PERMIT

Flood Risk Assessment

25 Eastoke Avenue, Hayling Island

Project no. baker-10
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Revision: N/A

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RICS

Site Analysis

The Plot

A two storey chalet style house occupies the plot.
The house has is detached, has a concrete tiled roof, walls are part render and part brick, all constructed off a concrete foundation.
The front and rear areas consists of a lawns and a concrete drives.
The house is location in Flood Zone 2 and 3.

The Surrounding Area

Predominately large detached bungalows and two storey chalet style house in traditional construction, many of the surrounding properties have submitted Planning Application since 2003 to extend at ground floor level.

Proposals

To construct a two storey front and rear extension, raise ridge and remodelling.
No additional bedrooms are proposed at ground floor level. At first floor level it is intended to form one additional bedroom and new en-suite facilities.

The additional ground floor rooms do not contain sleeping accommodation, the finished floor level will be as existing (no worse) and be constructed using a solid concrete slab with Celotex insulation and screed over.

Walls will be constructed in traditional cavity construction using outer leaf of brick work and medium density block work, partial Celotex cavity insulation and an inner leaf of medium density block work, internal finish will be float and set rather than plasterboard.

Electrical switches, fittings and sockets will be positioned at least 450mm above the finished floor level, supplies will be brought down from ceiling level.

Conclusion

It is considered that the extensions will not impede the flow of flood and by virtue of its use will not have a direct affect on the number of occupants in the house.