2025

FLOOD RISK ASSESSMENT

PROJECT SITE: 101 GROSVENOR CRESCENT UB10 9EU, UNITED KINGDOM

DATE: 19TH AUGUST 2025

Contents

1. Site Overview

- **Location:** 101 Grosvenor Crescent UB10 9EU, United Kingdom
- **Site Area:** 338.85 sqm (0.03 hectare)
- **Flood Zone Classification:** Zone 1 (Low Probability)

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2. Scope

This Site-Specific Flood Risk Assessment (SSFRA) has been provided in response to the requirements of the adopted Core Strategy (Policy CC2) and in accordance with the provisions and guidance contained within the Technical Guidance to the National Planning Policy Framework, which has now superseded Planning Policy Statement 25.

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3. Proposal

This report has been prepared in support of a planning application for:

Erection of a single storey rear extension and conversion of garage including replacement of garage door with window

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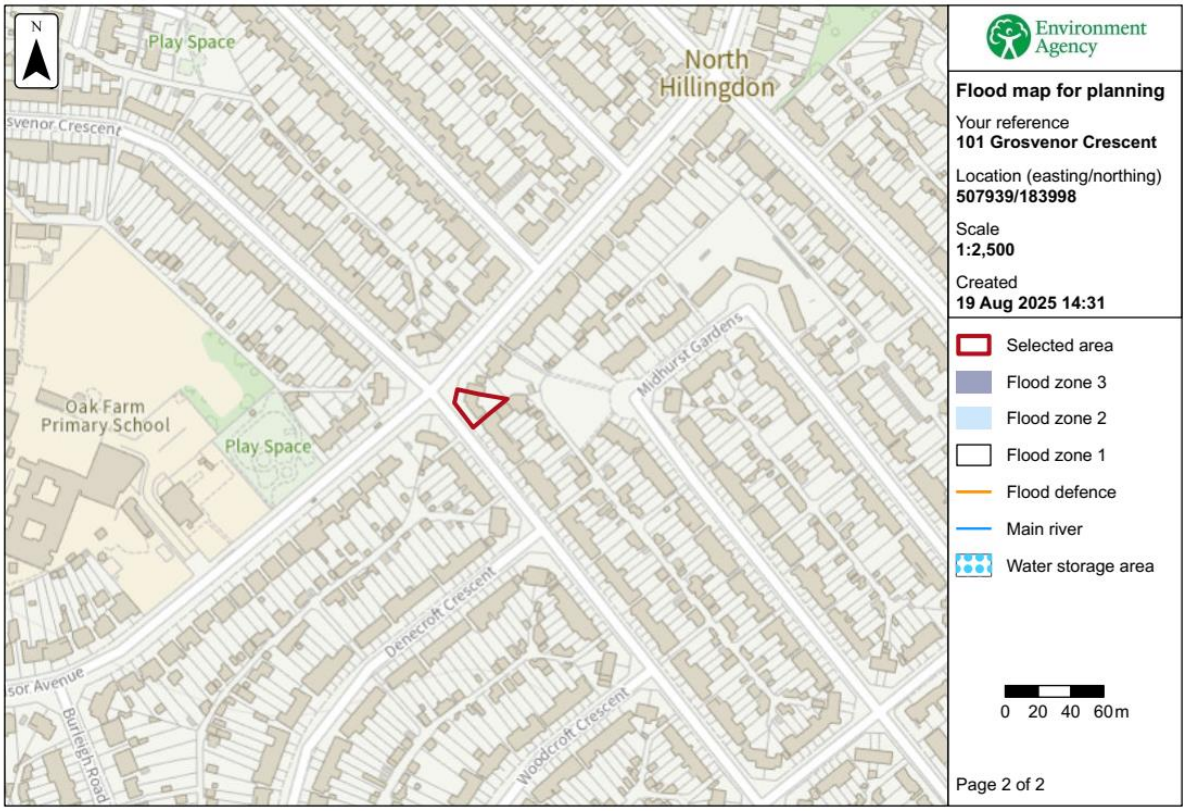
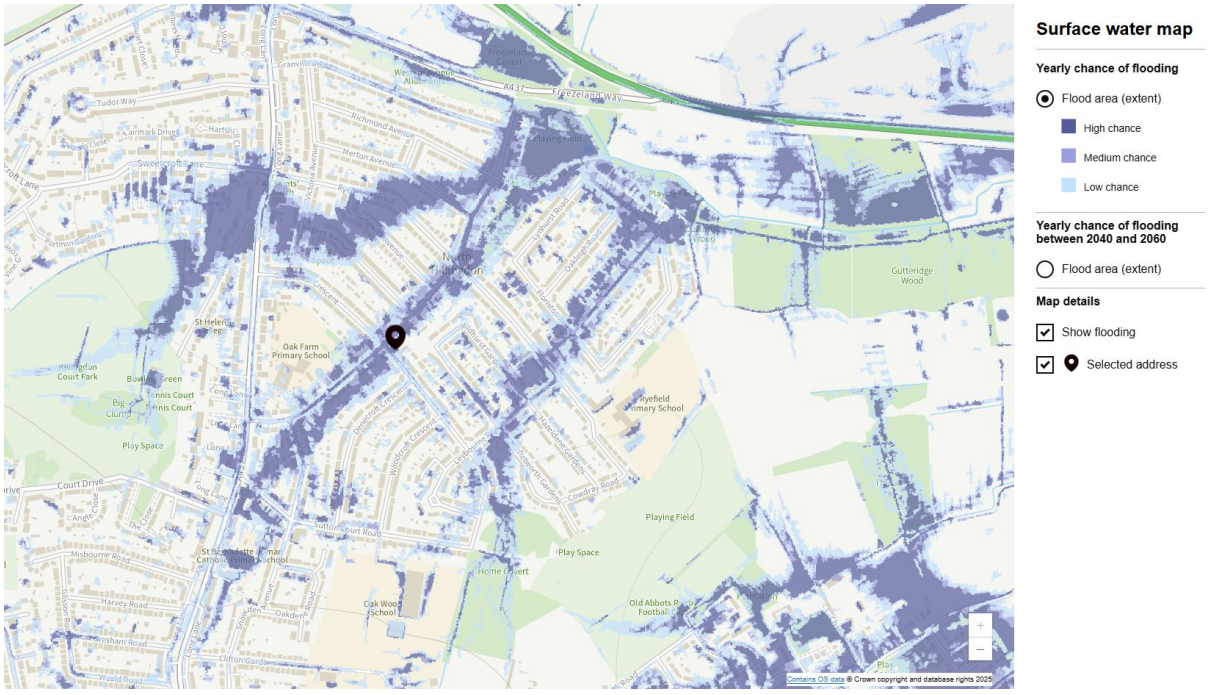
4. Location

