

FLOOD RISK ASSESSMENT

(Householder Development within an area not benefiting from flood defences)

231A Joel Street, HA5 2PJ

Planning Portal Reference: PP-09139425

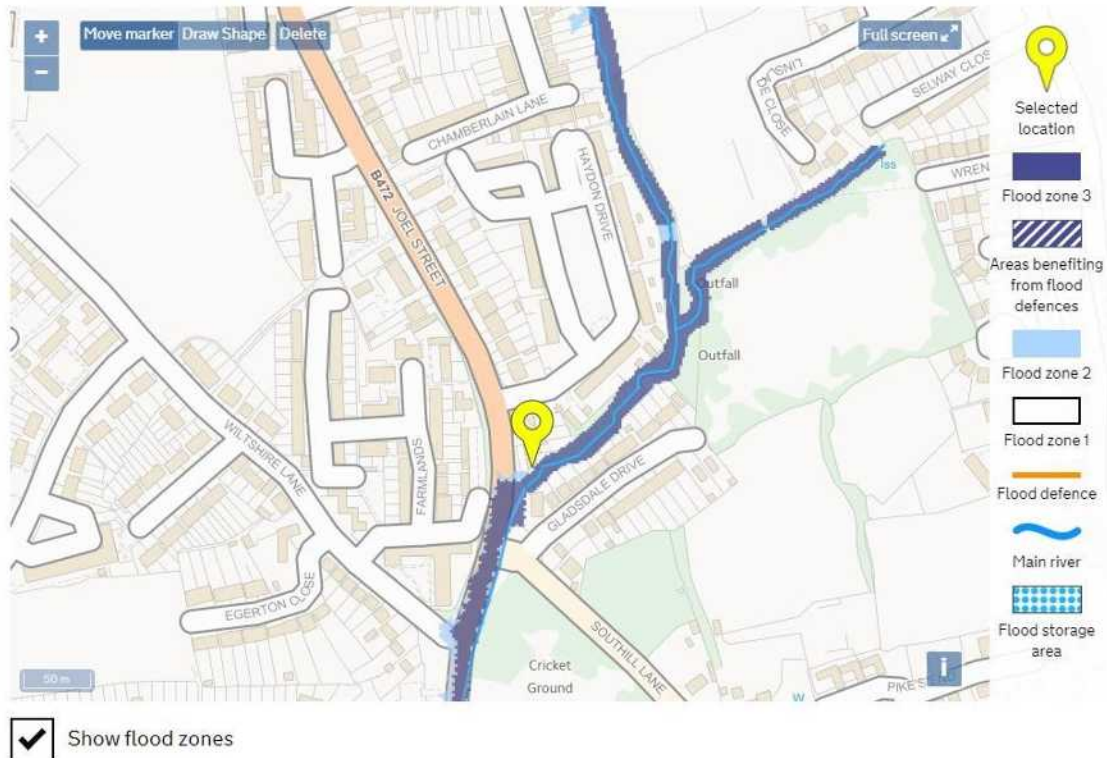
The proposed development consists of a garage conversion, ground floor internal alterations and first floor rear extension to a detached property.

The site is located in Zone 3 and is in a high flood risk area which is indicated on the Environment Agency website and the interactive flood map in Map 1. According to the Environment Agency there is a 0.1 to 1 in 100 chance of flooding per year.

According to Map 2 there is a low risk from the surface water, although very close to medium and high risk. Map 3 shows there is medium risk from the surface water in the street.

Considering the probability of a flood occurring is high, we have proposed the following flood resistance techniques to minimise risk to the property and its surroundings. These are in accordance with the guidance provided in Planning Policy Statement 25 - 'Development and Flood Risk Practice Guide'.

