

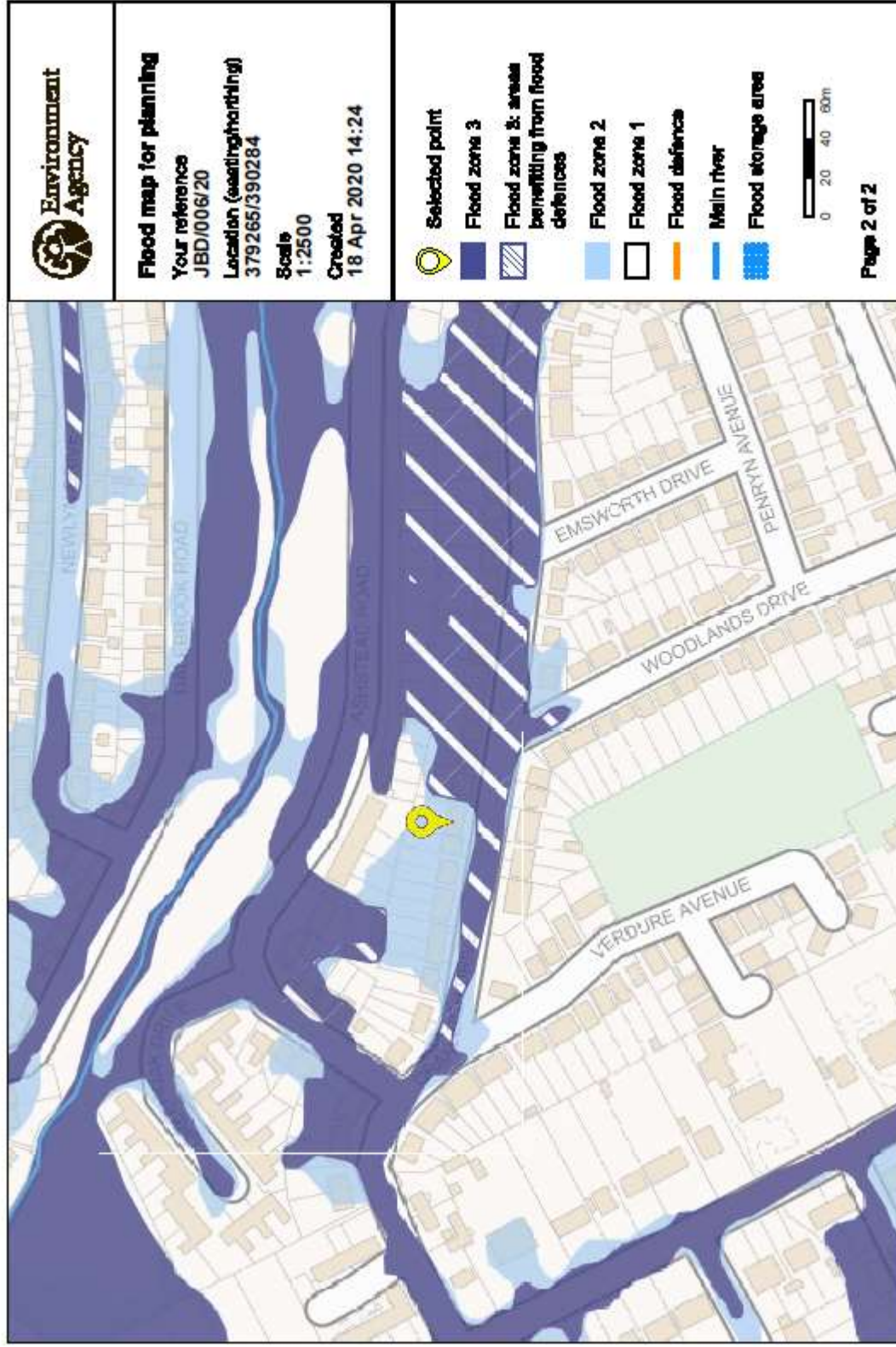
Flood Risk Assessment

- 1 53 Cranleigh Drive lies within flood zone 2 as indicated on the Environmental Agency Flood map. The property is located easting 379265/northing 390284
- 2 The floor level to Environmental Agency Floor Map reference 2 is 27.33m Above Ordinance Datum (AOD). Level obtained from the Environmental Agency model data sheet
- 3 There are flood defences protecting this area with a 1% chance of a river flood happening each year in a 1:100 standard or 1:200 year sea flood (0.5%). Protection standard obtained from the Environmental Agency
- 4 The existing house finished ground floor level is 27.14m AOD



- 5 The existing ground level is 340mm above ground level. The extension floor level will be the same as the house because it is not practical to raise the floor within the extension.
- 6 Surface water will be discharged into the existing mains drainage system, below ground as per the existing house.
- 7 Floor protection measures to the proposed extension will be provided by use of flood resistant materials and construction techniques as follows:
 - External and internal walls to be constructed from moisture resistant masonry
 - Cavity wall insulation to be non absorbent material
 - Floor construction to be concrete
 - Internal wall finish to be plasterboard on dabs laid horizontally
 - External doors to be aluminium or Upvc

- All new electrical sockets and switches to be minimum 500mm above finished floor level
- Consideration will be given to protecting the existing property





Mr & Mrs Munton
53 Cranleigh Drive
Sale
M33 3PN
Drawing No. LP-001

