

FLOOD RISK ASSESSMENT

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PROPOSED: Single Storey Rear Extension

CLIENT: Mr Sujan Upreti

SITE: 25 Greenacre Place
Hackbridge
Wallington
Surrey SM6 7EG

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1.0 INTRODUCTION

This Flood Risk Assessment is prepared on behalf of the applicant to accompany the planning permission application for proposed erection of single storey rear extension at 25 Greenacre Place, Hackbridge, Wallington, Surrey SM6 7EG

Application site is a double storey mid-terraced residential property with the residential surroundings. The application site is within the flood risk zone 3.



2.0 BACKGROUND INFORMATION

The Assessment for the planning application supports for a residential extension to create a spacious accommodation for single family and will maintain the same internal floor and DPC level.

The external walls are brick and block built.

Drainages are connected to the appropriate manholes.

Airbricks are provided at the front and back of the application site.

The external finishes will be matched to the existing wall finishing and are immune to flood damage.

The internal floor will have same level with threshold of 150 mm external ground level.

3.0. DISCUSSION

Constructing a building in such a way that although flood water may enter the building its impact is reduced and elements that are damaged by flood water can be easily repaired or replaced.

Appropriate DPC to be provided to prevent flood risk

External Wall: Materials for external walls are to be low permeable with matching to the existing. The gaps made on the external walls/floor for the services such as cables, telephone lines are to be sealed with foam.

The existing airbricks are to be covered permanently.

External Door: External doors are to be UPVC Flood doors and door frames are to be sealed.

Window: All the external windows are to be minimum of 1.0 m above the finished floor level and also to be sealed around.

Toilet: Toilets and sewer pipes are to have non- return valve.

Pathway: Pathways are to have permeable paving surface.

Electrical fittings: The electrical fittings such as operating switches, electrical sockets, circuit breakers, RCDs and the like therein are to be raised.

Compensatory Flood Storage:

1500x1500x1000 soak away will be constructed 5.0 m away from the new external wall subject to soil type. It is to be (BRE digest 365) with honey combed brickwork.

SUMMARY

The proposed extension is to be not below the existing floor level and is well above the ground level ranging 100-150mm.

The proposed extension is to be maintain the same level of the existing floor level.

The property is not located within a Flood Risk area (as shown in the map provided).

There is no river within 20m of the application site.

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