



Subject: **8 Bridle Close Ewell Epsom Surrey K19 0JW**



The address is a residential property consisting of a bungalow dwelling dating back to the early to mid 20th Century.

The property is located in flood zones 2 and 3, an area with a medium to high probability of flooding. (1 in 100 to 1 in 1000 or greater annual probability of river flooding)

The proposed small extension to the existing dwelling is considered a minor development and therefore a sequential test is not required.

We are of the opinion that the proposal will not increase any known flood risk to the site nor incur any know residual risks, the floor level of the proposed extension complies with the standard as set out in the EA's model note, and that the appropriate criteria as set out in PPS 25, has been complied with.

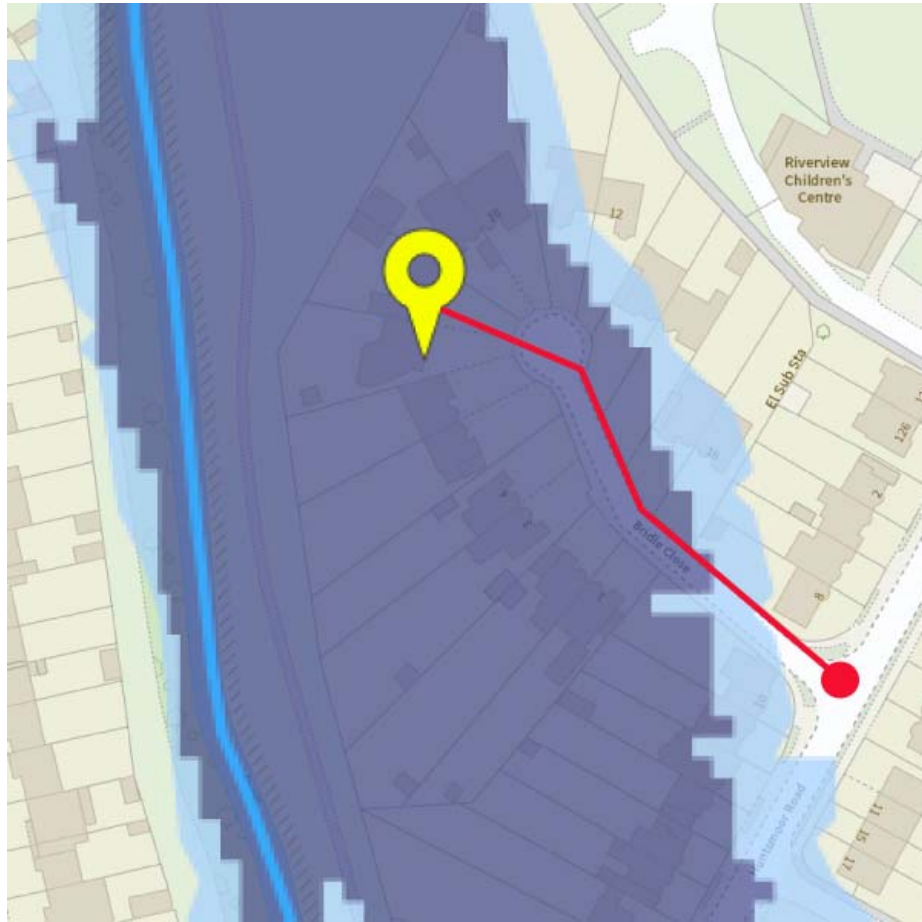
The existing finished floor level is set approximately 675mm above the natural land level and is therefore set well above predicted flood levels from the nearby Hoggsmill River.

Flood Resilience & Resistance Statement

- The applicant/owner of the property is to sign up for flood warnings via the GOV.UK website and to include a personal flood plan.
- Resilience measures such as using porous plaster, fitting solid floors or tiled floor coverings, raising electrics to preserve the electricity supply and taking simple steps in a flood event to move furniture and valuable possessions upstairs to lessen the damage flood water can cause.
- Electrical wiring feeding low level points and switches will drop from the ceiling rather than be fed from floor level.
- Use of solid concrete bearing or suspended floors rather than timber suspended floors
- New plasterboard if used will be installed horizontally in order to aid repair after flood damage
- Any new external patio areas will be constructed in raised composite decking to allow rainwater to permeate into the ground



- The proposed extension is set no lower than the current finished floor level of the main dwelling.
- Flood resistance measures are to involve trying to stop the water entering the property in the first instance. These can be fitted to the outside of a property to prevent or limit the flood water getting in and can include sandbags, flood boards, air brick covers, non-return valves and pumps, as well as work to ensure that the fabric of the property is sound.
- Approximately 60 metres to the southeast at the junction of Bridle Close & Huntsmoor Road is an area outside of flood zones 2 & 3 for a flood escape route as highlighted on the accompanying flood map



Map showing location of 8 Bridle Close within the flood zone indicating short escape route to safety in the event of a flood