



FLOOD MITIGATION STATEMENT

Erection of Ancillary Granny Annexe

The Gables
Broad Lane
Finglesham
Deal
CT14 0LY

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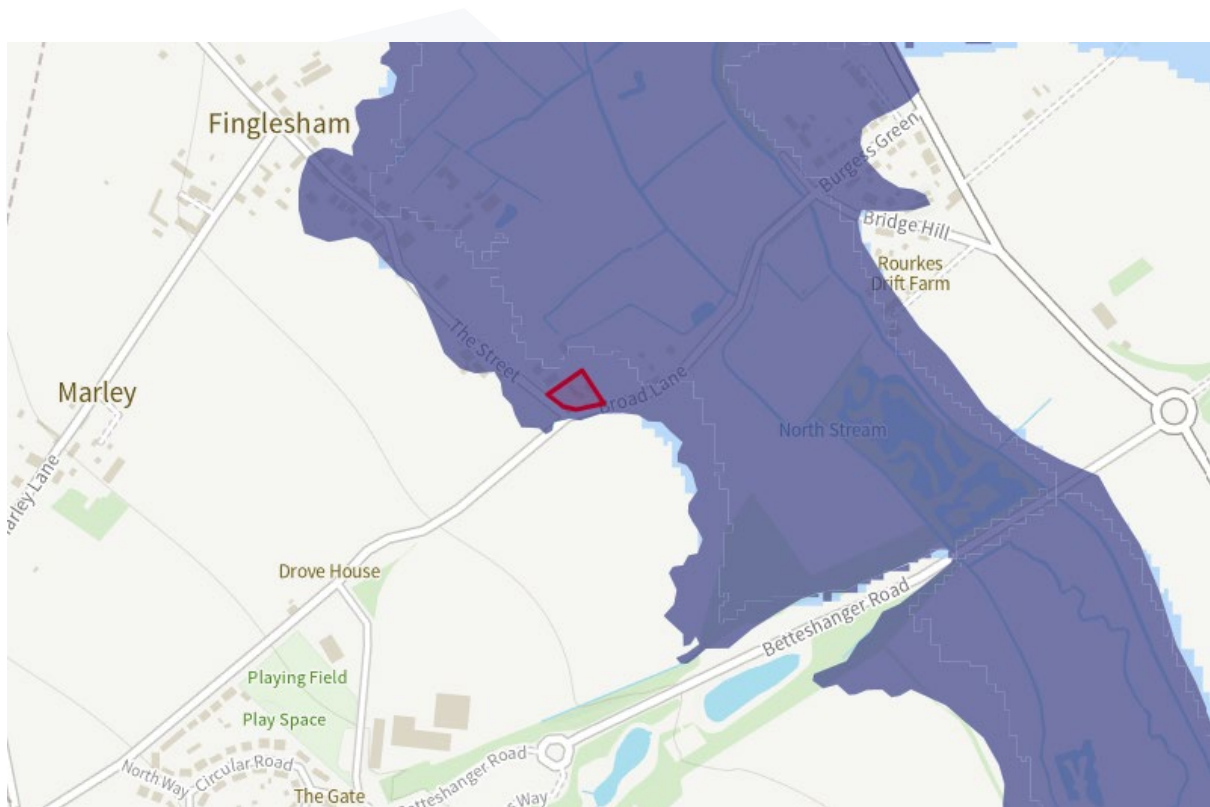
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Introduction

This statement has been prepared in relation to householder application at the site *The Gables, Broad Lane, Finglesham, Deal, CT14 0LY* for the erection of an ancillary granny annexe.

The Environment Agency's Flood Risk Mapping System shows that the site is within Flood Zone 3, which has a low probability of flooding, see below.

Environment Agency Flood Risk Dataset Extract



Flood Mitigation

To reduce the risk of flooding affecting the proposal, the finished floor level (FFL) will be 430mm above the ground level.

The proposal will include extra flood resistance and resilience measures including:

- Any utility meters (e.g. water) will be located above predicted flood level.
- Non-return valves will be used in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging.
- All service entries will be sealed (e.g., with expanding foam or similar closed cell material).
- Closed cell insulation will be used for pipes which are below the predicted flood level.
- Boiler units and ancillary devices will be installed above predicted flood level.
- Wiring for telephone, TV, Internet, and other services will be protected by suitable insulation to minimise damage.
- Building materials that are suitable for a 'water entry strategy' will be used which include: facing bricks, concrete blocks, sacrificial or easily removable external finishes or internal linings.
- The occupants are advised to utilise the Environment Agency's Flood Warnings Direct which is a free flood warning service called Floodline Warnings Direct (FWD). This service generally gives an advance notice of when flooding is likely to happen and time to prepare for a flood event.

In the event of a flood, the FFL of 430mm above ground level will significantly reduce the likelihood of the annexe being flooded.