

75 Westgate,
Chichester
PO19 3HA

Flood Risk Assessment

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Flood risk Assessment



CGA DESIGN
+ BUILD
ARCHITECTURAL SERVICES

Assessment of flood risk Factors:

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

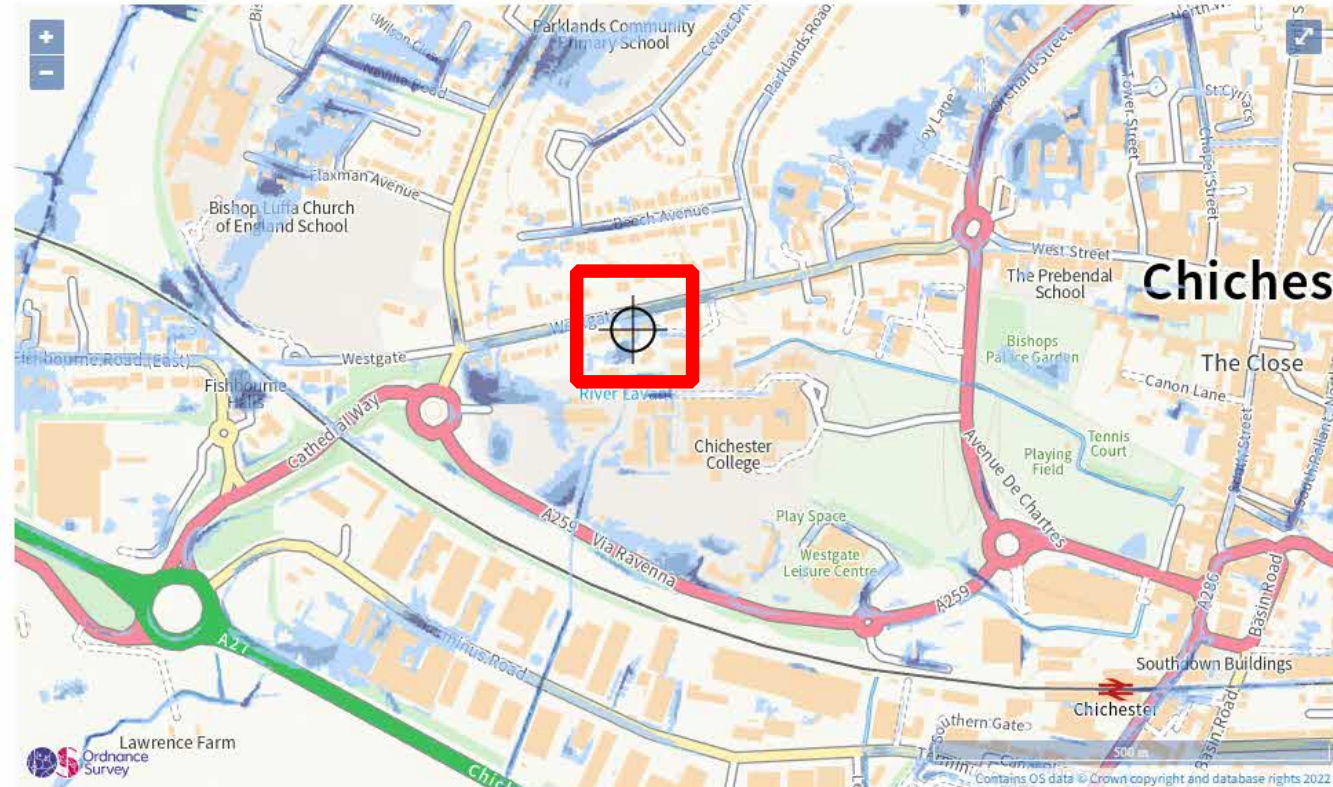
Your LLFA is West Sussex council.

Flood risk

Extent of flooding

Location

Po193HA



Extent of flooding from surface water

High Medium Low Very low Location you selected

Assessment of Flood risk:

Map data shows -

Site Location: Zone 2 & 3

Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).

Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.

Assessment of Flood risk depth:

Map data shows -

Site Location: Zone 2 & 3

Surface water flood risk: water depth in a low risk scenario

Below 300mm

Overall Assessment

-The extension falls within flood zone 2 & 3..

-There will be a new drainage strategy proposed for the new side extension and the rear flat roof extension which will be connected to the existing drainage and foul water facility's which connects to the local drains.

-The location of the proposed works is on an existing dwellinghouse. The proposal is to extend to the rear by 4 meters and to the side of the existing property and is inkeeping with the areas building line. There has been no overdevelopment of the local area.

-From inspection and survey of the property I can confirm that all surface water runoff is directed into a soakaway at the Front and rear of the property which will not be changed.

-The existing rear is currently hardstanding patio and the proposed extension will be extended over this therefore it will not effect the current soakaway leading to more surface water.

At the rear extension, I proposed an ACO drain or similar to catch any additional surface run off from the rear extension which will be attenuated and drained via a soakaway.

Due to this being a minor development I do not believe it's subject to sequential or exception tests.

Overall Assessment

- The finished floor level is approximately 150mm above the natural ground level and the extended areas will be the same level as existing.

-Electrical equipment such as consumer units, meters (subject to agreement with the distributor) and socket-outlets should be mounted above the expected flood level.

-Cables supplying lower floor power should be routed through an upper floor to prevent possible damage from a lower floor flood.

-Cables likely to be damaged by flooding should be drawn into plastic conduit. Drain holes are required in such conduits to prevent water collecting at the conduit low points, thereby reducing the risk of long-term water damage to cables and associated equipment. The provision of such conduits might reduce the amount of rewiring work required following a flood (depending on the amount of water and mud entering such conduits and associated equipment).

-As far as equipment belonging to the electricity distributor is concerned, the Electricity Safety, Quality and Continuity Regulations (ESQCR) 2002 requires the distributor to install and, so far as is reasonably practicable, maintain the equipment to prevent danger (Regulation 24 of the ESQCR refers). In compliance with the requirements of Regulation 24 the distributor may be required to take account of flooding.

Overall Assessment

- Part M of Schedule 1 of the Building Regulations 2010 (England and Wales) requires, amongst other things, that reasonable provision be made to allow people to use a dwelling and its facilities. With respect to electrical equipment mounting heights, Approved Document M states that this will be achieved where:

- Switches, socket-outlets and similar wall-mounted accessories are installed such that their centre-line is between 450 and 1200 mm above floor level, and
- (For England) consumer units are mounted so that the operating switches, (of circuitbreakers, RCDs and the like therein) are 1350 -1450 mm above floor level

**In flood-prone areas, electrical equipment should be installed at the higher limit of these tolerances

With respect to the type of cable employed:

- Consider using low smoke halogen free (LSHF) type twin and earth cables rather than PVC cables
- Use cables having solid conductors rather than stranded conductors.
- Consider using a cable with an insulated protective conductor (CPC). Such cable is available, but will be more expensive than conventional 'twin and earth' cable with an uninsulated cpc.