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Flood Risk Assessment

Project – Proposed two storey rear extension and single storey rear extension

Site Address - The Nest, Clay Lane, Hemingstone, Ipswich Suffolk IP6 0SJ



Hadleigh Business Centre,
Crockatt Road, Hadleigh,
Suffolk, IP7 6RH



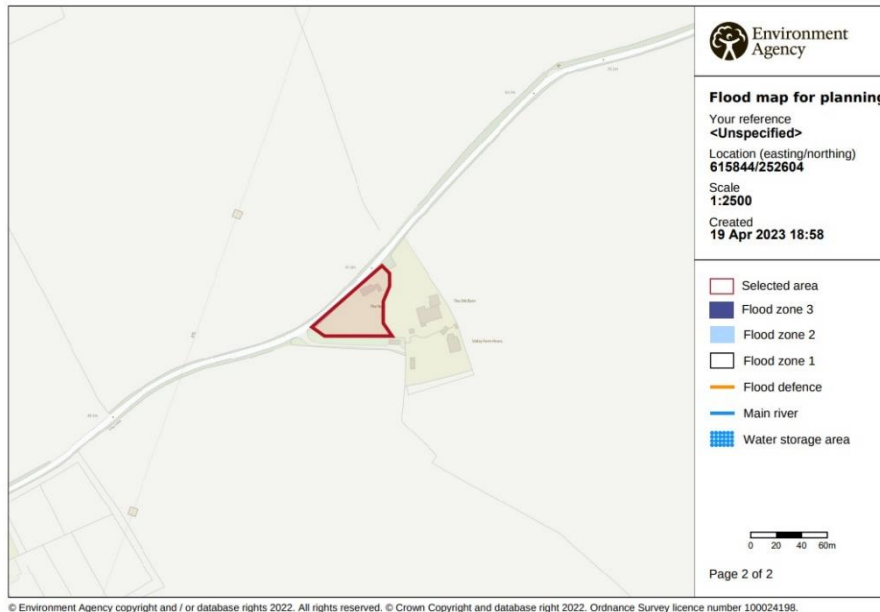
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About the site: The site currently accommodates a detached 3 bedroom chalet bungalow set in the countryside.

Flood Risk: The site is located within Flood Zone 1 which a very low risk of potential flooding, the site has a chance of flooding of less than 0.1% each year. Please see flooding history below highlighting no evidence of flooding.

