



Ground floor flat, 44 St Francis Road, SE22 8DE
Flood Risk Assessment
April - 2024

Project Details



Client Property Address:

Ground floor flat
44 St Francis Road
London
SE22 8DE

Resi Address:

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Introduction & Context

Description of Development

Proposed ground floor rear wraparound extension, internal alterations and all associated works at Ground floor flat, 44 St. Francis Road.

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

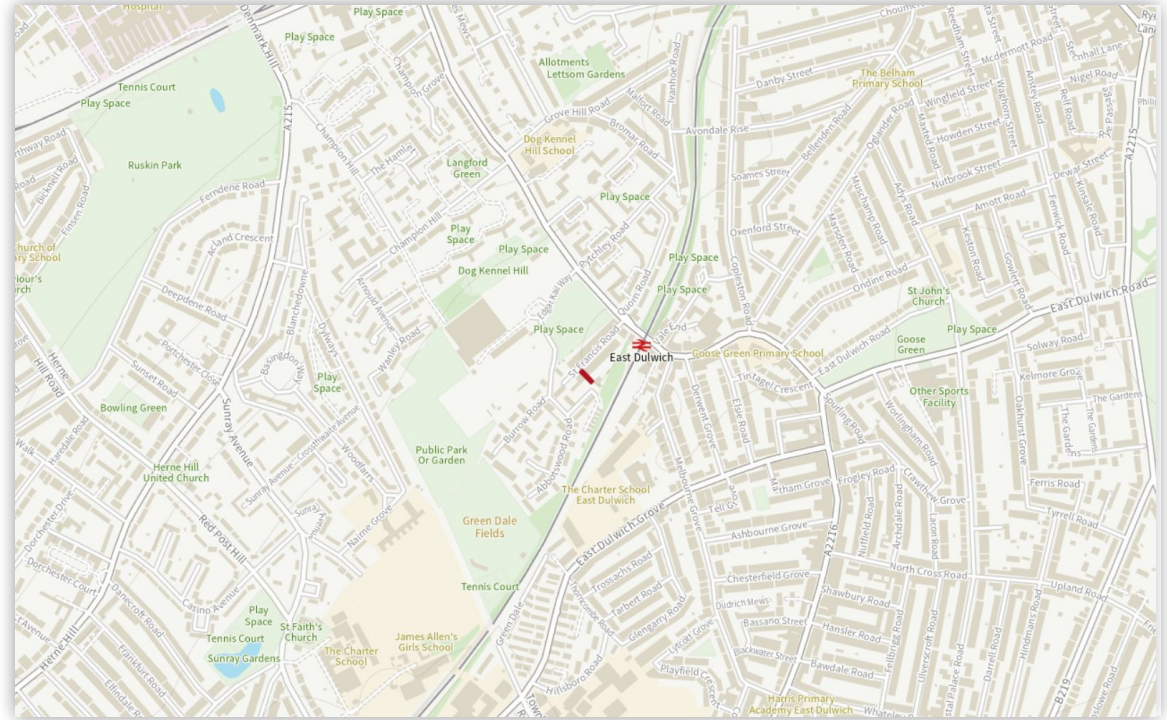
Site Location

The site is located in Flood Zone 1. It is in an area benefiting from flood defenses, as indicated by the Environment Agency Flood Map for Planning. The property is currently, and will remain, in residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of greater than 3.3% chance of flooding from streams or rivers, or coastal flooding.

Site Analysis

2.1 Flood Risk Map



Site Analysis

2.2 Site Photographs



Front view



Rear view

Mitigation Measures

Assessment

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features opposite:

- The proposed finished floor level of the new ground floor extension will be consistent with the existing.
- The existing exterior ground level will not be altered.
- Hard surfaces will not be significantly increased.
- The proposed sliding doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.