

FLOOD RISK ASSESSMENT REPORT

115 Orchard Avenue Croydon CR0 7NL

The property stated above falls within the Flood Risk Plain. This represents the 1 in 1000 year probability flooding. Of the properties with the Flood Zone 1, only 15% are rated at having a significant likelihood of Flooding. This is taken into account within the presence of rainfall, rise of river levels or climate change. Therefore the Site proposed for development has a Low chance of Flooding.

There is only a small increase of water level, therefore reducing the expectation of Flooding.

The Existing Ground Level form River Level is noted at 46.33m. The predicted Flood Level expected to be 43.08m in 100 years, this indicates the Proposed Finish Floor Level of 47.68m (Ground to FFL – 1.35m) is more than 300mm above the predicated Flood Level. Therefore, there is a minimum chance of Flooding expected.

It has been found, the property is a substantial distance above the existing River Level. This indicates there is only a small chance of flooding from River. Additionally, River levels nearby are also much lower than the indicated Ground Level. With the property (FFL) being on high land, Flooding from Rivers and or Sea would not have any significant implications.

As the property is within a Flood Zone 1, there is a Low to Moderate Risk of Flooding expected.

This indicates the level of River Water has decreased/maintained ensuring minimal impact on Properties within Flood Zone 1. As the proposed Site is more inland, the chances of Flooding are minimal.

With respect to the obtained figures and information, we believe the property in discussion will not be affected during the rise of river level and flooding. Alternatively, the property has adequate means of escape and emergency access.

Also, at the site is already above the River Level, there is a minimal risk of Flooding from River Level. Many of the nearby properties have been developed in similar ways by providing additional habitable space following extensions.

- The Proposed Floor Level is a Min. 300mm above 1:100 year flood level. Elevations clearly indicate that the extension is more than 300mm above the floor level.
- There is an existing DPC and Damp proof course throughout the Ground Floor for prevention.
- The proposed works is an extension to the Ground Floor Rear and Side Extension.
- It can be considered that the risk of flooding is fairly low. These matters accords with the flood mapping data prepared by the Environment Agency, whereby Croydon is identified as a flood risk zone 1, which is based on an extreme river flood of 1 in 100 years, which equates to only a 1% chance of flooding in any 1 year.

- Assessing the risk and mitigating design & constructional methods proposed above, we believe the Existing property and Proposed alterations to be suitably protected.