

Flood Risk assessment	For Mr Mrs Modi
Proposed extensions to provide ensuite and garden room at 8 Bernina Avenue, Waterloooville	
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General. The property in its current form consists of a two chalet dwelling with three bedrooms built in the 1960s. The proposal will not add to the existing likely occupancy level.

Flood risk assessment information.

1. The Environment Agency map shows this property being Flood Zone 2 (light blue) with a medium risk of flooding. As such has the annual potential of river flooding of between 1 in 100 and 1 in 1000. The design of the extensions are therefore based on the floor level being set at the same level as the existing house and additional resilient construction being incorporated to mitigate the potential effect of flooding of the extensions.

2. The proposal takes into account of the vulnerability of the existing dwelling and with the addition of an ensuite and a garden room at ground floor level, does not increase the risk to the occupants in the event of a flood or facilitate an increase in the number of occupants. Therefore no further burden will be put on emergency services. The floor level is set at the same level as the existing and neighbouring dwellings and should not therefore increase the risk of flooding to adjacent properties.

3. As these proposals are extensions to an existing dwelling, there are no reasonably available appropriate sites in areas with less risk of flooding and the extension is obviously sited on previously developed land.

4. The design follows minor extension standing advice –see box 1 below

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Box 1. Householder and other minor extensions in Flood Risk Zones 2 and 3

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate. Or;	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (May 2007)	Yes–See above, the proposal has no adverse impact or increased risk on the existing property in respect of any potential flooding. See also construction notes for resilient construction measures to be incorporated into the conservatory
Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	