



**Flood Risk Assessment for proposed works at
50 Tangier Road, Portsmouth, PO3 6JN**

The proposals as outlined in this application is for a 'Change of Use' application from Shop (Class A1) to part of a dwelling (Class C3) at the above property.

The site has been identified by the Environment Agency as falling within flood risk zones 2 & 3. Therefore based on the Environment Agency recommendations for householder and other minor extensions the following provisions have been put in place:

Floor levels within the proposed extension will be set no lower than existing levels AND Flood proofing of the proposed development has been incorporated where appropriate.

In accordance with EA guidelines the following Flood proofing measures have also been considered:

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- 1) Power sockets and other electrical services will be set a minimum of 500 mm above Finished Floor Level.
 - 2) Door apertures will be designed to accommodate the future installation of a kite marked flood protection barrier.
 - 3) If air bricks are used within the below DPC construction, proprietary air brick covers will be purchased by the applicant.
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