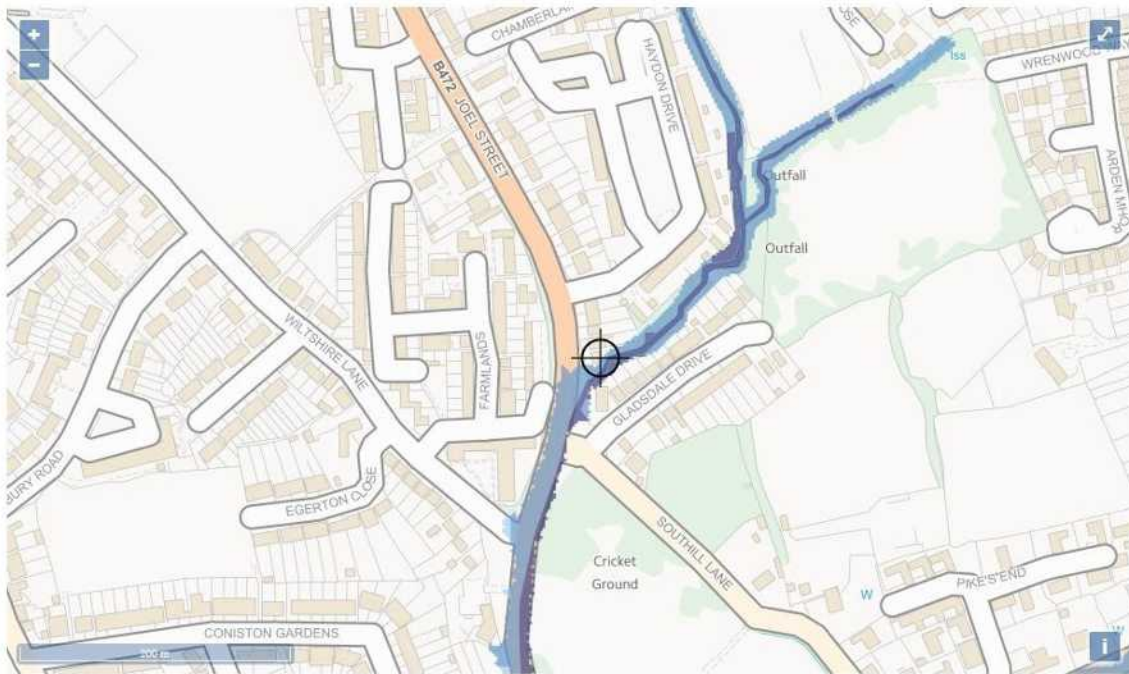
- The proposed finished floor level of the garage conversion will be higher than the existing garage floor level;
- The proposed finished floor level of the garage conversion will be consistent with the highest existing floor level;
- The existing exterior ground level is 500mm below finished floor level and will not be altered;
- Hard surfaces will not be increased;
- The existing rear door is to be blocked off;
- Any low level timber elements (eg. doors etc) will be treated with a water-proof sealant;
- 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.



Map 1. 231A Joel Street in close proximity with Flood Zone 3



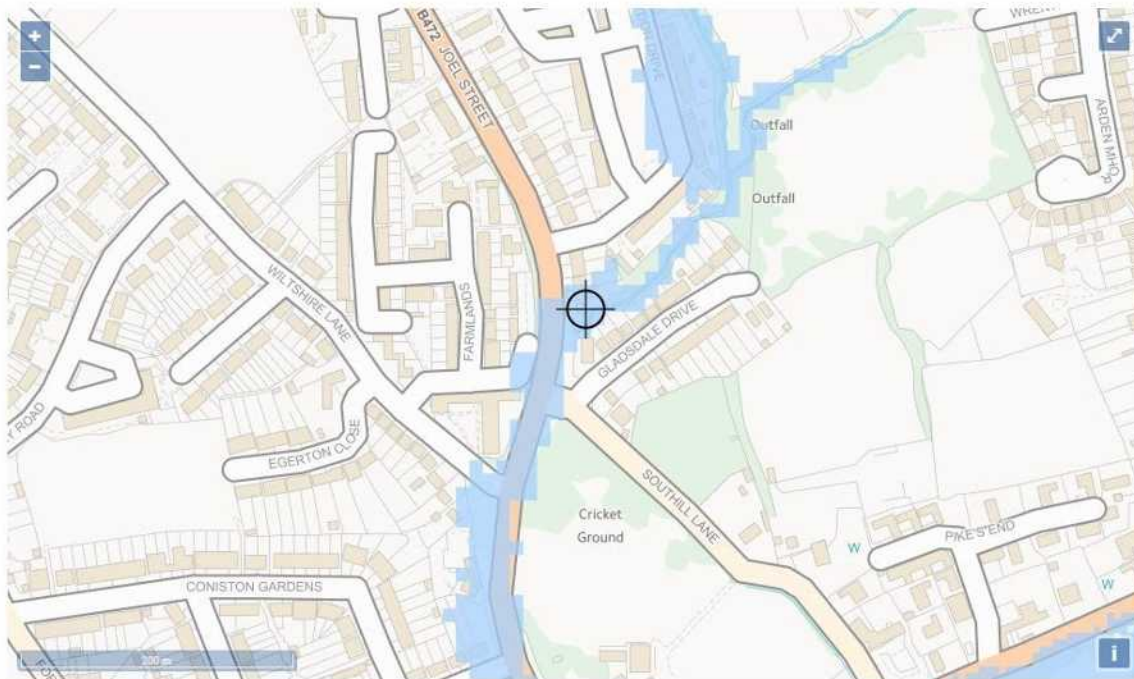
Map 2. Extent of flooding from surface water - Low risk, although close to Medium and High risk



