

Flood Risk Assessment

Site Address: 1 Rectory Road, UB3 2JJ

Project: Proposed first floor rear extension and internal redesign.

Date: February 2026

1. Introduction and Site Location

This Flood Risk Assessment (FRA) accompanies the planning application for the proposed development at 1 Rectory Road. The site is situated within Flood Zone 1, which is defined as land having a less than 1 in 1,000 annual probability of river or sea flooding.

The property is currently in residential use and will remain so following the development. Under the National Planning Policy Framework (NPPF) guidelines, residential use is classified as 'More Vulnerable' with an expected lifetime of over 100 years.

2. Policy Context

This assessment has been prepared in accordance with:

- National Planning Policy Framework (NPPF)
- Flood Risk and Coastal Change Planning Practice Guidance (PPG)
- Environment Agency (EA) Guidelines for Planning Applications
- EA Flood Map for Planning

The assessment was compiled by qualified environmental professionals to ensure the proposed extension does not increase flood risk to the site or the surrounding area.

3. Flood Risk Mitigation & Design

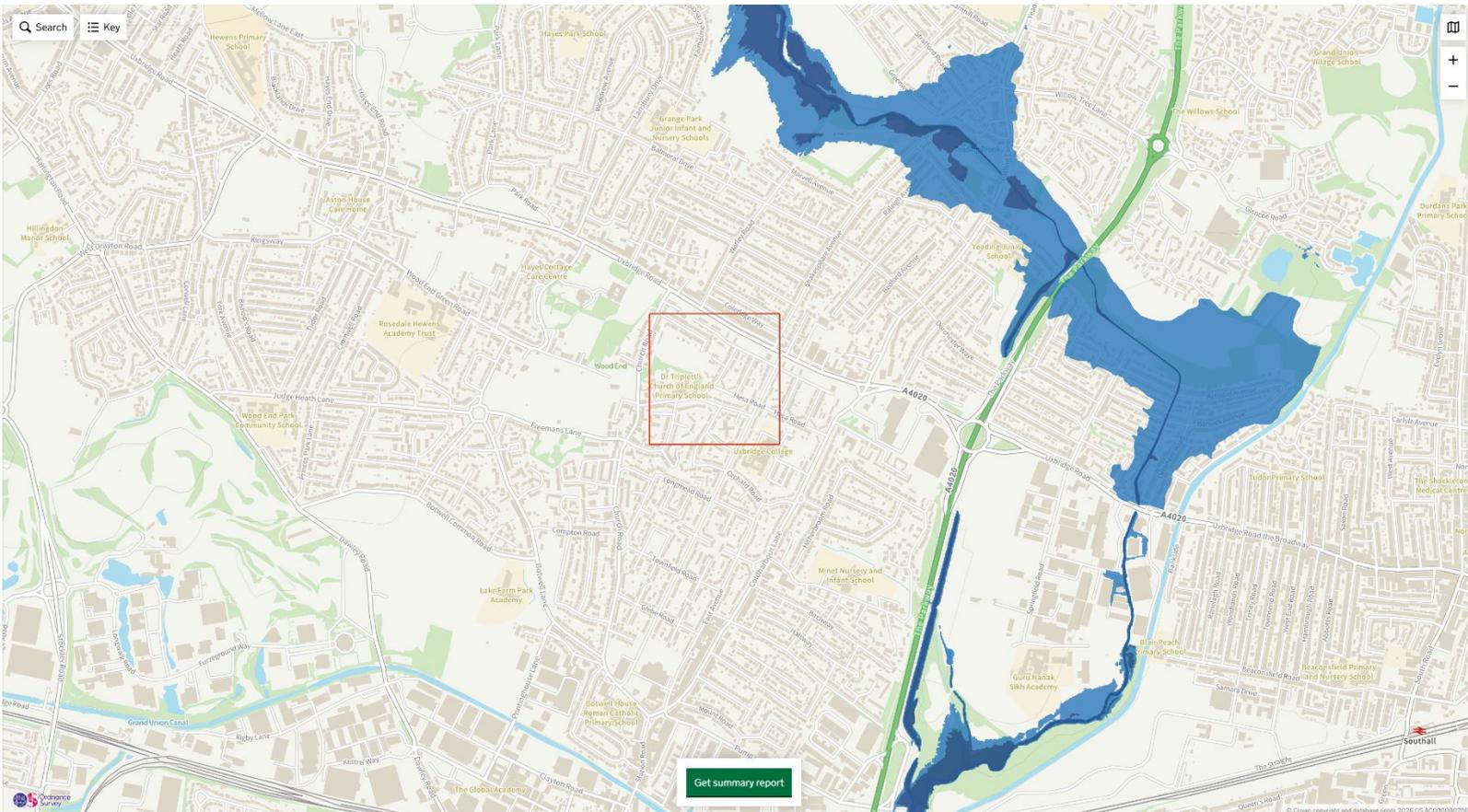
While the site is in a low-risk zone, the following flood resistance and resilience measures have been integrated into the design to manage residual risk and surface water runoff:

