

**FLOOD RISK ASSESSMENT
FOR PROPOSED WORKS TO:**

**8 Coastguard Cottages
Langstone Road
Havant
Hampshire
P09 1RG**

Description:

Removal of an existing single story brick extension & lean-to wooden shed to be replaced with a single storey side extension.

The Environment Agency Flood Map identifies the property is within flood zone 3 which Indicates the site as having a risk of 1 in 100 years or greater annual probability of river flooding or having a 1:200 years or greater annual probability of sea flooding.

The application comes under the advice for minor extension works to an existing dwelling, the floor area created is less than 250 sqm.

Assessment:

Finished floor levels to be set no lower than the existing property.

Concrete blocks to be used internally & below ground floor level with clear cavity 225mm below DPC to prevent build up of any mortar dropped during construction. Above this height rigid closed cell insulation material will be used which has a low moisture take up.

Electrical switches and sockets internally to be a minimum 450mm above floor level with first floor ring main and drops to ground floor sockets and switches.

Suspended wooden floor will be replaced with solid flooring with waterproof barriers to prevent ground water ingress.

Non return valves to be fitted to drainage system to prevent back flow of diluted sewage.

Coastal Partners, formed of Havant, Portsmouth, Gosport & Fareham Councils, have prepared the Langstone Flood & Coastal Erosion Management Scheme which has been subject to public consultation and is progressing to detailed design to limit flood risk in this location. Eventually beneficial to this property and the surrounding area.