

FLOOD RISK ASSESSMENT
(Householder Application within Flood Zone 1 and High Surface Water Risk)
Gleswith, Sea View Road, TR11 4EF

The proposed development consists of the proposed front porch, facade alterations, internal alterations, floor plan redesign and all associated works at Gleswith Sea View Road to provide and extend the existing accommodation, enhance the internal layout and create an improved family dwelling.

The site is located in flood zone 1 – an area with low probability of flooding 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.

The site is located within an area identified as being at risk from surface water flooding resulting from heavy rainfall and surface water runoff. 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'.

Based on the likely flooding risk and small scale of the proposed development, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere; it is therefore considered an appropriate development in accordance with the NPPF. The following recommendations will be incorporated into the development:

- The construction detailing of the walls and floors will include an internally applied waterproofing system
- The proposed doors will be sealed to protect from water ingress
- Sealing joints and between walls and floors
- 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.
- Occupants will be advised to subscribe to the Environment Agency's Early Warning Flood System
- Electrical consumer units and switch gear will be a minimum of 1m above ground floor level where necessary
- A water butt is proposed near to new rainwater downpipes with collection overflow discharged into existing surface water sewer