

This Flood Risk Statement relates to a Domestic Extension in 87 Cranleigh Road M33 3PT.

1. The site is within Flood Zone 3 – Grid Ref SJ 79539 90266. This is taken from the Environment Agency Flood Map.
2. The flood level to Environment Agency Flood Map is 27.33m AOD (Above Ordnance Datum).
3. There are flood defences protecting this area with a 1% chance of a river flooding happening each year to a 1 in 100 year standard or 1 in 200 year probability sea flood in any year. This standard is from the Environment Agency.
4. Floor Levels of the existing dwelling are 27.23m AOD.
5. The floor level of the existing dwelling is 230mm above external ground level. The floor level in the extension will be the same as the existing dwelling: 27.23m AOD as it is not practical to raise the extension.
6. Surface water will be discharged into the existing below grounds mains drainage arrangement as for the existing dwelling.
7. The Environment Agency does not hold any record of past flooding occurrence for this site. This however does not mean that flooding has not occurred in the past or that it will not flood in the future.
8. Flood resistance measures to the proposed extension will be provided by the use of flood resistant construction methods for the first metre above floor level, as follows:
 - a. Internal and external walls to be constructed from absorbent resistant brickwork and blockwork
 - b. Cavity Wall insulation to be non-absorbent material
 - c. Floor construction to be absorbent resistant concrete
 - d. Internal walls to be finished with plasterboard on dabs with boards laid horizontally rather than vertically
 - e. External door sets will be non-timber, non-absorbent material
 - f. All electrical power points will be a minimum of 500mm above floor level
 - g. Consideration will also be given to protecting the existing property