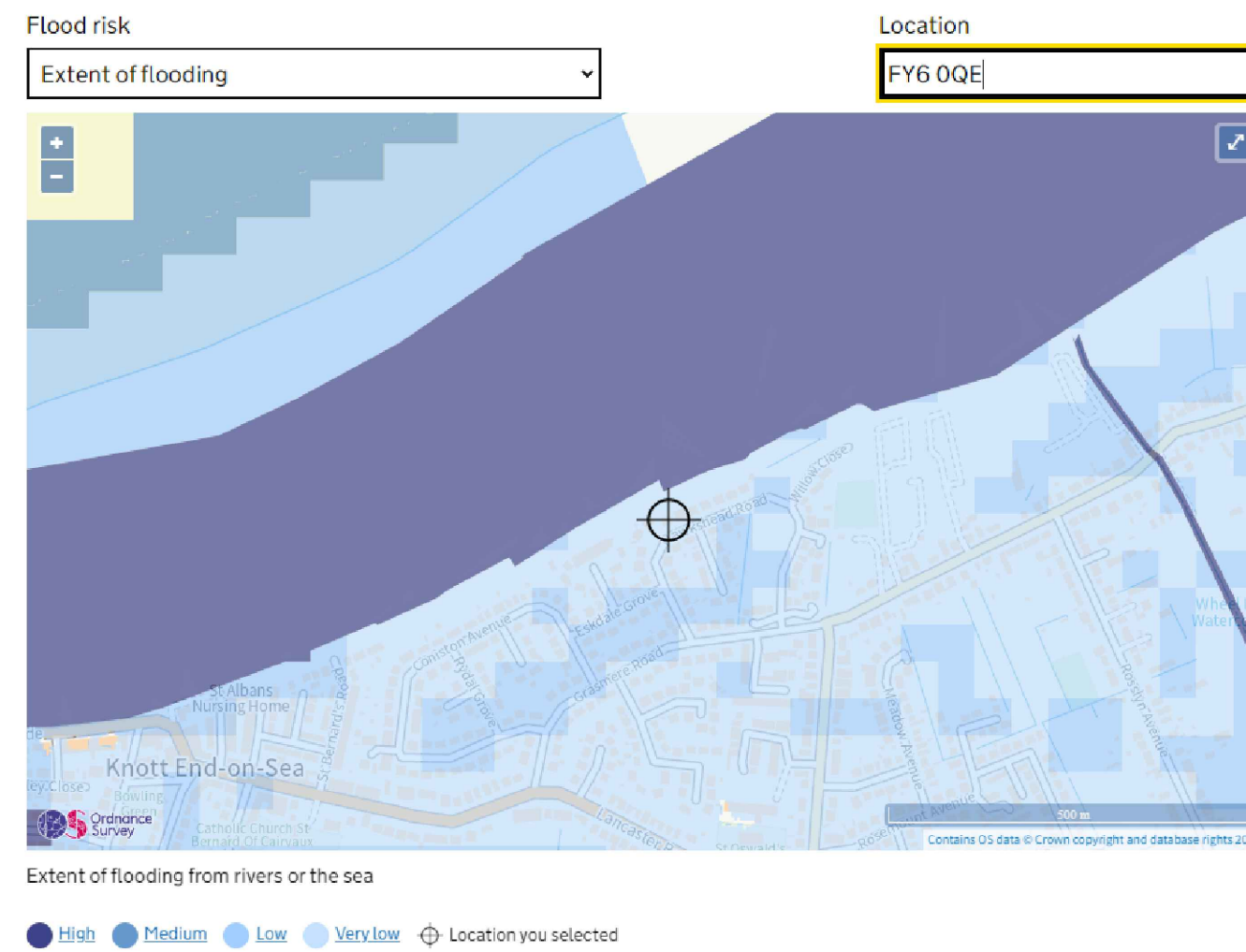
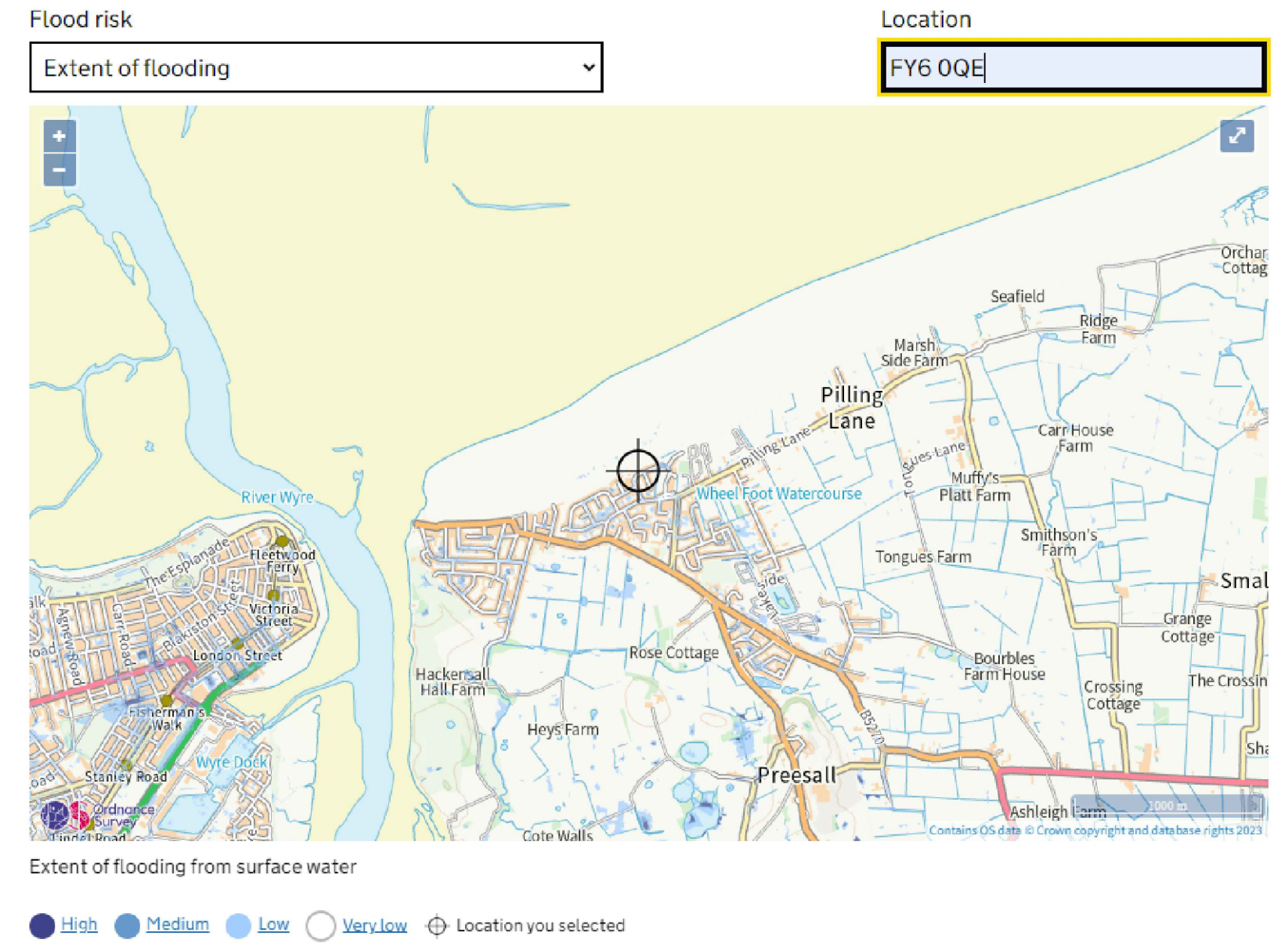


Site Location Plan (1:750)



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 based on Government advice and taking into account flood defences in the local 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 dwelling 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 extension will remain the same as the existing dwelling.

CONSTRUCTION

The existing construction has masonry external walls and a suspended timber ground floor.

- 1) The proposed extension 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.

Flood Risk Assessment

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		PLANNING PERMISSION	

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TITLE:
Flood Risk Assessment

SCALE AT A2: 1:750	DATE: 11/07/23	DRAWN: S.B	CHECKED: C.D.
PROJECT NO: 1864	DRAWING NO: 02	REVISION:	