

FLOOD RISK ASSESSMENT.

LOCATION: 15 Holmsley Road – Borehamwood WD6 1FU

PROPOSAL: GROUND FLOOR GARAGE CONVERSION TO HABBITABLE BEDROOM AND REPLACEMENT OF GARAGE DOOR WITH NEW WINDOW OPENING WITH INFILL BRICK FAÇADE TO UNDERSIDE OF THE WINDOW PANEL TO SINGLE DWELLING FAMILY HOUSE.

The site:

The property defined as a family unit within a modern residential estate located in Borehamwood area and defined as a terraced modern dwelling.

The EXISTING areas of the premises as follows:

Residential Building: Net internal floor area:

Ground Floor Level: 75m-sq (existing garage net internal area: 19m-sq)

First floor level: 70m-sq

The PROPOSED areas of the premises as follows:

Residential Building: Net internal floor area:

Ground Floor Level: 75m-sq (proposed converted garage net internal area: 19m-sq)

First floor level: 70m-sq

All other areas to ground floor levels remain unchanged under the proposal which is replacing current garage internal areas into habitable areas.

The changes to site will be limited to internal areas without any new extension and increasing footprint of premises. The proposed floor internal areas use remains unchanged under proposed scheme as C3-use for a single dwelling house. The rear garden designated to house provide gross area: 95m-sq. The existing site is accessible from main front entrance via main road. The rear garden at present consists of hedges and local planting serving existing house. The area is predominately a residential usage. As shown in the attached map, I can confirm that the area of the site is located in Flood Zone 1. This information was provided by Environment Agency Department.

The proposed scheme is to carry redevelopment of the site to convert the garage area as new bedroom areas. As part of the proposed scheme, the proposed ground floors' internal finish level will be at 300mm above external level at the external level to the rear garden. Therefore the new houses will be designed to overcome the flooding & local surface water drainage. Based on Environment Agency Data, the site is located in the flood zone 1 as shown on the map

The Proposal:

It is proposed to carry garage conversion to habitable room to the family house of the residential building in order to enlarge the habitable area and make the better use of current areas as part of residential dwelling.

The new habitable room finish floor level to be at the same level as the main kitchen floor area and it will not be altered by the new scheme. Therefore the new area FFL will be at 300mm above the external level at the rear garden and front entrance will not be altered by the proposed works to the main road.

The flood levels within the proposed development will be set no lower than existing levels & flood proofing of the development has been incorporated where applicable. Details of the flood resilience & resistant techniques are given below & attached as sections & plans for the new scheme, in accordance with “Preparing for floods” (ODPM 2003). The given details & specifications are generated in compliance with Building Regulations & British Standards as well as Environment Agency Guidelines.

- (i) The proposed floor levels will be as existing and above external level by minimum of 300mm. The floor level is more than 300mm above external level.
- (ii) Providing damp proof coarse at min. 150mm above external level & providing gullies at the corners of the building to discharge the surface water into existing system. The drainage scheme will be submitted to Thames Water as part of Build over Agreement & Approval prior to construction.
- (iii) Providing cavity wall construction with air bricks below DPC level & using Airbricks covers as given in EA documents. The external walls consist of facing bricks & cavity (100mm) insulation with inner block wall & plastered. All brick works to have pointing & repair to the existing façade in order to minimize any seepage. Providing Lime based plaster over water resistant render such as sand/cement render.
- (iv) The proposed floor to the garage conversion areas will be insulated over current beam and block concrete floor with void to under side of the existing concrete floor for cross ventilation. It is proposed to use insulation to achieve required thermal resistance. The floor board to be WBP plywood which has better resistance to water.
- (v) All windows & openings to be adequately sealed at the edges & in compliance to British standards.

