

FLOOD RISK ASSESSMENT

REF: 21/01503/FLH – The Erection of a First Floor Rear Extension, Single Storey Rear Extension and additional front dormer windows

200 Hook Road, Epsom, Surrey

DATE: 27th September 2021

MA Planning Ltd

FLOOD RISK AND REMEDIAL MEASURES

The following remedial measures are recommended by the Environment Agency, to be incorporated in the construction to be activated at the time of a flood.

1. The floor is concrete construction with no void.
2. The existing main entrance door on the ground floor is higher than existing pavement and road, it will be set min. 225mm above ground level.
3. External materials of the ground floor entrance door will be treated with waterproofing agent.
4. The rainwater run-off from the roof of the existing building have gutters and rainwater pipes of sufficient size in order to discharge fully. That discharge should be into an existing surface water drain.
5. The property owner will take all measures required by the local authority and recommended by the Environment Agency, to reduce the risk of flooding the property, such as air brick covers, door flood boards, window flood boards, etc.

Those measures would also include approved methods of flood prevention registered and recommended by the Environment Agency under then-section 'Damage Limitation'.