Feature - Mitigation Strategy

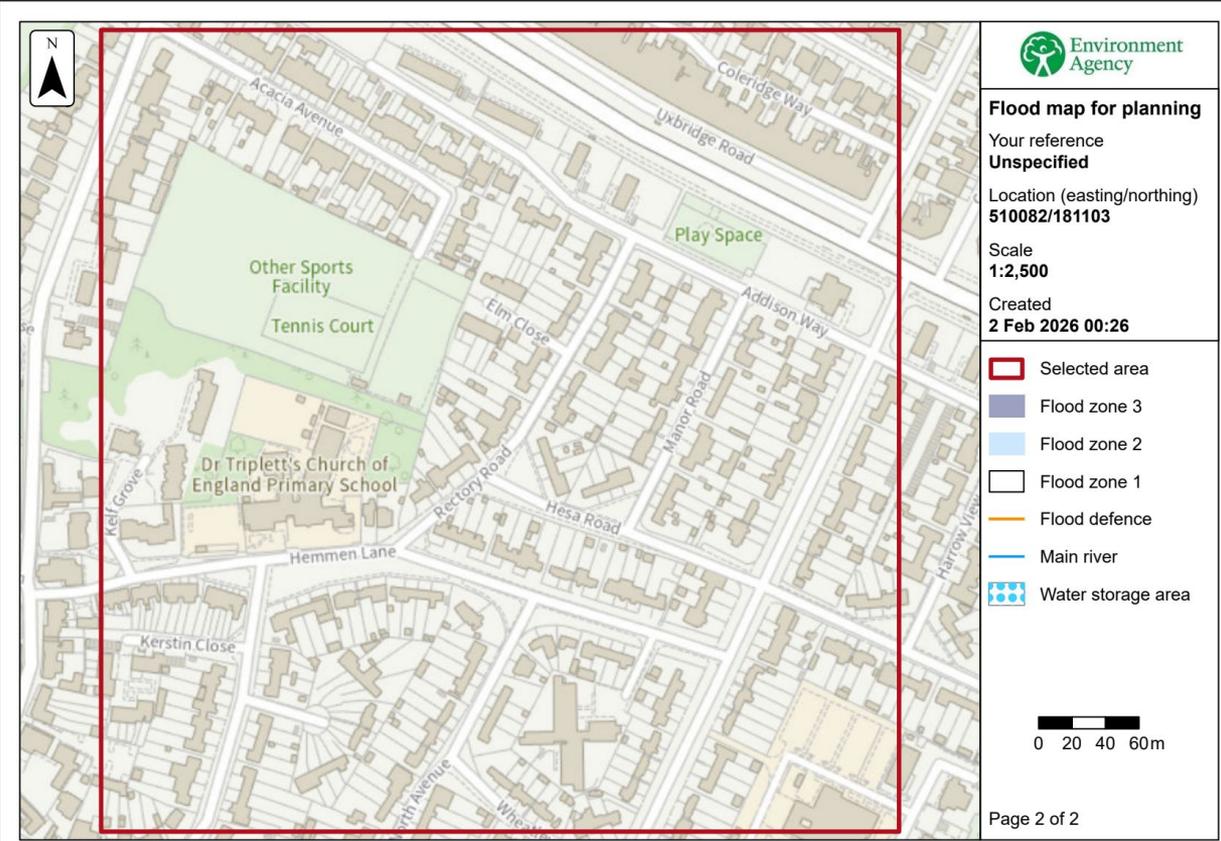
Floor Levels	Finished Floor Levels (FFL) of the new extension will be set no lower than the existing ground floor levels.
Ground Topography	The existing exterior ground levels will remain unaltered to preserve natural flow paths.
Permeability	Hard surfaces will not be significantly increased; sustainable drainage principles will be applied.
Building Fabric	Use of flood-resilient materials including stainless steel ties, lime-based plaster, and rigid insulation.
Waterproofing	Lapped DPC/DPM membranes and sealed Crittall-style doors to prevent water ingress.
Services	Electrical circuitry will be routed through walls and ceilings rather than underfloor voids.
Drainage	Installation of Aco drains and surface water channels where necessary to manage runoff.

Flood Risk Map

- Get a boundary report**
- Edit
 - Delete
- Datasets**
- Flood zones 2 and 3
 - Surface water
 - None
- Climate change**
- Present day
 - 2070 to 2125
- Map features**
- Water storage
 - Flood defence
 - Main Rivers



Flood Risk Map



3. Conclusion

- The flood risk at 1 Rectory Road has been thoroughly evaluated against national and local policy. Given that the site is located in Flood Zone 1 and incorporates robust resilient construction techniques, the proposed development is considered safe.
- The project will not increase the risk of flooding elsewhere and meets the requirements of the NPPF. We conclude that there are no flood risk grounds upon which to object to this planning application.