

1. The Existing Site

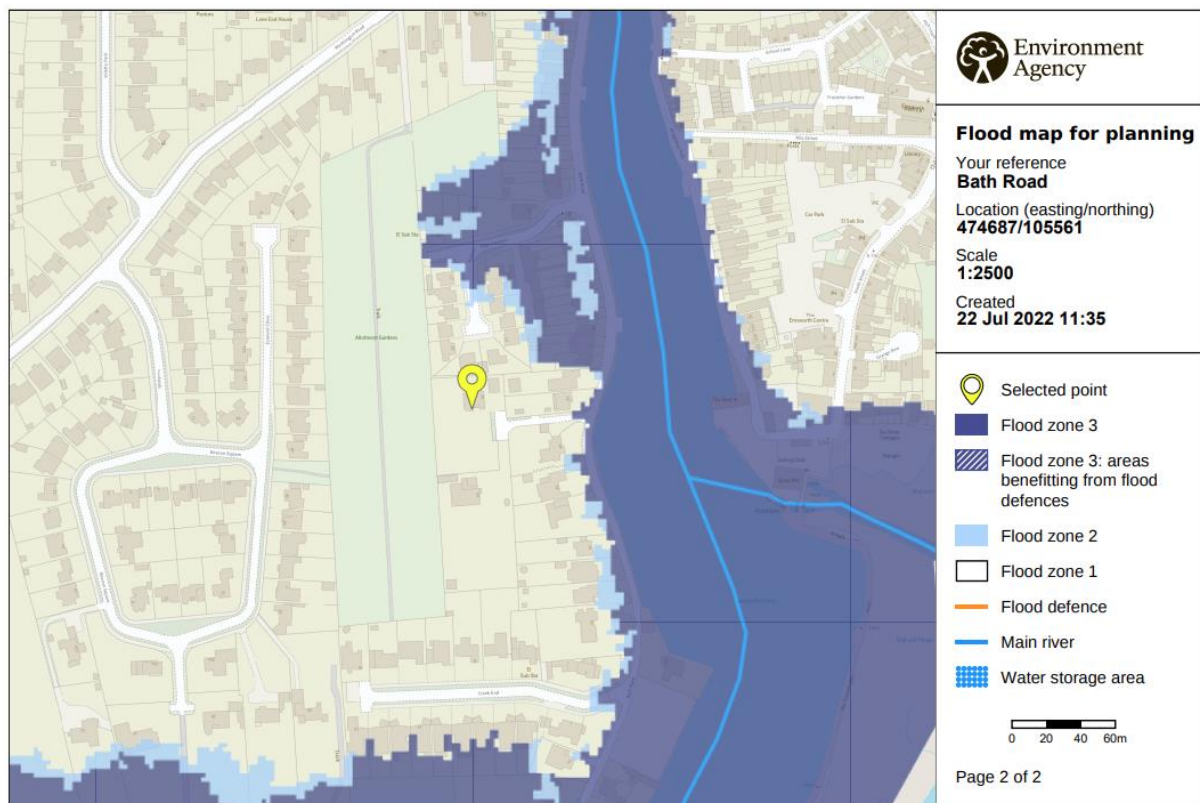
The site is located on Bath Road. The house has 4 bedrooms and is in a residential area. It is a two-story brick building with a two-story two car garage to the northeast. The building has 2 stories with the living spaces on the ground floor and the bedrooms on the first floor. The existing garage is not connected to the house.

2. The Proposed Development

This proposal is for a whole house remodelling and an extension on the west side of the house, more habitable space and a large kitchen diner will be added along with a larger master bedroom. A small single-story extension to the east of the property creating a back door for access to a new utility and boot room. A new rebuilt garage to the north of the property along with a carport.

3. Flood Risk Maps and Available Information

The Environment Agency Flood Map for this area is below. This shows that the site is within flood zone 1.



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4. Risk Assessment

information from the Environment Agency depicts that the proposed development site lies within Flood Zone 1. With the proposed renovation works of the existing building the Environment Agency guidance indicates that this development does not change the flood risk or the vulnerability of the development. There will be no additional flood risk associated with the development and reference to Environment Agency and government guidance has shown that the development is appropriate with regards to flood risk. Occupants during a flood event would use the first floor as a “safe haven” for its duration, which as tidal should not be for longer than 8 hours.

The owners of the development on the site will be educated in the flood risk of the site and the owners and site would be issued with a Flood Warning Plan is produced for the development at design / construction stage. This plan should be reviewed at least annually and would include the following information:

- Contact the Environment Agency Floodline Service on 0845 988 1188 and <https://flood-map-forplanning.service.gov.uk/> to check that the flood risk to the property has not changed, for example flood defences may be built in the future.
- Contact the Environment Agency Flood Warning Service on 0845 988 1188 to register to the Floodline Warnings Direct service. This offers free 24-hour flood alerts direct to your phone or email address. This information is also on the Environment Agency website and is currently available at www.environment-agency.gov.uk/subjects/flood/floodwarning. This is a free service which provides vital information in the event of a flood.
- Prepare and maintain a 'safe haven' flood kit to contain items which are essential for evacuation/refuge. The flood kit will also be useful for general emergency situations. This should be stored where you can easily get to it and on the first floor of the property, and should include:
 - A torch
 - Blankets or a sleeping bag, warm clothing and waterproofs
 - A first-aid kit, including a supply of any essential medication
 - A list of useful telephone numbers
 - A supply of bottled water
 - A stock of non-perishable food items
 - A portable radio and supply of batteries
 - Wellington boots or similar waterproof boots
- Contact the local emergency authorities to find out whether evacuation is considered necessary and where they are providing for evacuees. Or whether safe refuge should be sought on the designated first floor 'safe haven' area as noted within this report.

5. Conclusion and Recommendation

Investigation results have shown that according to the EA flood mapping and data part of the site of the proposed development is within a flood zone 1. Only the ground floor is at risk from flooding. The occupants of the ground floor also have access via an internal staircase to the first floor which will provide a "safe haven" during a flood event as noted earlier.