

FLOOD RISK STATEMENT



Project 199 MANLEY ROAD
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Document Control

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Description of Development

The proposals are to create a 2-storey side and single-storey rear extension including some internal remodelling. Most of the extension's floor area at ground floor is intended to house ancillary accommodation, such as:

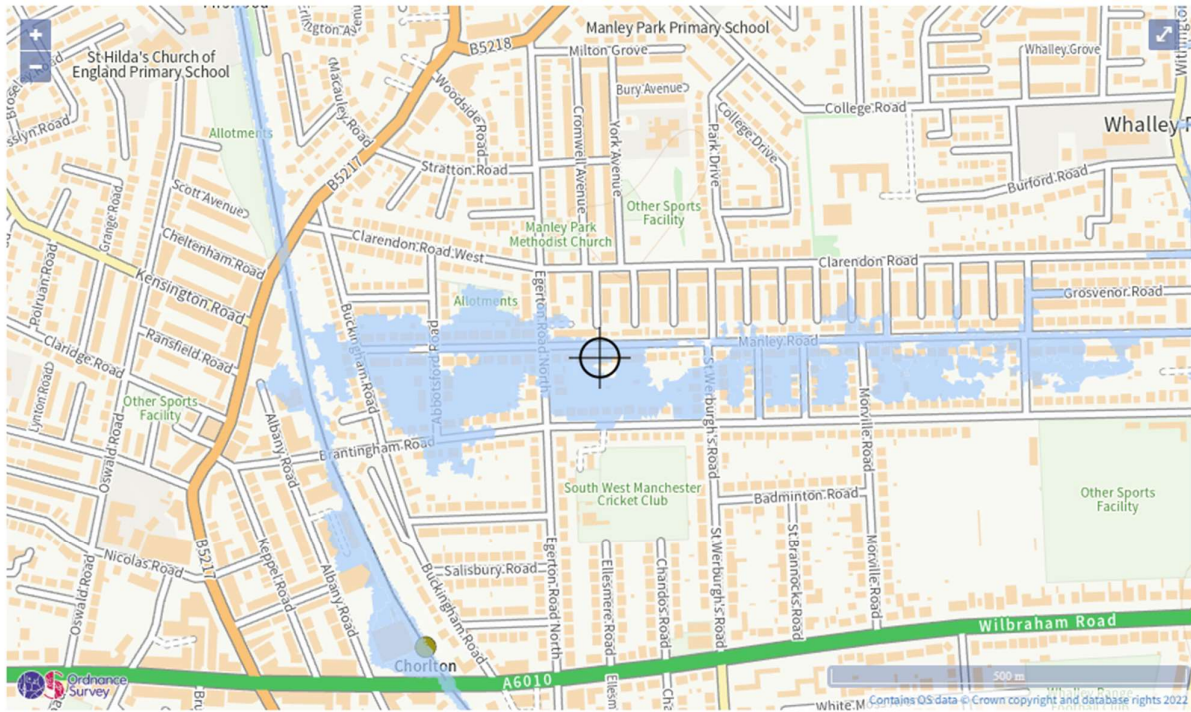
- Bike storage
- Refuse store
- Plant room
- Utility space
- Larder
- Boot store

The single-storey element which projects into the rear garden, in place of the existing garage, will house a home-office / study. Access to the garden will be via an internal corridor which serves the above spaces and runs from front to back.



Flood Risk Assessment

The risk of flooding from “rivers or the sea” at the application site is indicated to be “Low” on the Environment Agency website. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.



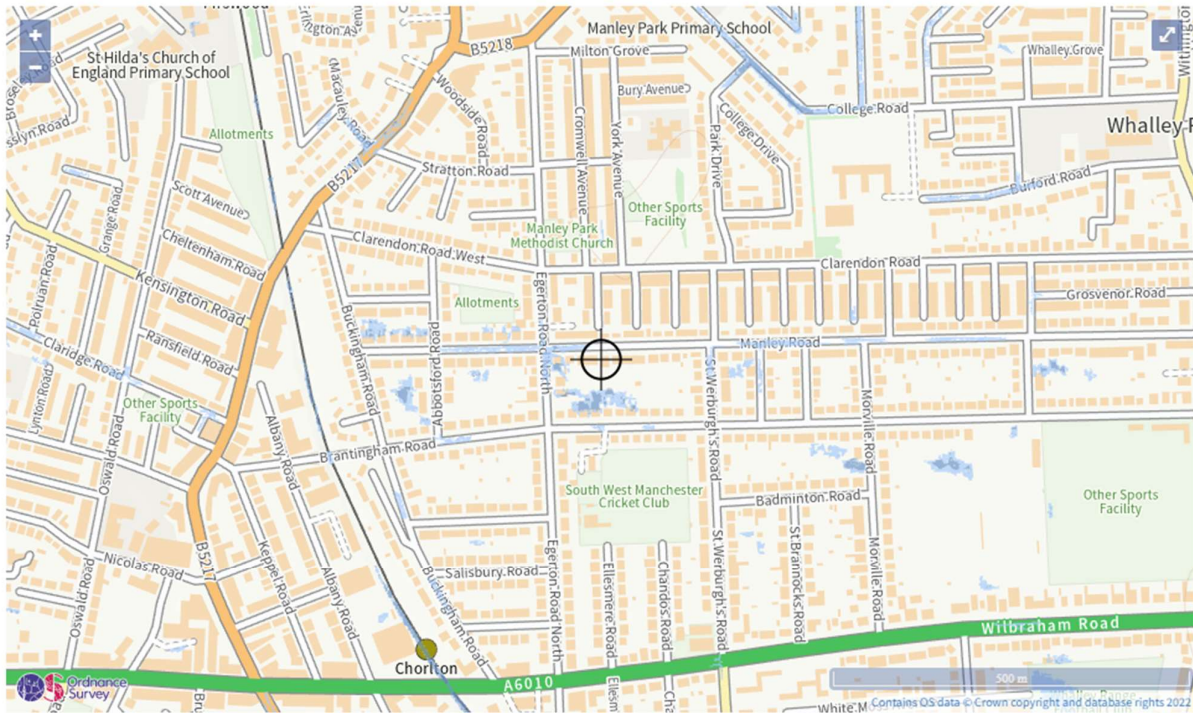
Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

