

**PROPOSED EXTENSION AND ALTERATIONS TO
58 BATH ROAD EMSWORTH PO10 7ES**

FLOOD RISK ASSESSMENT

1.00 Location and Definition

- 1.01 The site is located within Flood Zone 3 as defined by the Environment Agency.
- 1.02 The application covers a very minor extension to an existing dwelling.
- 1.03 The flood risk is from a 1 in 200 (or greater) risk from the sea. It is therefore likely the flooding would be of a short term nature, due to tidal action.

2.00 Mitigation, Resistance and Resilience

- 2.01 The floor levels of the proposed extensions will be built at the same height as those of the existing dwelling.
- 2.02 The external walls will be built of materials with low permeability: cavity wall with a brick outer skin and blockwork inner skin.
- 2.03 The new internal walls will be built in blockwork.
- 2.04 The ground floor will be constructed in concrete, rather than timber due to its lower permeability.
- 2.05 Electrical sockets and outlets will be located at least 450mm above the existing floor level.
- 2.06 Access to all spaces will be available to enable drying and cleaning.
- 2.07 The application does not increase the number of bed spaces on site and therefore does not increase the number of persons likely to be at risk from a flood.
- 2.08 The proposed extension is to be built on an area of impermeable hard paving, so there would be no increase in water run-off from the property.
- 2.09 There would be no increase in surface water drainage from the new extension as the proposed extension fills in an area directly under an existing roof.
- 2.10 The property is already fitted with flood defence barriers at all door openings.

3.00 Environment Agency

- 3.01 The Environment Agency's Form FRSA009b has been submitted as part of the Flood Risk Assessment.

Friday, 07 October 2016
21609 - Issue – Planning
Architectress