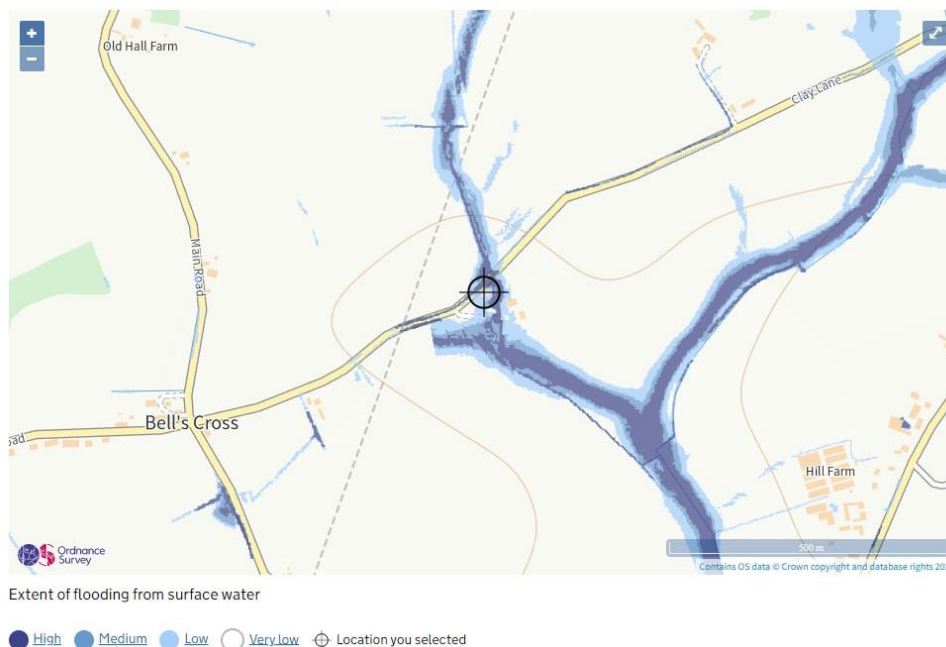


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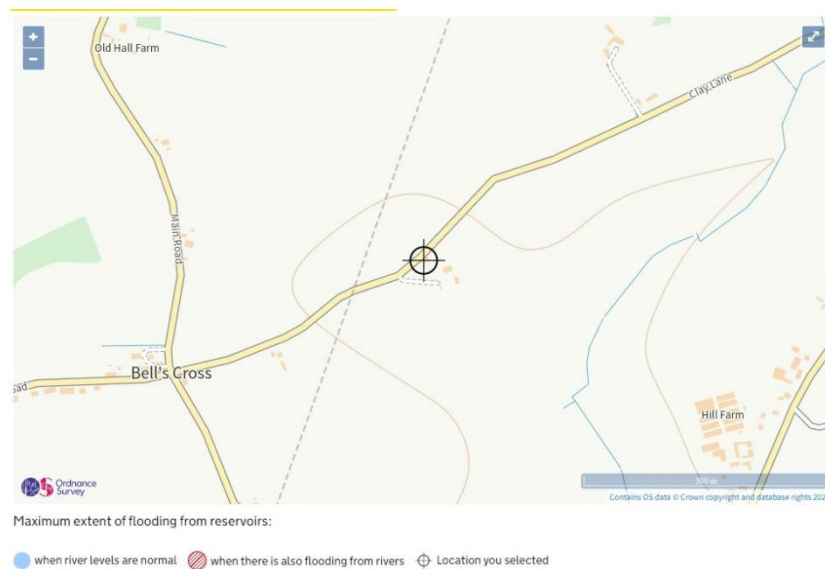
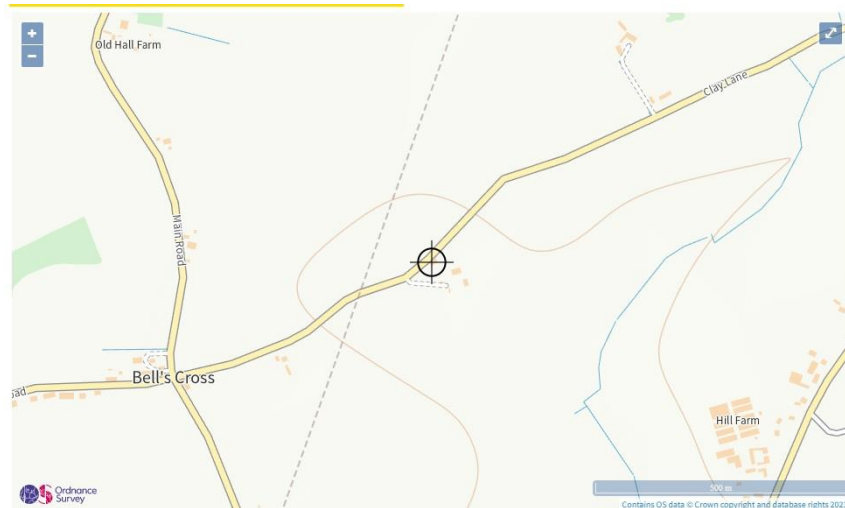
The chance of surface water flooding is high risk.

The mapping below details the extent of surface water flooding in the past.

There isn't any history of surface water flooding within the site since the applicant purchased the property however the mapping below does suggest in the past this has occurred.



The chance of flooding from a reservoir, rivers, sea and ground water is all unlikely as per mapping below.



Mitigation on the effects of potential surface water flooding

1. All electrical points to be fixed 1.25m above FFL with lighting points set at 2.3m.
2. Windows and doors all to be water-resisting and will not be affected by flooding.
3. The proposed extension will be of a traditional build which will have no detrimental effect on the existing host dwelling.
4. All insulation will be closed cell with stainless steel wall ties incorporated.
5. All internal doors will be lightweight doors with rising butt hinges.
6. Finished floor level internally to be minimum 225mm from external ground level.
7. Soakways to be installed min 5 meters away from the extension. Any hardstanding areas to be permeable.
8. All pipe work to comply with BS EN 13564 – 'Anti-flooding devices for buildings'.



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