

flood risk assessment

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elm bank gardens

patrick
rosie +

Flood Risk Assessment

The proposal and the subject of this assessment is to construct a ground floor extension.

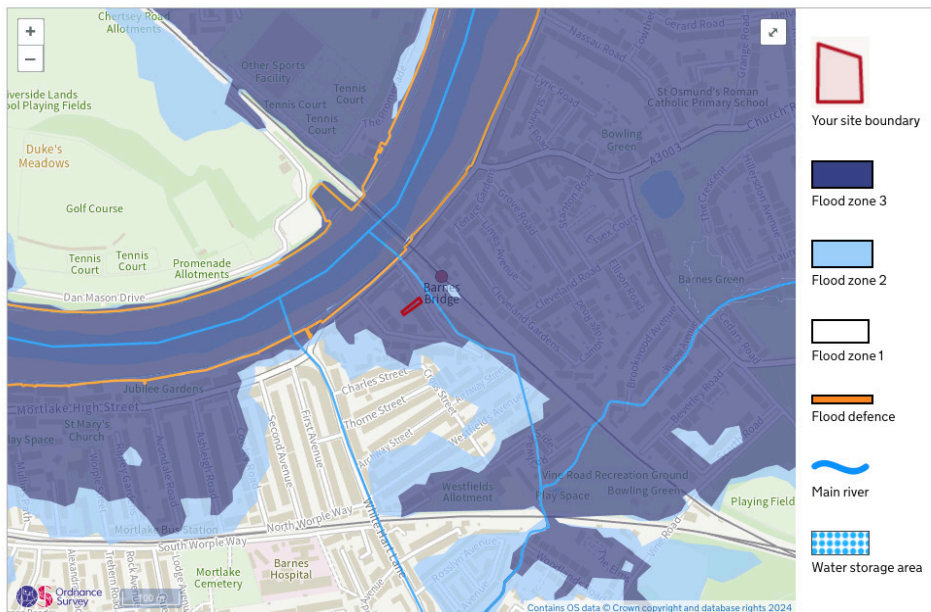
HAZARD

This study identifies the potential hazard of flooding in the area of the proposed property and the likelihood of damage to property or people.

LEVELS OF RISK

The ground floor footprint of the extension is less than 250m². The site of the proposed development lies within Flood Zone 3.

We are of the opinion that the proposal will not increase any known flood risk to the site nor incur any known residual risks, the level of the proposed extension complies with the standard as set out in the EA's model note, and that the appropriate criteria, as set out in PPS 25, has been complied with.



PROPERTY FLOOD RESILIENCE CONTROL MEASURES

1. Electrical wiring feeding low level points and switches will drop from the ceiling rather than be fed from floor level. Existing switches and points may need to be raised.
2. Use of solid concrete ground bearing floors rather than timber suspended floors.
3. Location of boilers and electrical white goods above the possible flood level.
4. No chipboard or MDF, instead using plastic and metal alternatives.
5. New plasterboard if used will be installed horizontally in order to aid repair after flood damage.
6. Any new patio area (paving or decking) will be permeable to allow water to percolate to the soil below to prevent water ingress into the property.

SUDS STATEMENT

To the front of the house there will be no new works which will effect SUDS. To the rear, there will be a similar area of paving, with new grass areas and flower patches which will help increase water permeability.