All workmanship & designs are carried out in accordance to British Standard & Building Regulation’s approval.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
520096/197254

Created
20 Apr 2024 11:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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



Flood map for planning

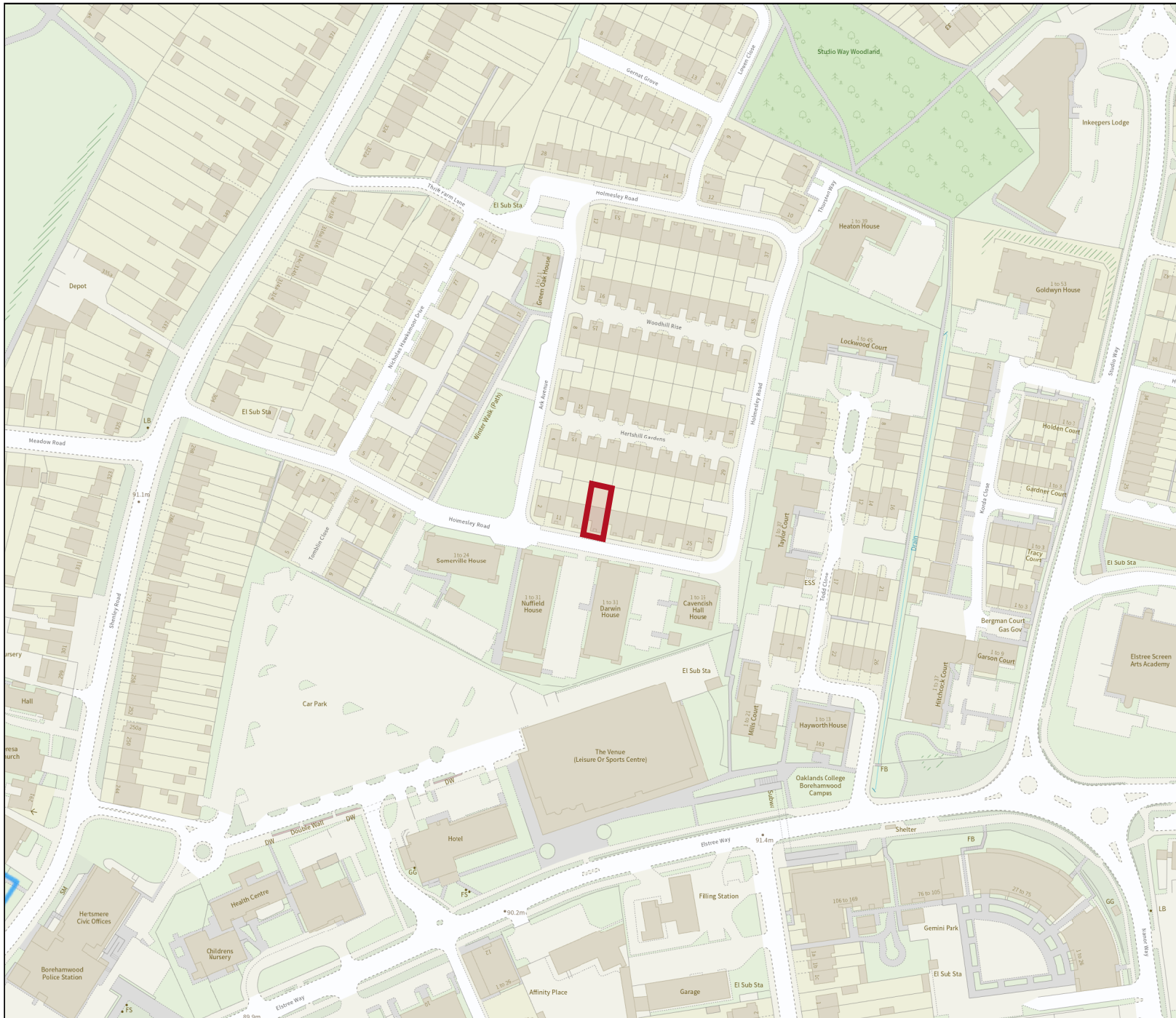
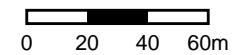
Your reference
<Unspecified>

Location (easting/northing)
520096/197254

Scale
1:2500

Created
20 Apr 2024 11:59

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.02 ha.

