

Supporting Document – Flood Risk Assessment

4 Eskdale Avenue, Fleetwood, FY7 8LU

This Flood Risk Assessment is included to support the recent application for a proposed single storey rear extension and garage conversion.

The Environment Agency flood map below indicates that the existing dwelling is located within a Flood Risk Zone 3. Which has a high probability of flooding from rivers or sea.



It is considered that the nature of the proposed does not increase the risk of flooding and that the existing dwelling will be made no worse as a result of the proposal. It is therefore deemed that this document is appropriate and demonstrates that flood risk has been considered as part of the proposal.

In addition, in order to comply with the guidance within “Improving the flood defences in new dwellings” CLG 2007 document, the construction of the new extension will be as follows:

- New floors are to be sited a minimum of 150mm above external ground level and will be sited no lower than the existing dwelling. The existing garage floor will be raised as part of the proposal.
- Any electrical sockets and switches will be positioned a minimum of 450mm above finished floor level
- A full Damp Proof Membrane is to be incorporated into the floor construction and lapped with the DPC within the external wall.

In addition to this, the applicant is aware of the requirement to register with gov.uk for early warnings in case of flooding within the area.

Mark Davis BSc (Hons) MCABE

DAVIS Group