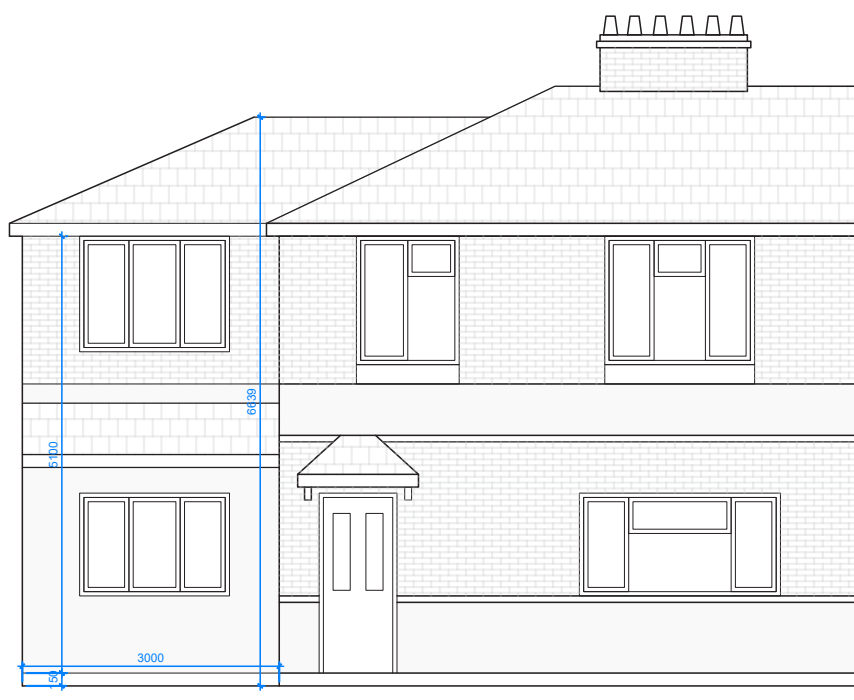




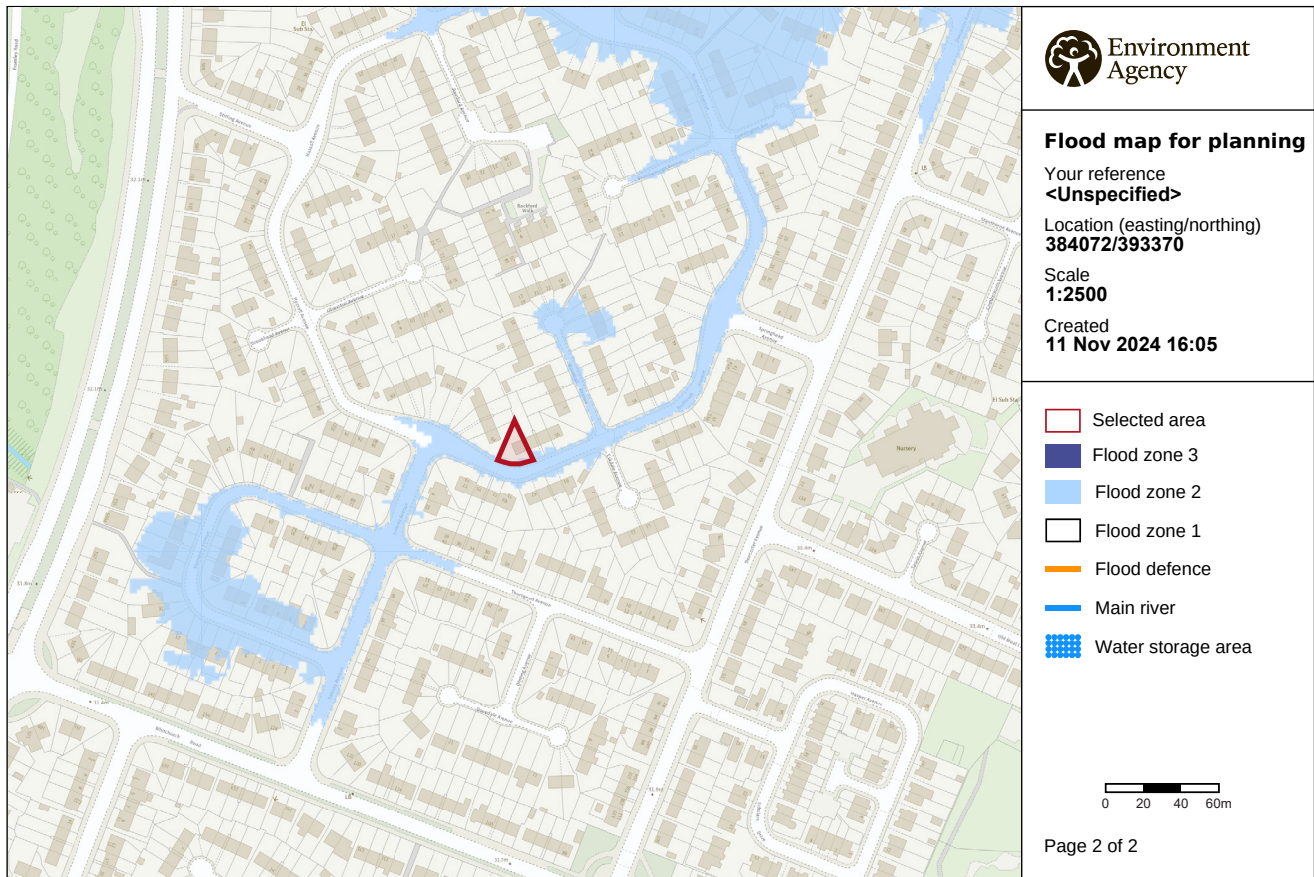
FLOOD RISK STATEMENT

62 RUDHEATH AVENUE
WITHINGTON
M20 1PL

Development Description

Proposal to include a two storey side extension with single storey rear extension as per the approved planning application 140381/FH/2024

The proposed works will retain the existing conditions of access and threshold levels to the property. As a minor residential development, the proposed works will not be negatively impact the surrounding properties flood resilience.



Flood Risk Assessment

As per the floor map for planning, the site is located in the Flood Zone 2 area with a medium risk of flooding. However, following the LPA guidance on the 2Diagram 2: Application of the Sequential Test for Local Plan preparation" it states through table 1 that the development will fall in the category of 1 in 100 to 1 in 1000 chance of flooding. As this proposal is a minor development by extending the existing house to the same floor level, we believe that the risk of flooding caused by the development will be low. The existing floor finish levels are approximately 150mm from ground level. Our proposal is set out to be finished at the same level to provide adequate protection from flooding. Further to this, the minor development proposed is stated to be exempt from the Sequential Test as per Paragraph: 033 Reference ID: 7-033-20140306 on the Flood Risk and Coastal Change Guidance. Furthermore, as indicated on the flood map above, the proposed setting out of the extended area is not directly impacted by potential flooded areas as shown on the road.

