

## **FLOOD RISK STATEMENT:**

**RE: PROPOSED REAR EXTENSION & ALTERATIONS -  
4 TANNERY LANE, SANDWICH, KENT. CT13 9FX.**

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- The site is within a Flood Zone. However due to the fact this is an extension to an existing dwelling, it is considered that a full Flood Risk assessment is not required under the Environment Agencies and PPS25 guidance.
- The proposed floor levels within the extension will match the existing building.
- All electrical sockets, switches, fans, controls, service points, etc. will be set at min. 1.5m height above finished floor level.
- All appropriate flood mitigation measures will be undertaken with regard to vents where required will also be set above 1.5m. There will be no new air bricks to the new ground floor as we propose to have a solid concrete floor.
- The occupier proposes to have a supply of sand bags to block the new rear doors.
- All low-level drain and inlet pipes will be fitted with non-return valves.
- Cavity tray DPC's will be used above ground level to help seal off the cavity.
- The new paved Terrace will be laid to fall away from the existing building and fitted with a suitable gully.
- We can confirm the owners will be signed up to the 'Environment Agency's Floodline Warnings Direct Service'.