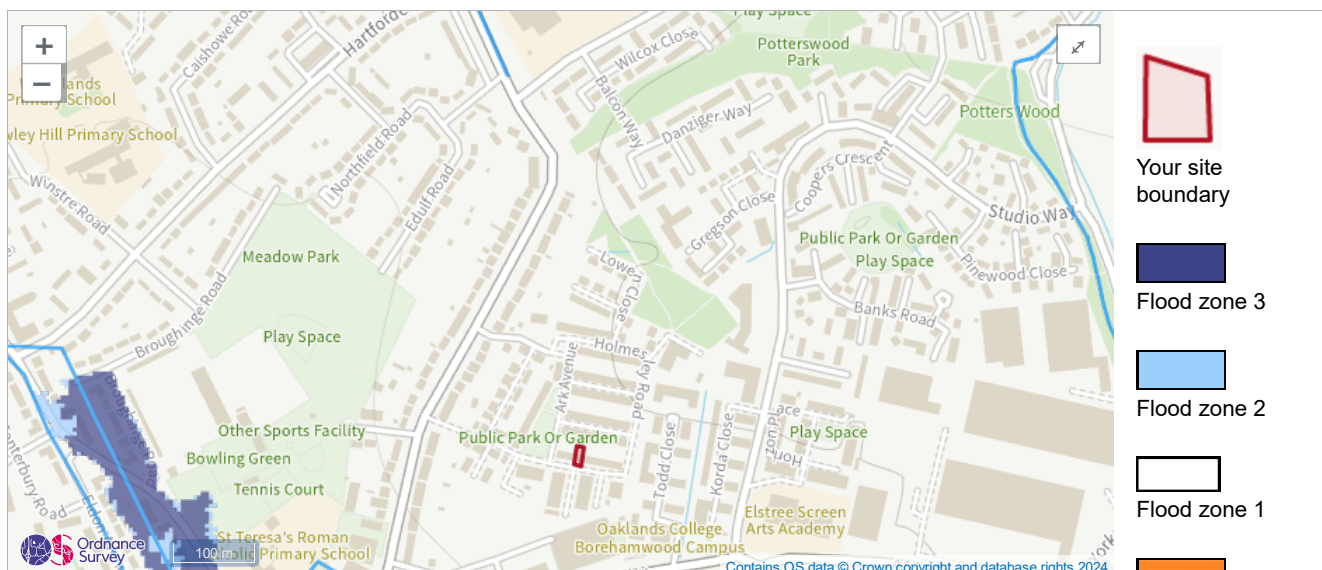
Find out more about [flood zones and what they mean \(/flood-zone-results-explained?zone=FZ1\)](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk \(https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?eastings=520096&northing=197254&map=SurfaceWater\)](https://check-long-term-flood-risk.service.gov.uk/long-term-flood-risk/map?eastings=520096&northing=197254&map=SurfaceWater)
- Hertsmere planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Flood defence



Main river



Water storage area

► [What the flood map shows](#)

Download the flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- a water storage area (also likely to be flood zone 3b in the SFRA)

► [Add a reference to the flood map and set the scale](#)

Download this flood map (PDF)

Decide what you need for your planning application

You only need an FRA in flood zone 1 when one or more of these points apply:

- the development has a site area of 1 ha or more
- it's in an [area with critical drainage problems \(https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems\)](https://www.data.gov.uk/dataset/d10fb8e5-f3af-48c1-a489-8c975b0165de/areas-with-critical-drainage-problems)
- the local planning authority's SFRA shows it'll be at increased flood risk in future
- the site is at risk from other sources of flooding and its development would increase its vulnerability classification

Order flood risk data for rivers and the sea

To request flood risk assessment data for this site, contact the Environment Agency team in Hertfordshire and North London at hnlquiries@environment-agency.gov.uk

Your email should say that you are requesting flood risk assessment data (also known as a product 4) and include:

- the address
- a map showing the site boundary

As your selected location is in Flood Zone 1, it is likely that there will be no extra data available.

Get help deciding what flood risk information you need

Email the Environment Agency team in Hertfordshire and North London at: hnlquiries@environment-agency.gov.uk.

Change the location

- [Redraw the boundary of your site](#)

- [Search for a different location](#)

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