Site Location Plan (1:1250)

FLOOD RISK ASSESSMENT

IMPACT OF DEVELOPMENT

The proposed development will not significantly increase the risk of flooding in the locality.
The area is classed as very low risk from flooding from rivers or the sea based on Government advice and taking into account flood defences in the local area.

Surface water flooding is classed as high risk, therefore it will be managed with the use of permeable paving and soft landscaping to allow surface water to permeate through the sandy sub-soil within this area.

FLOOD WARNING & EVACUATION PLANNING

Due to the nature of the flood risk, the anticipated rise in tide level and associates surging will be predicted in advance and warnings will be available to the occupants. Registration with the Environment Agency's Early Flood Warning system is possible in this area.

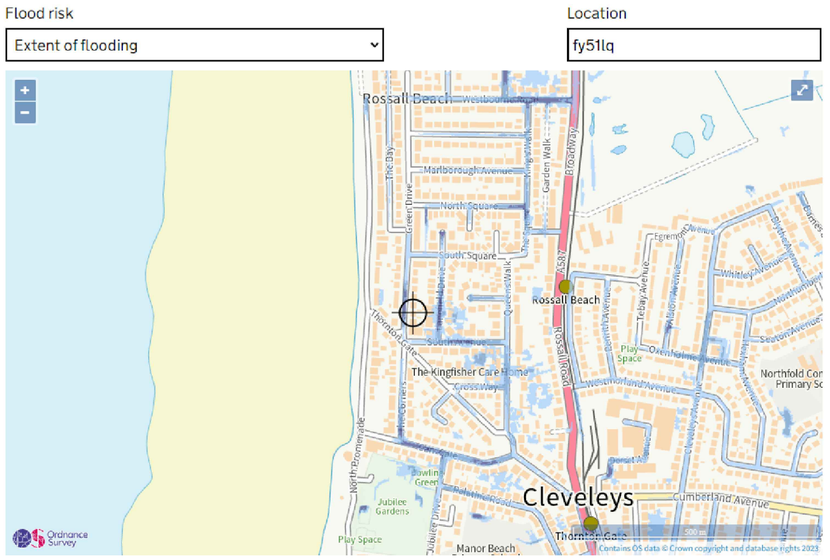
PROPOSED DEVELOPMENT

As the garage is existing and has never suffered from any flooding, and following advice from the EA, it is considered that the floor levels of the proposed extension should be set no lower than the existing ground level. The ground level of the proposed garage conversion will remain the same as the existing dwelling.

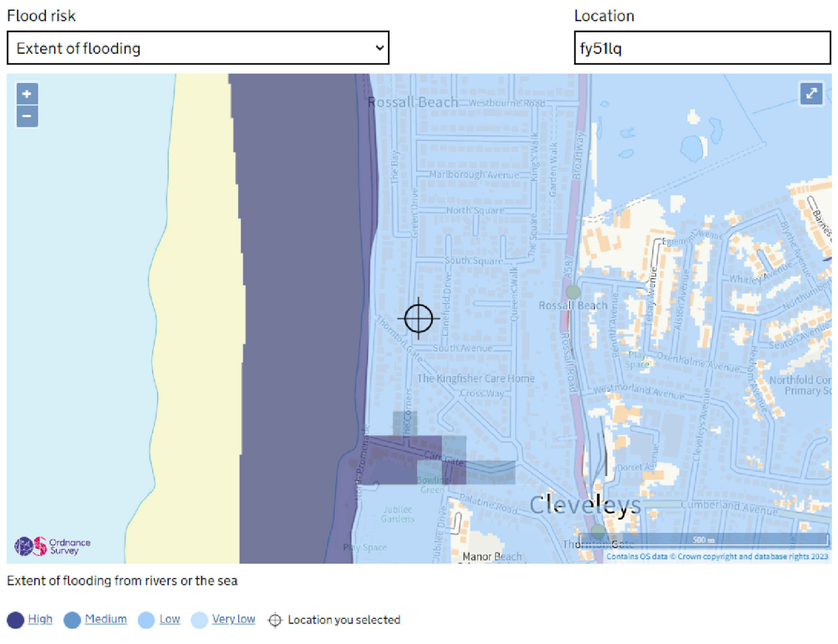
CONSTRUCTION

The existing construction has masonry external walls and a solid concrete ground floor.

1) The proposed dwelling ground floor would be of solid reinforced concrete if possible and dependant on ground conditions.
2) All new ground floor electrical sockets will be situated minimum 450mm above finished floor level.
3) The damp proof membrane under the solid concrete ground floor construction will have fully sealed joints and will also be sealed at DPC level.
4) The owner is now aware of the flood risk situation and will register for flood warnings via the Government website.
5) Aco drainage will be installed in front of the main entrance door and side door



Extent of Flooding from Surface Water - High Risk



Extent of Flooding from Rivers or Sea- Low Risk

Flood Risk Assessment

REV:	DESCRIPTION:	BY:	DATE:

STATUS: PLANNING PERMISSION

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TITLE:
Flood Risk Assessment

SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:1250	10/10/23	T.A.R.	C.D.
PROJECT NO:	DRAWING NO:		REVISION:
2011	FR/ 01		