Flood Resilience Strategy

To aid with the resilience to flooding within the development, we have proposed that the majority of floor finishes for the extension will be from tiling. This will prevent issues such as rot and decay of primary timber structure found on typical house developments. The electrical outlets will also be positioned an additional 300mm from the FFL to aid with the reduction of hazards in the case of a flood. There is also a clear route of escape through the proposed rear garden or existing front door which will remain unobstructed through the design. Existing drainage will be checked on site by the contractor and will be incorporated into the development. This will be addressed in detail through the building control process. A pitch in the extensions roof will allow any rain water to fall into adequate drainage guttering and pipework. Please refer to the attached proposed drawings for further information.

References



Flood map for planning

Your reference
<Unspecified>

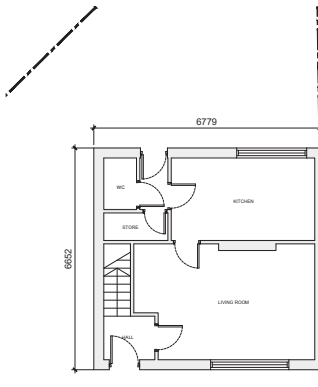
Location (easting/northing)
384072/393370

Created
11 Nov 2024 16:05

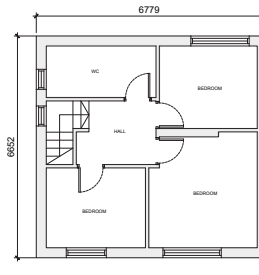
Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

