

FLOOD RISK MEASURES
ERECTION OF A SINGLE STOREY REAR EXTENSION FOLLOWING
DEMOLITION OF EXISTING SINGLE STOREY REAR SUN ROOM AND
CONSERVATORY

9 TRELOAR ROAD, HAYLING ISLAND HAMPSHIRE PO11 9SE

The site is within flood zone 3.

The site specific flood risk assessment shows the property has a high susceptibility to groundwater flooding as shown on the attached plan. However the Government long term risk map shows the site is in the low risk between 0.1 – 1% chance each year to a depth of below 30cm.

<https://check-long-term-flood-risk.service.gov.uk/map?easting=474545&northing=98359&map=SurfaceWater>

The proposal of the extensions to the property is a single storey side extension. The existing ground floor footprint area is 105 sq.m. and the proposed foot print area will be 144 sq.m. so an increase area of 37% so not a massive increase on the slim possibility of flooding in the area.

The floor level of the new extension will match that of the existing property and the existing house floor level is 450mm above adjacent ground level by the property and the front garden slopes down towards the highway so over a 600mm difference in level. The floor level will be over 3.73M AOD so compliant with planning requirements in this area.

The applicants have lived at the property for 2 years and there have been no flooding issues even after the high spring tides and storms had this year where other areas of Hayling Island such as Creek Road did flood.

The building will be constructed in traditional materials to match the existing house.

The floor will be a solid 150mm thick concrete construction with a Damp Proof Membrane continuous with the Wall DPC's to form a barrier against moisture ingress. Floor insulation will be in rigid foam material.

If polythene DPM is to be used then all joints to be welded to improve seal.

The walls will be in a cavity construction of blockwork external skin and aircrete block inner skin with semi-rigid insulation batts. The inner surface of the walls will be plaster rendered.

The external face will have a rendered finish and will be coated with appropriate water repellent.

There will be no airbricks in the external walls.

All electrical sockets will be run from roof level and dropped down and sited a minimum 450mm above finished floor level internally.

All new drainage exiting the building to be installed with flap valves to prevent back flow of sewage.