

Flood Risk Assessment

For
26 Southwood Road
Hayling Island,
PO11 9QE

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
INCLUDING BALCONY TO ROOF

Nov 2024

1. The site is located within Southwood Road, Hayling Island and proposal is to extend the existing property including an increase of the ground floor area.
2. Using the flood map provided by the Environment Agency the site is classed as partly situated within an area effected by Flood Zone 2. Part of the rear garden is within Flood Zone 1.



3. The floor level of the extension will be the same as the current floor level within the existing house which is greater than 150mm above the existing ground level at the point closest to the flood zone. The development will not increase the risk of water ingress into the building.
4. The extension will be constructed in accordance with the requirements of the Building Regulations Approved Document C – Site Preparation and Resistance to Contaminants and Water and in accordance with the Document Improving the Flood Performance of New Dwellings CLG (2007) where applicable to the build.

5. The brickwork below DPC level in the external walls will be constructed in engineering brickwork up to approximately 150mm above ground level. Further measures to minimise the risk of flooding to the property include:
 - a. Any existing redundant airbricks will be blocked up.
 - b. Any cracks in the external masonry will be re-pointed.
 - c. All internal walls are to be blockwork construction.
 - d. All electrical sockets are to be positioned 500mm above floor level with all connecting wiring to be dropped down the wall from the ceiling, no wiring to be installed within the first 500mm above the finished floor level.
 - e. Temporary flood barriers will be provided for use at any external door susceptible to flooding e.g. flood guard or flood walls systems.
 - f. If any boundaries / garden walls present a trap to escaping flood water then holes or openings will be created at low level to allow water to escape.
6. The occupants of the building are to be made aware of any local procedures as provided by the Environment Agency or Local Authority in the event of a flood.
7. The proposed development should not have an impact on the adjacent buildings or area and will not increase the risk of flood elsewhere, the development will be safe and the proposed measures are adequate to deal with the risks and effects of flooding. The extension will be flood resistant; the fabric of the building will be resilient and repairable in the event of flooding.