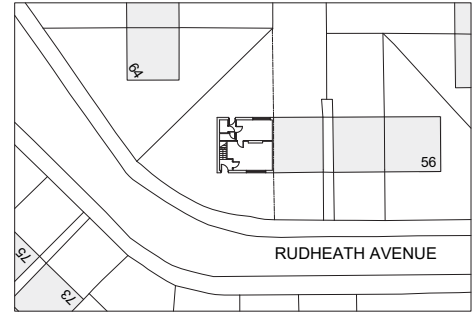
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)



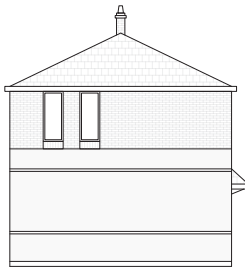
EXISTING GROUND FLOOR @1:50



EXISTING FIRST FLOOR @1:50



EXISTING SITE PLAN @ 1:200



EXISTING LEFT ELEVATION @1:50



EXISTING FRONT ELEVATION @1:50



EXISTING REAR ELEVATION @1:50



EXISTING RIGHT ELEVATION @1:50

LBV*

CLIENT:

PROJECT:
73 RUDHEATH AVENUE
WITHINGTON, M20 1PL

TITLE:
EXISTING
DRAWINGS

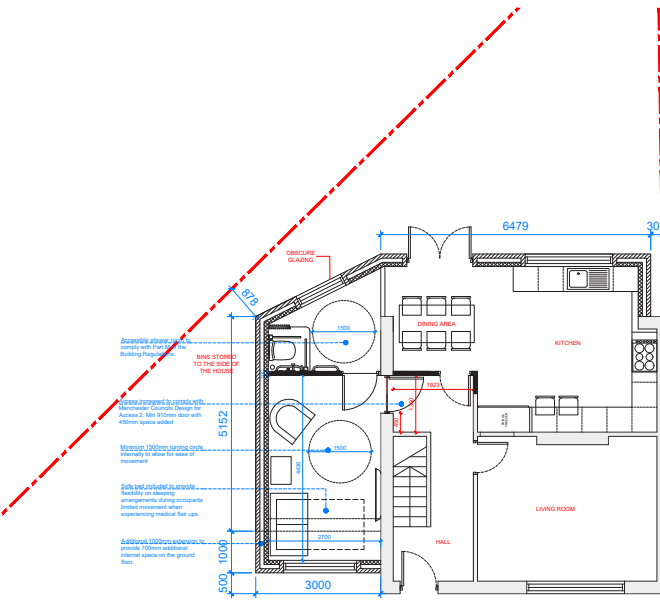
DRAWING:
ED.01

JOB: SCALE:
RP.37 1:50 & 1:200 @A1

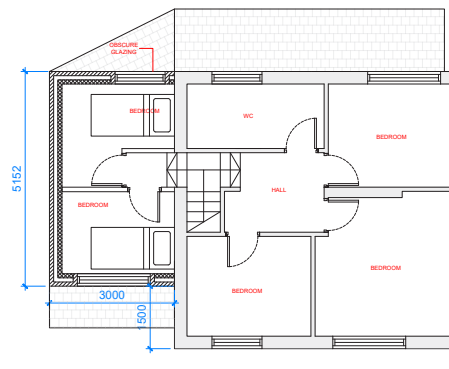
DRAWN:
HK

REVISION:
A

E-MAIL: PROJECTS@LBVDEVELOPMENTS.COM
WEBSITE: WWW.LBVDEVELOPMENTS.COM
SOCIALS: @LBVDEVELOPMENTS



PROPOSED GROUND FLOOR @1:50



PROPOSED FIRST FLOOR @1:50

LBV*

CLIENT:
CLIENT

PROJECT:
62 RUDHEATH AVENUE
