

FLOOD RISK ASSESSMENT FOR MINOR EXTENSIONS

FOR

PLANNING APPLICATION

FOR

SINGLE STOREY SIDE AND REAR EXTENSION

AT

**17 WASHINGTON ROAD
EMSWORTH
HAMPSHIRE.
PO10 7NN**

October 2022



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1. Introduction

The site is just within Emsworth Flood Zone 2. In order to increase the resilience of the property and the proposed extension against flood risk, the following measures will be incorporated into design and construction.

2.

Where the proposed extension abuts the existing building, the existing floor level is around 335mm above the adjacent ground level. The damp proof course (dpc) is also around 350mm above the ground level. This floor level will be maintained with the proposed extension.

3.

These levels for the new ground floor should meet the requirements of the Environment Agency's current Standing Advice.
It is worth noting that the house has not flooded.

4.

The floor construction of the proposed extension will be of solid concrete with at least 65mm thick screed forming the floor slab. The damp proof membrane (dpm) will be placed underneath the floor insulation and will be connected to the dpc.
The walls will be face brick with internal block cavity construction.

5.

All electrical services will be connected at high level and any outlets at least 450mm above floor level.

6.

The existing building and the new extension will be fitted with removable air-brick covers.

Prepared By PJC

October 2022

EA flood map showing site is within flood zone 2.

Flood map for planning

Your reference
17 Washington Road

Location (easting/northing)
474639/106279

Created
25 Oct 2022 11:36

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

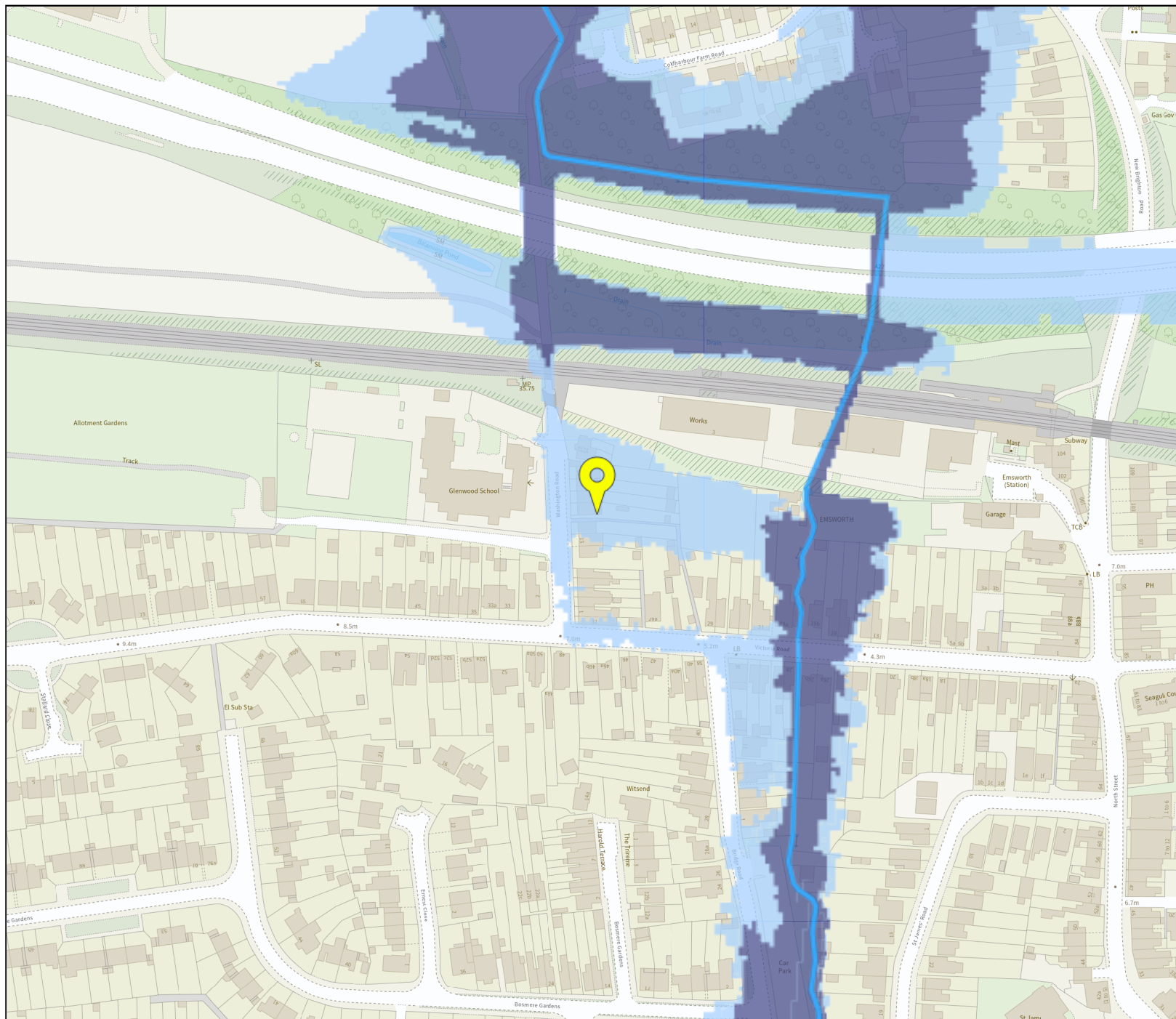
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
17 Washington Road

Location (easting/northing)
474639/106279

Scale
1:2500

Created
25 Oct 2022 11:36

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m