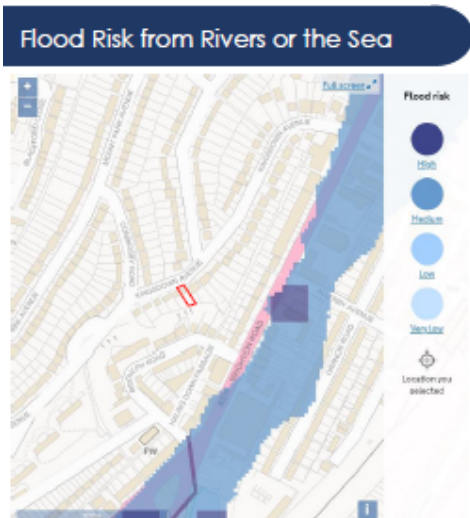


Flood Risk Assessment
For a single storey rear extension at 53 Kingsdown Avenue, London, CR2 6QJ.

This FRA Statement has been prepared by JND2 in support of the Planning Application for; Erection of single rear extension at 53 Kingsdown Avenue, South Croydon, Surrey, CR2 6QJ and should be read in conjunction with the accompanying plans.

The site is located at the number 53 of Kingsdown Avenue, a residential street in South Croydon. Its surroundings are characterised by a variety of properties, with detached and semi-detached dwellings dominating the immediate and wider proximity. This property is a 3 bedroom semi-detached house, in a dense residential area located near Brighton Road (A235). There are also a number of buses serving Brighton Road (A235) providing access to other town centres



The site does not fall within an area of flooding in relation to flooding from Rivers or the Sea (address outlined on environmental agency map.) There is an area to the East and South of the site that has a 'medium' risk of flooding from rivers and the sea. However, this is a suitable distance from the dwelling to not have an impact. As such, this should not be considered a concern.

Flood Risk from Reservoirs



The site does not fall within, or in close proximity to an area of flooding in relation to flooding from Reservoirs (address outlined on environmental agency map.) As such, this should not be considered a concern.

Flood Risk from Surface Water



The site sits in close proximity to an area of 'low' and 'medium' flood risk in relation to flooding from surface water. There is an area of 'high' flood risk located to the east and to the south. This has been considered so as to have a minimal impact on the proposal.

The proposal includes the Erection of single storey rear extension as such, the total surface area of the dwellings will increase. Any flooding from surface water on the new roof will be directed to a new soakaway located a minimum 5m from the property, with enough capacity to meet the requirement of the additional roof space. Any rain water from the roof will be released into existing foul-water or surface-water networks. This will be discharged by way of condition. Any foul water will be discharged into the existing foul water sewers.

Overall, through appropriate consideration the proposal is deemed to be acceptable with regards to risk of flooding. The site is not located within an area of risk of flooding from reservoirs, rivers or the sea. Therefore, the concern for these can be ignored. The site is located in close proximity to an area of 'low' risk of flooding from surface water. However, through careful design, for example by the inclusion of a suitable sized soakaway, the proposal will be both functional and sustainable.