

## Flood Risk Statement

Address: 21, Stones Road, Epsom, Surrey, KT17 1DF.

Applicant: Mr G. Hughes.

Project: Proposed single storey rear extension.

The property is set within Flood Zones 1 (low risk), and partly located within a Critical Drainage area, as shown outlined on the map below.

Appropriate flood proofing measures have been considered in accordance with Option 1 of the Environment Agency guidance, including protecting airbricks and external doorways against flood water, non-return valves to sanitary ware and generally anticipating to flood proof the lowest ground floor level - for example installing raised electrical switches / plug sockets, and installing raised kitchen cabinets. The floor level of the extension is to be set no lower than the existing lowest floor level in the building, with waterproofing measures applied to walls and floors throughout.

Additional volume of rain water run-off for this proposal will be dispersed through a gully drain installed at the hardstanding junction of the extension, which leads to a soakaway. The soakaway will be one cubic metre which is sufficient to hold this additional surface water.

No additional consideration is needed for water courses, as there are none present.