WITHINGTON, M20 1PL

TITLE:
PROPOSED
PLANS

DRAWING:
C-PP.01

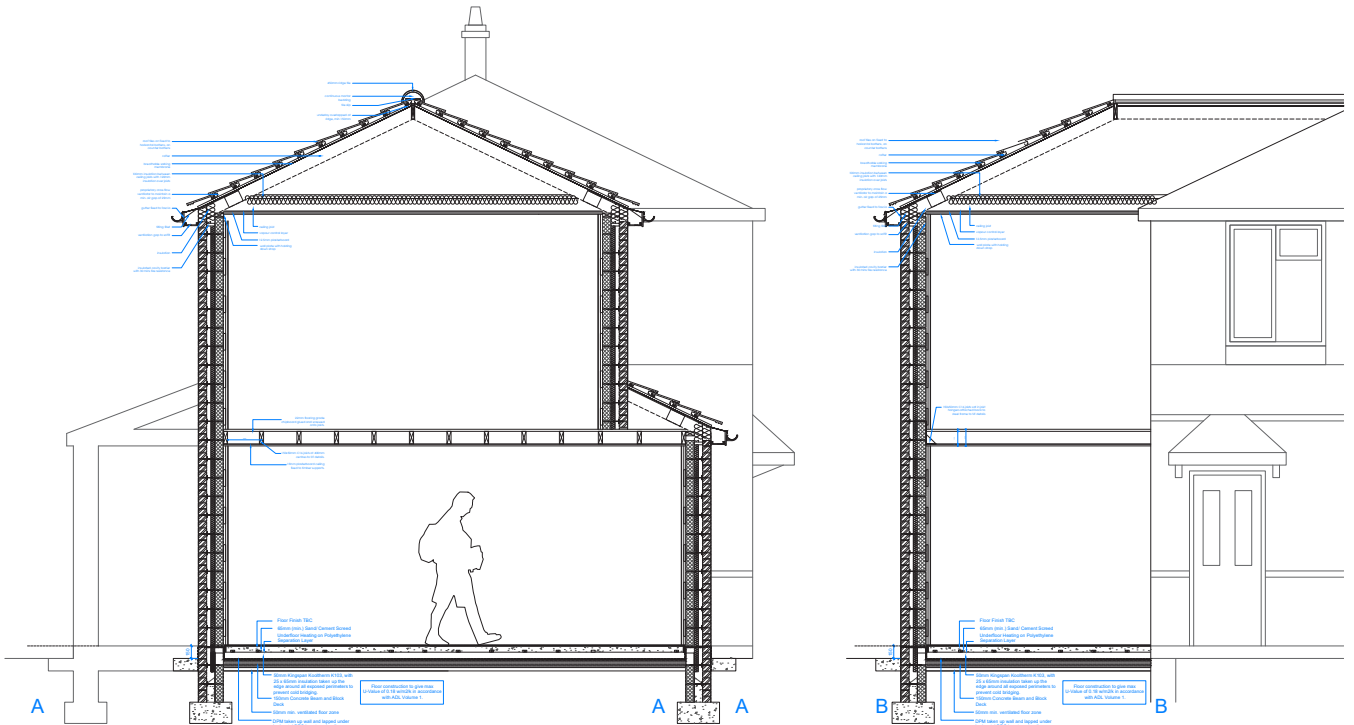
JOB: SCALE:
RP.37 1:40 @A1

DRAWN:
YK

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CLIENT:
CLIENT

PROJECT:
62 RUDHEATH AVENUE
WITHINGTON, M20 1PL

TITLE:
PROPOSED
SECTIONS

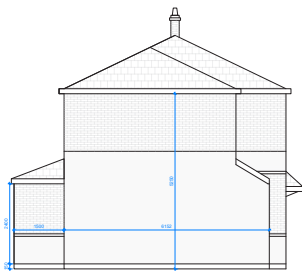
DRAWING:
C-PS.01

JOB: SCALE:
RP.37 1:20 @A1

DRAWN: YK

REVISION: A

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PROPOSED LEFT ELEVATION @1:50



PROPOSED FRONT ELEVATION @1:50



PROPOSED REAR ELEVATION @1:50



PROPOSED RIGHT ELEVATION @1:50

LBV*

CLIENT:
CLIENT

PROJECT:
62 RUDHEATH AVENUE
WITHINGTON, M20 1PL

TITLE:
PROPOSED
ELEVATIONS

DRAWING:
C-PE.01

JOB: SCALE:
RP.37 1:100 @A3

DRAWN: YK

REVISION: A

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