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18 Maple Avenue  
Flood Risk Assessment

### 1. Planning Proposals

Two storey side, first floor and single storey rear extensions with rear dormer and rooflight to front elevation

### 2. Flood Risk Zone

The site is in Flood Risk Zone 3

### 3. Flood History

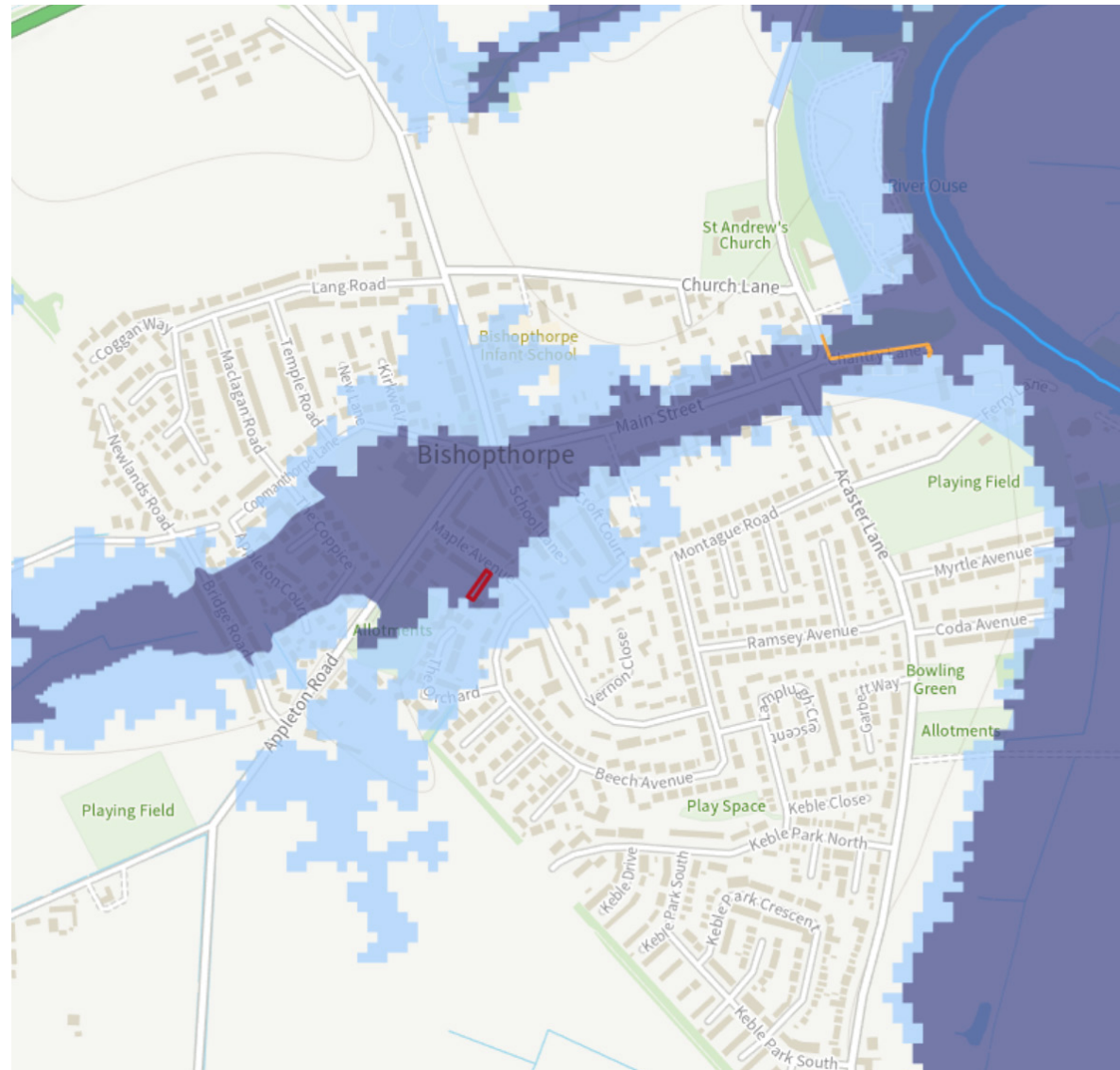
Local neighbours have confirmed that the properties on Maple Avenue were flooded in 1957 and 2000. The flood in 2000 only entered the sub-levels of the floor, and never reached ground level.

### 4. Mitigation Measures

The proposals will be at the same Finished Floor Level of the existing property, and ground floor electrical sockets will be positioned 600mm above Finished Floor Level. The main access to the dwelling will remain in the same general location as existing. The situation will not be made worse.

### 5. Surface Water Drainage

The proposals do not increase the amount of hardstanding or the risk of flooding from surface water.



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