



Architectural Services (NW) Ltd

e: darren@archnw.co.uk

t: 01253 823558

m: 07795 624202

Ref.1989.04

FLOOD RISK ASSESSMENT

Proposed Single Storey Side & Rear Extensions to
18, Ritherham Avenue, Ritherham House, Cleveleys. FY5 1DY

1. From the Environment Agency's Flood Map it can be seen that the application site lies within Flood Risk Zone 2;
2. The site could be affected by flooding from the sea with a probability of 1 in 200 (0.5% probability) or greater chance of happening each year. There is a very low flood risk from surface water;
3. The site would have a high probability of flooding without the benefit of local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year;
4. Registration with the Environment Agency's Early Flood Warning system is possible in this area and subscription to that service would be recommended to the applicant via email phone, text, and email alerts. Given the availability of an early warning and prior to any serious flooding the evacuation of people will be possible via the network of adjacent roads.
5. Internal floor levels shall be set no lower than the existing house which is approx. 150-225mmmm above ground level;
6. All electrical services, wiring and switches shall be positioned at a minimum of 450mm above floor level;
7. All new drainage and waste water connections shall be designed with non-return valves to prevent surcharge backup in the case of flooding to the surrounding sewage network. Any new manhole shall be fitted with screw down covers;
8. Surface water shall discharge into the existing system.