

FLOOD RISK ASSESSMENT

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Property Description

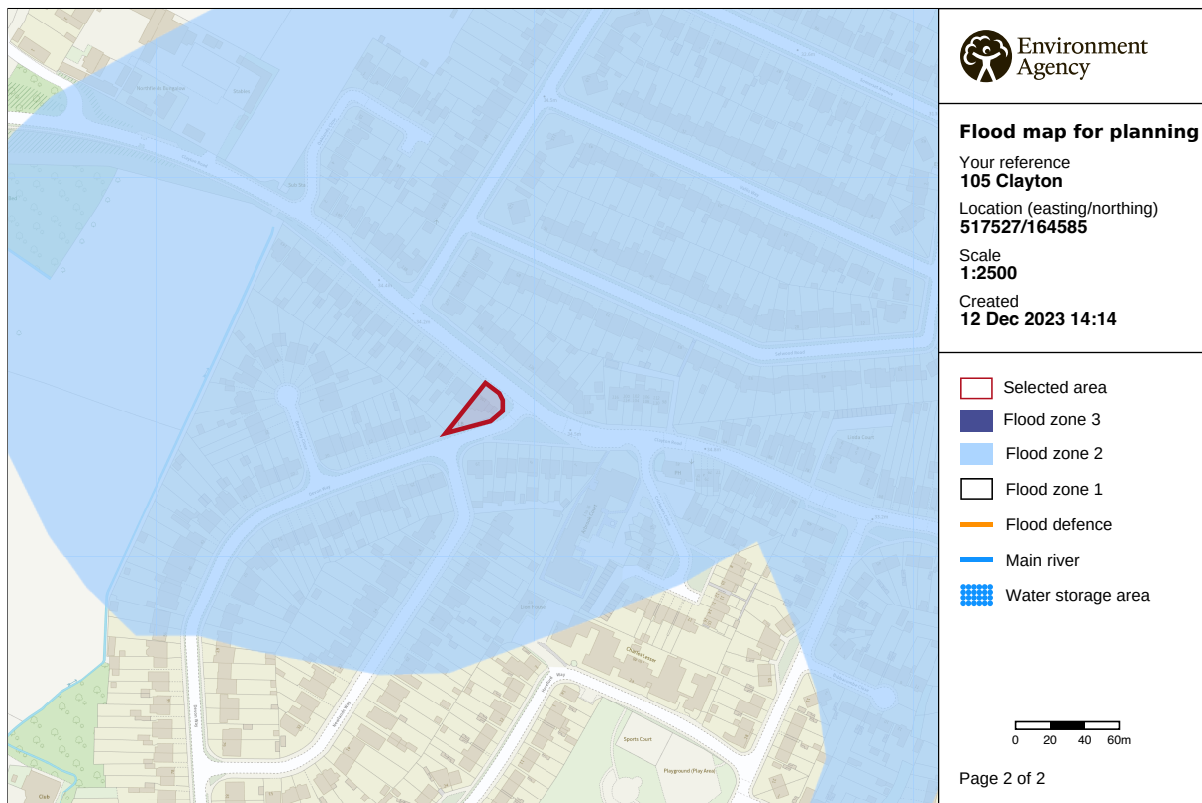
105 Clayton Road, Chessington, KT9 1NW is a 1930's built 2 storey 3 bed detached house with a single storey side extension.

Proposed Development

The proposed is for a ground floor single storey side extension as shown on the Block Plan. The lifetime of the development is assumed to be 100 years.

Site location

The property is located in a flood zone 2 - medium risk of fluvial flooding greater that 1 in 1000 annual probability of flooding but less than a 1 in 100 annual probability. The risk of flooding from surface water within a 15 metre radius of this property is high. This means a flood risk greater than 3.3% each year. The risks of both flooding from reservoirs and groundwater is unlikely in this area. The Environment Agency map and the Flood Map For Planning website shows the property is in Flood zone 2 for flooding from rivers and sea.



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Map showing location on 105 Clayton Road, KT9 1NW showing flood risk from rivers and sea.

Surface water flood risks

Periods of long and intense rainfall can cause the ground to become saturated and waterlogged as the ground cannot hold any more water. This causes surface water flooding as the rain has to flow overland instead. It is also the case when the ground becomes dry and baked during summer as rainwater is unable to infiltrate through the hard soil. With climate change predicted to bring warmer and wetter weather, surface water flooding is expected to increase.

Managing and Mitigating Flood Risk

Finished floor level to be no lower than the existing. The new floor will be a solid concrete slab with damp proof membranes. All materials will be water resistant where applicable.

Electrical sockets to be no lower than the existing ones. They will be set above the expected flood levels and no less than 450mm above finished floor level. All electrical services to run up the walls and through the ceiling.

Rainwater harvesting butt will be installed to mitigate surface water flooding if possible and does not conflict with on-site parking.

A soakaway will be installed to the rear of the property to further mitigate surface water flooding and in case there is no Thames Water surface water draining system or is insufficient. Building Control and Council to confirm on site prior to initiating the works.

A 'personal flood plan' as devised by the Environment Agency would benefit the householder as a positive measure to minimise damage due to flooding and can be found online.

Route to safer ground

The quickest route out of the flood zone and to the nearest higher ground is via the rear entrance of the property and proceed up Devon Way until you are clear which is approx 2~3 hundred metres.

