



28 Raywood Close, UB3 5NL

Flood Risk Assessment
(January - 2023)

Project Details



Application Site:

28
Raywood Close
UB3 5NL

Resi Address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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1. Introduction & Context

Description of Development

Proposed garage conversion and extension, floor plan redesign and all associated works at 28 Raywood Close, UB3 5NL.

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, as indicated by the Environment Agency Flood Map for Planning. The property is currently, and will remain, in residential use.

According to the Environment Agency there is a high risk of flooding from surface water each year and very low risk from rivers and sea.

2. Site Analysis

2.1 Flood Risk Map



2. Site Analysis

2.2 Site Location Plan



2. Site Analysis

2.3 Site Photographs



Front view



Rear view

3. Conclusion

Conclusion

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 front extension will be consistent with the existing
- The existing exterior ground level will not be altered
- The proposed doors will be sealed to protect from the elements.
- Hard surfaces will not be significantly increased
- 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