101 Grosvenor Crescent UB10 9EU is located in a **Zone 1 Flood Zone**, as identified by the Environment Agency.



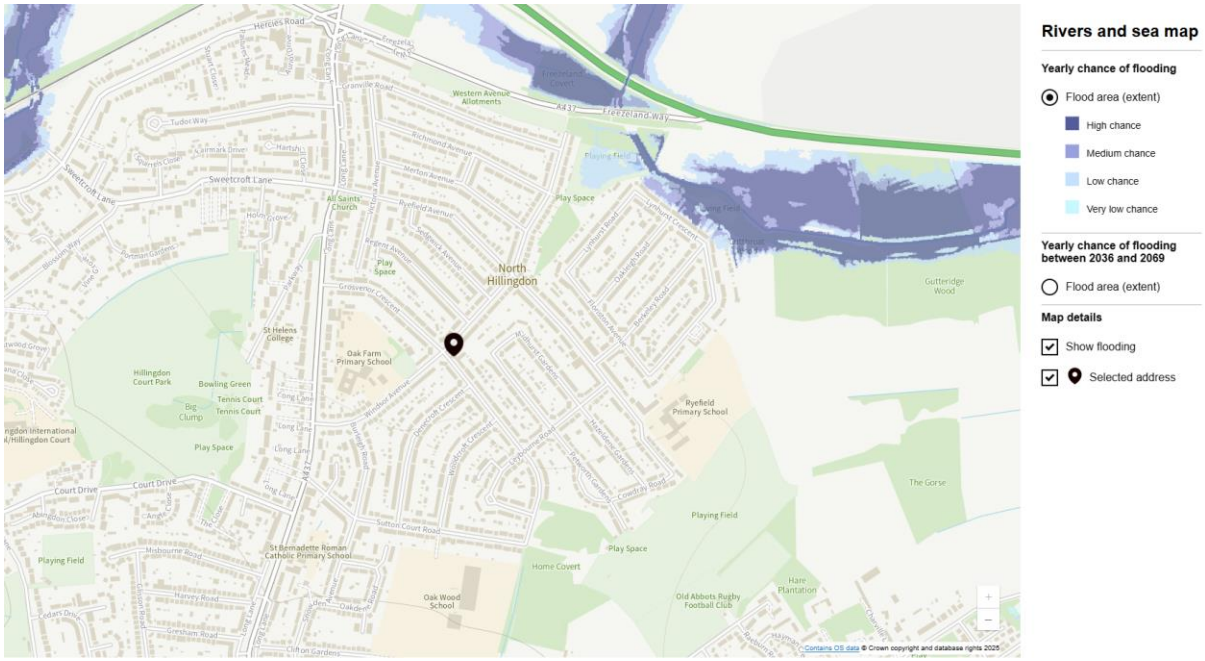
The map shows the flood risk to the site and the surrounding area.

Source: Flood Map for Planning



The surface water map – Long Term Flood risk service

The yearly chance of surface water flooding is high staying at high between 2040 to 2060. It means that the chance of surface water flooding at this location is more than 3.3% chance of a flood each year.



The river and sea map – Long Term Flood risk service

The yearly chance of flooding due to rivers and sea is very Low and staying at very low between 2039 to 2069. It means that the chance of flooding at this location is less than 0.1% chance of flood each year.

5. Mitigation Measures

The site comes under flood zone 1 with low probability. The highest risk of flooding in the site is due to surface water. However, for future proof, the following flood-proofing measures will be adopted to minimize risk to inhabitants and property in the event of a flood:

- **Floor levels are set no lower than the existing ground level.**
- **Flood proofing will take the form of a Damp Proof Membrane (DPM) under the screed of the new concrete slab itself, the DPM will connect with the new DPC. The new DPC will be set at a minimum 150mm above any external ground level.**
- **Flood-Resilient Construction:**

  The development will adopt a palette of **flood-resilient materials** and details, including:

  - Raised electrical sockets, boilers, and key services.
  - All gaps around pipework, joint between walls and door frames will be sealed
  - Water-resistant floor and wall finishes at ground level.
  - Non-return valves on drainage connections to prevent backflow.
  - Provision for demountable flood barriers at external doors if required.
- **There is no cellar, or any intention to construct any basement or cellar below ground level.**
- **Surface Water Management (SuDS):**
  A sustainable drainage system will be incorporated to attenuate and manage surface water runoff, comprising:

- **Permeable paving** and rain gardens to promote infiltration where feasible.
- **Controlled discharge** to the local drainage network at rates agreed with the Lead Local Flood Authority (LLFA), not exceeding greenfield runoff rates

6. Conclusion

With the above measures in place, the proposed development will be designed to remain safe for its lifetime, without increasing flood risk elsewhere, and will comply with the requirements of the **National Planning Policy Framework (NPPF)** and local planning policy regarding flood risk.