



FLOOD RISK ASSESSMENT
(Householder Development within Flood Zone 3)

51 Stephenson Avenue, RM18 8XD

The proposed development consists of Proposed Garden Annex and all associated works to the property.

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

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'. According to Map 1 there is a high flood risk from the rivers and seas, with Map 2 showing there is low to medium flood risk from the surface water in the street.

The proposed finished floor level of the new ground floor extension will be consistent with the existing.

The existing exterior ground level is 200mm below finished floor level to the rear of the property and will not be altered.

Hard surfaces will not be significantly increased.

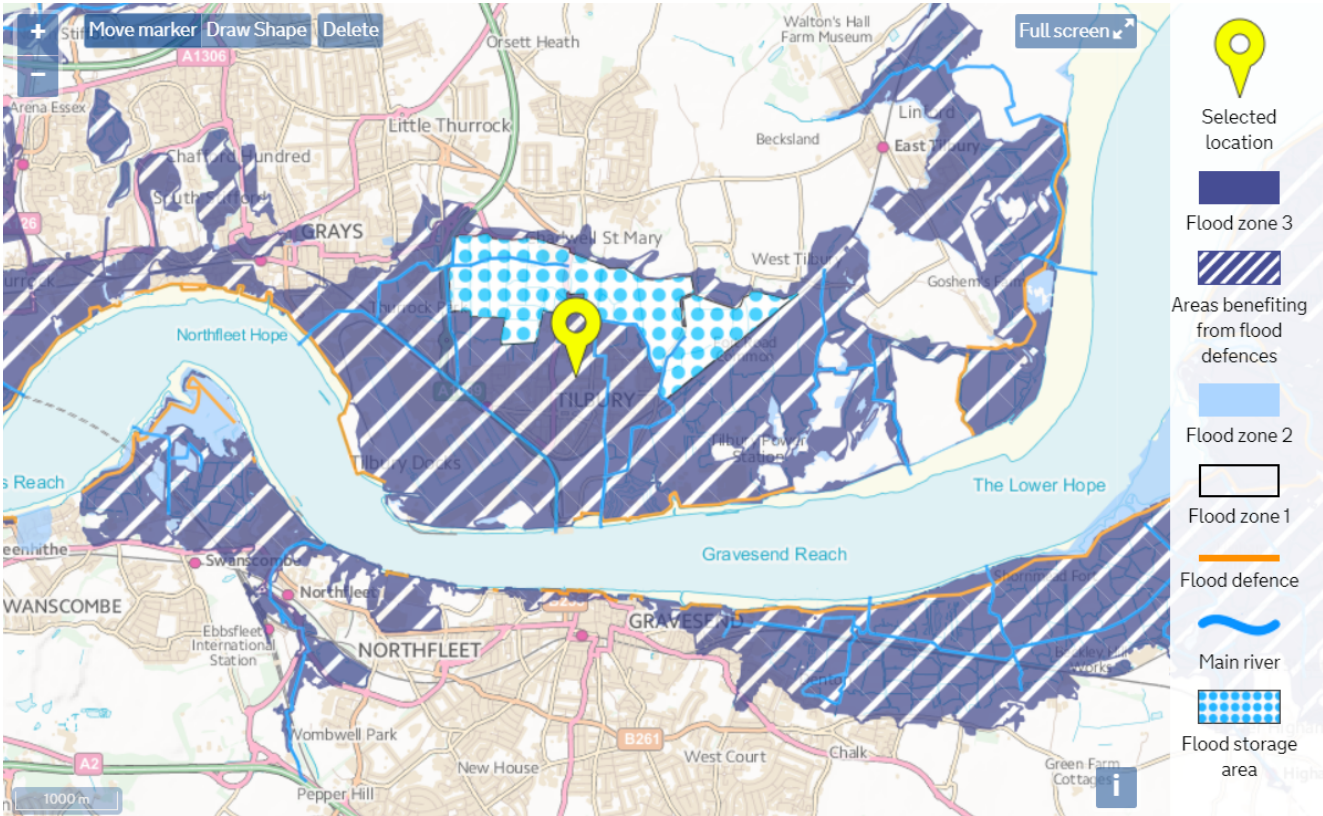
The proposed doors will be sealed to protect from the elements.

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.

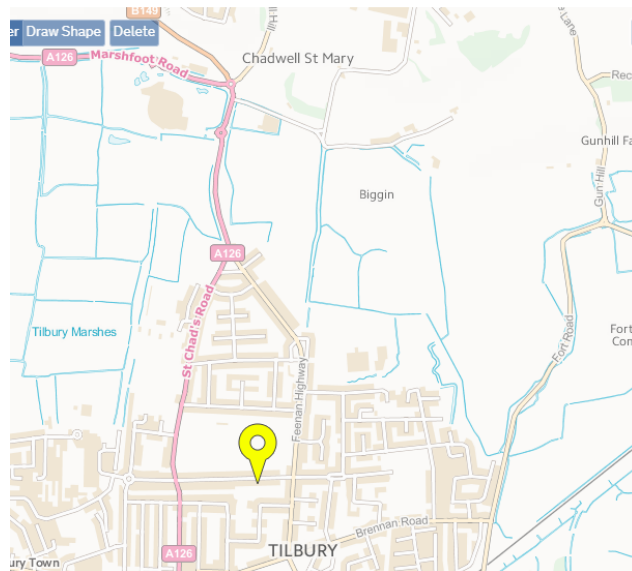
A water butt will be installed to mitigate the risk of a flood.



Map 1

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 north end of sandy lane. The escape route runs from 51 Stephenson avenue, by heading right onto St chads Road, continuing north until you reach sandy lane, turn right and continue on this road.



Escape Route