Extent of flooding from rivers or the sea

● High
 ● Medium
 ● Low
 ● Very low
 ⊕ Location you selected

Map 3. Extent of flooding from rivers or the sea - Medium risk, although close to High risk



Extent of flooding from reservoirs

● Maximum extent of flooding
 ⊕ Location you selected

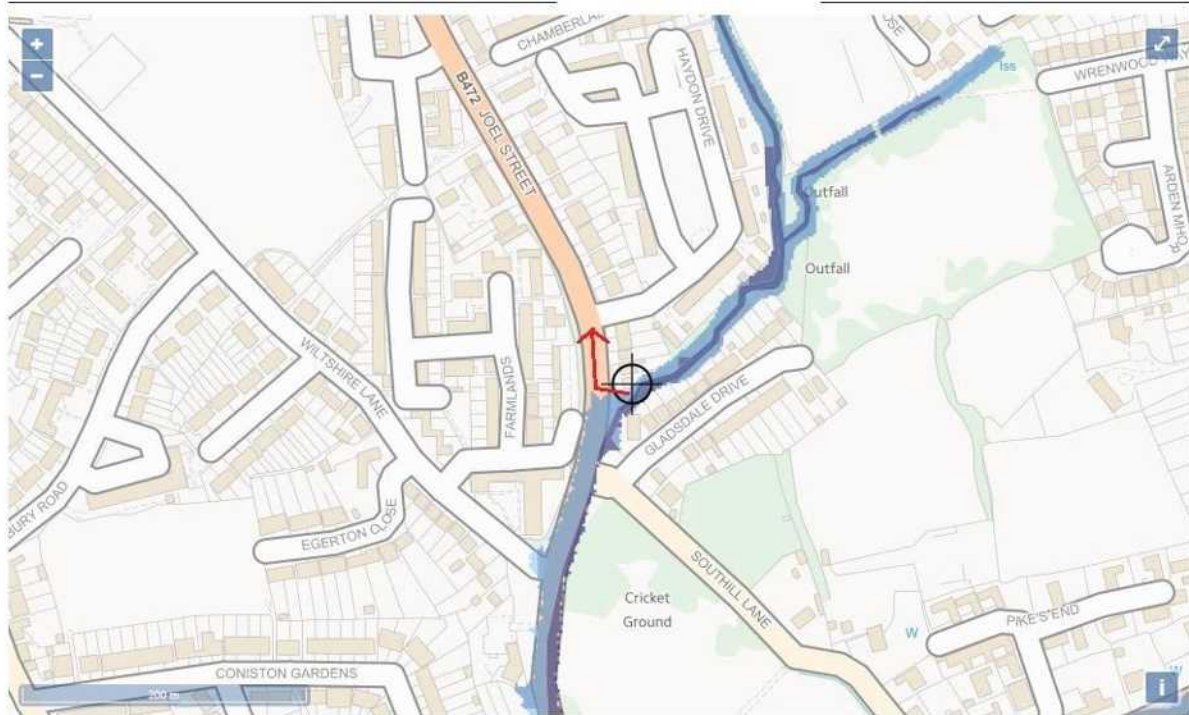
Map 4. Extent of flooding from reservoirs

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Flood Escape Plan

In the event of a flood, the site will be evacuated following the route to the closest safe space outside Flood Zones 2 and 3. The closest safe space is the intersection between Joel Street and Haydon Drive located North of the site. The escape route runs from 231A Joel Street heading North until it meets Haydon Drive. Further North from here can be considered a safe space.



Extent of flooding from rivers or the sea

● High
 ● Medium
 ● Low
 ● Very low
 ⊕ Location you selected

Map 5. Flood Escape Route