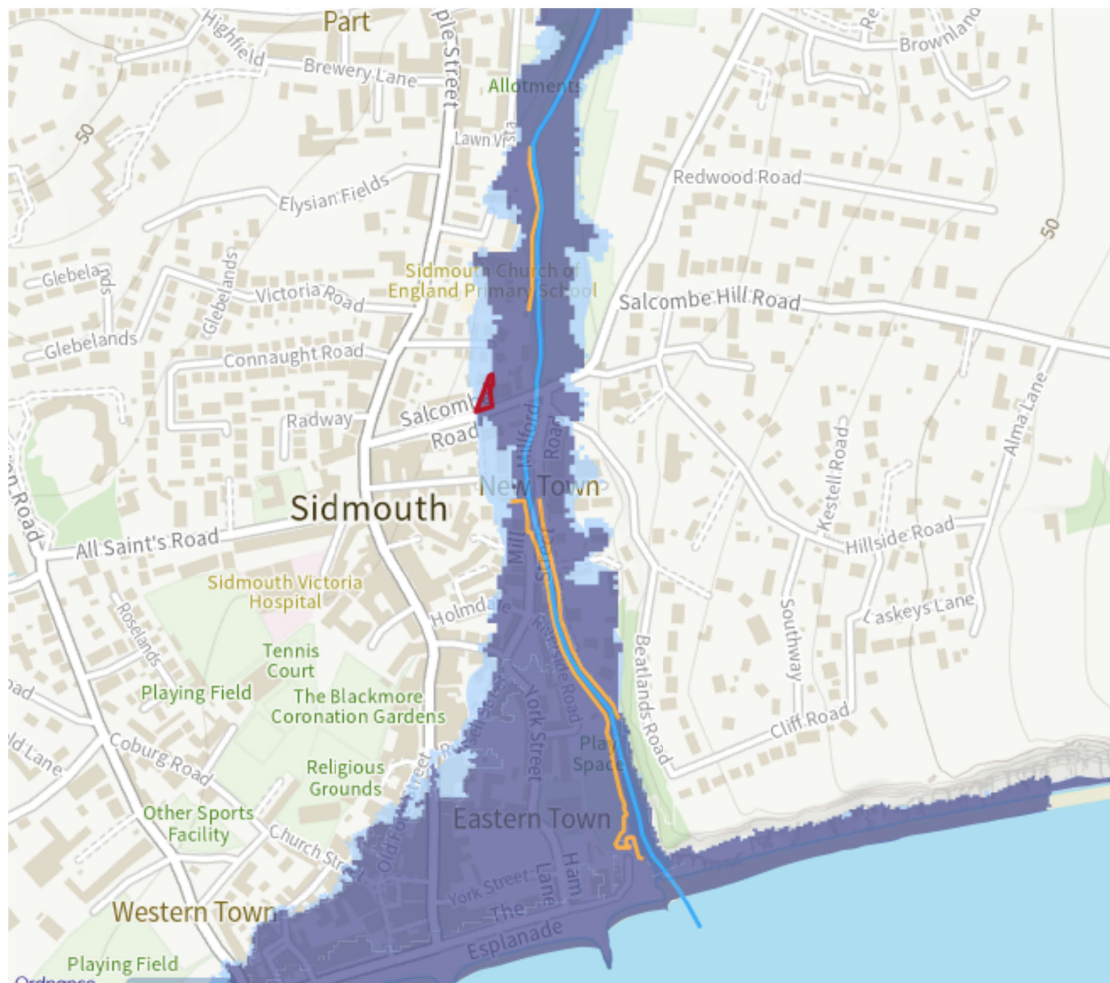


March 2024

Flood Risk Assessment
for a small single storey rear and side extension and minor internal alterations
at
1 Albany Villas, Salcombe Road, Sidmouth, EX10 8PW

This proposal is for a small extension on the side/rear of this property to form a utility area and enlarge the kitchen.

As can be seen on the map below the property is on the edge of flood zone 3.



To reduce any damage caused by a possible flood the following items will be incorporated into the new works:

- The floor level of the extension will be the same level and line through with the existing property.
- The external wall structure will be traditional cavity construction and the internal skin will be plastered with a waterproof render.
- The ground level around the extensions and existing house will be maintained at a minimum of 150mm below the dpc level.
- All internal sockets and switches etc will be sited a minimum of 750mm above the finished floor level.

- Any low level timber work such as skirtings will be painted on all sides prior to fixing.

Phil Palfrey

Palfrey Design Ltd