

Revision : Planning Issue 25h January 2024

Flood Risk Assessment

23 Downview Close
 East Wittering
 Chichester
 PO20 8NS

Introduction

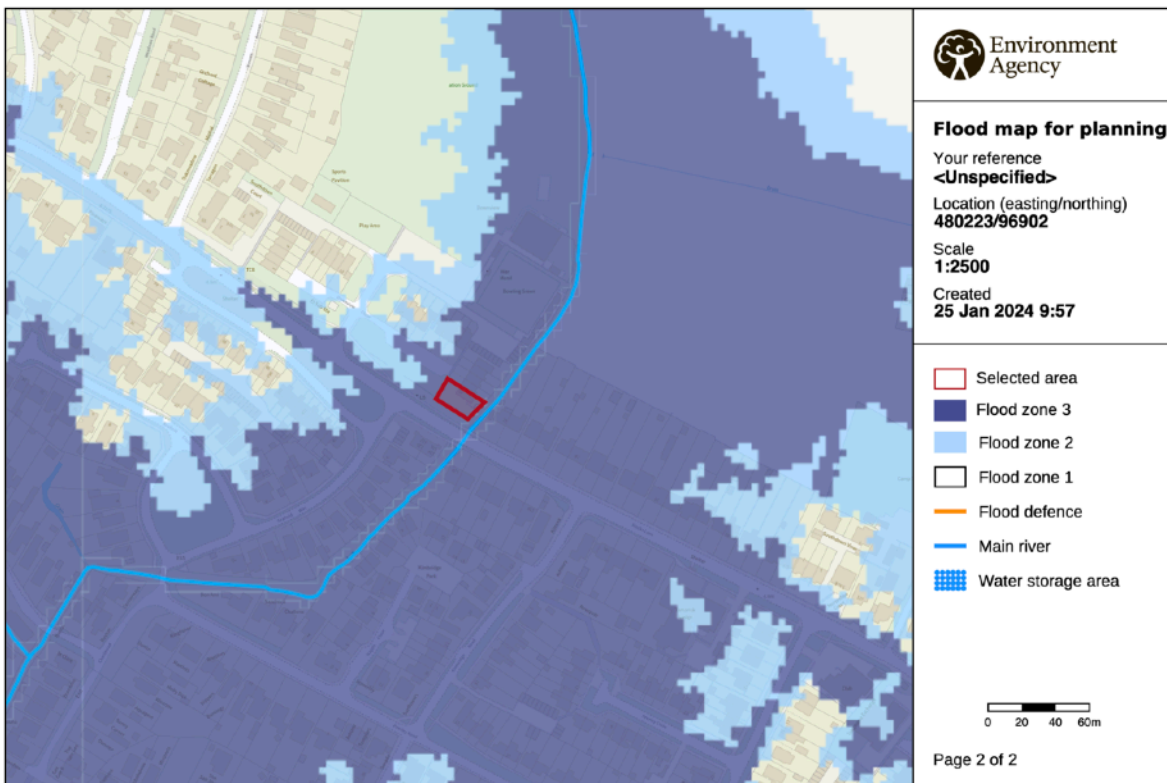
This Flood Risk Assessment (FRA) has been prepared in support of a new Householder Planning Application for 23 Downview Close, East Wittering. The property is an existing residential end of terrace dwelling, on the South-Eastern side of Downview Close.

Proposals

The works forming the subject of the Planning application are to construct a new single storey wraparound extension and other alterations relating to the appearance of the existing house.

Flood Risk

The application site falls within Flood Zone 3, and is classified as being 'More Vulnerable'



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The proposals are considered to be a 'minor extension', so this FRA uses the government's "advice for minor extensions" rather than completing a more comprehensive FRA.

The government guidance suggests that new floor levels be no lower than existing. In this case, the proposed floor level for the the ground floor extension will match the existing, in line with the government guidance.

The proposed extension will enlarge the existing ground floor rooms, and provide a new Wet Room and Utility. There are no new habitable rooms created, therefore the proposals will not increase the vulnerability of the dwelling to flooding.

Building Construction:

The existing building features a solid ground-bearing slab, and masonry cavity walls. The ground floor slab is likely laid on a hardcore base, which has been in situ for decades. The resulting ground floor is therefore extremely hard and will be highly resistant to water penetration. A 1200 gauge DPM is to be used to minimise the passage of water through new ground floors. The floor insulation should be of the closed-cell type to minimise the impact of flood water.

The walls are constructed using masonry, a resilient material. Existing cavity wall insulation is unknown. New external wall insulation will be chosen to be suitable for use in flood risk areas. All other insulation to be PIR type which has a closed cell structure and does not allow for water penetration.

Good practice:

All new electrics - sockets and switches are to be a minimum of 450 mm above finished floor level.
Ground floor doors are to be solid construction (not hollow-core)
Other ground floor joinery should be resistant to water damage (ie not chipboard)
Decorating materials should be suitable for an increased likelihood of flooding, ie water resistant paints, no wallpaper to ground floor rooms etc.
Flood boards provided for the main external entries
Plasterboard for use to the lower half of the walls should be moisture resistant.

Warning and escape:

The dwelling occupiers should register for the Government's flood alerts :

<https://www.gov.uk/sign-up-for-flood-warnings>

To receive advance warning of a flood event.

A flood warning system could be installed to the proposed dwelling, with detectors situated in the lower-lying ground to the South, so that in the event of flooding, residents would be warned in plenty of time to escape.

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