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Risk of flooding from surface water is detailed below:

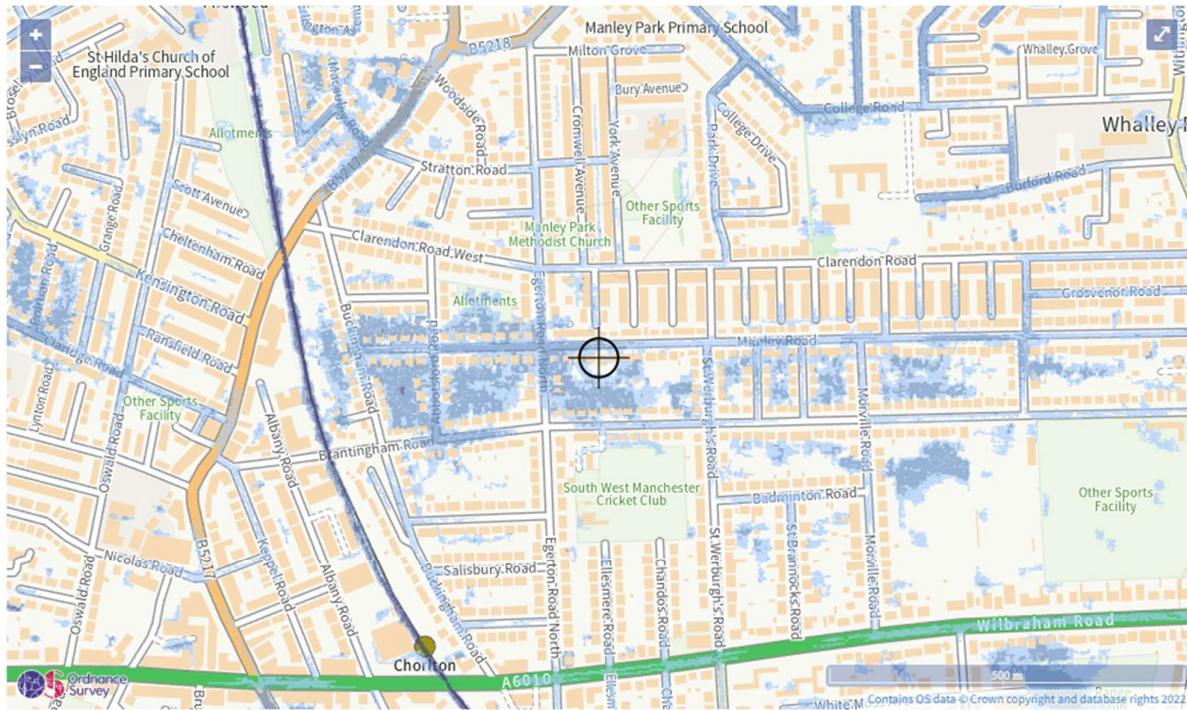


Surface water flood risk: water depth in a medium risk scenario
Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm Location you selected

In a 'medium risk' scenario, there is no expected surface water flooding at the application site (indicated by the crosshairs).

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

Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm ⊕ Location you selected

In a 'Low' risk scenario, there could be flooding at the application site (indicated by the crosshairs) of 'Below 300mm'.



Flood Risk Strategy

The existing front elevation below indicates the existing floor levels relative to Ordnance Datum (average sea level).

The proposed floor levels internally are no lower than the existing floor levels within the property. However, due to the low-risk flood level having the potential to overwhelm the existing internal floor area we will design internal floor finishes to be low-permeability and low-risk to water-damage, e.g. ceramic tiles, stone flooring and exposed concrete to utility areas.

It is intended that the house will undergo a full rewire and all electrical sockets / fuses will be positioned at least 300mm above FFL.

The applicants have also expressed a desire to utilise rainwater storage butts, which will be incorporated into the surface water drainage strategy.



Existing Front Elevation