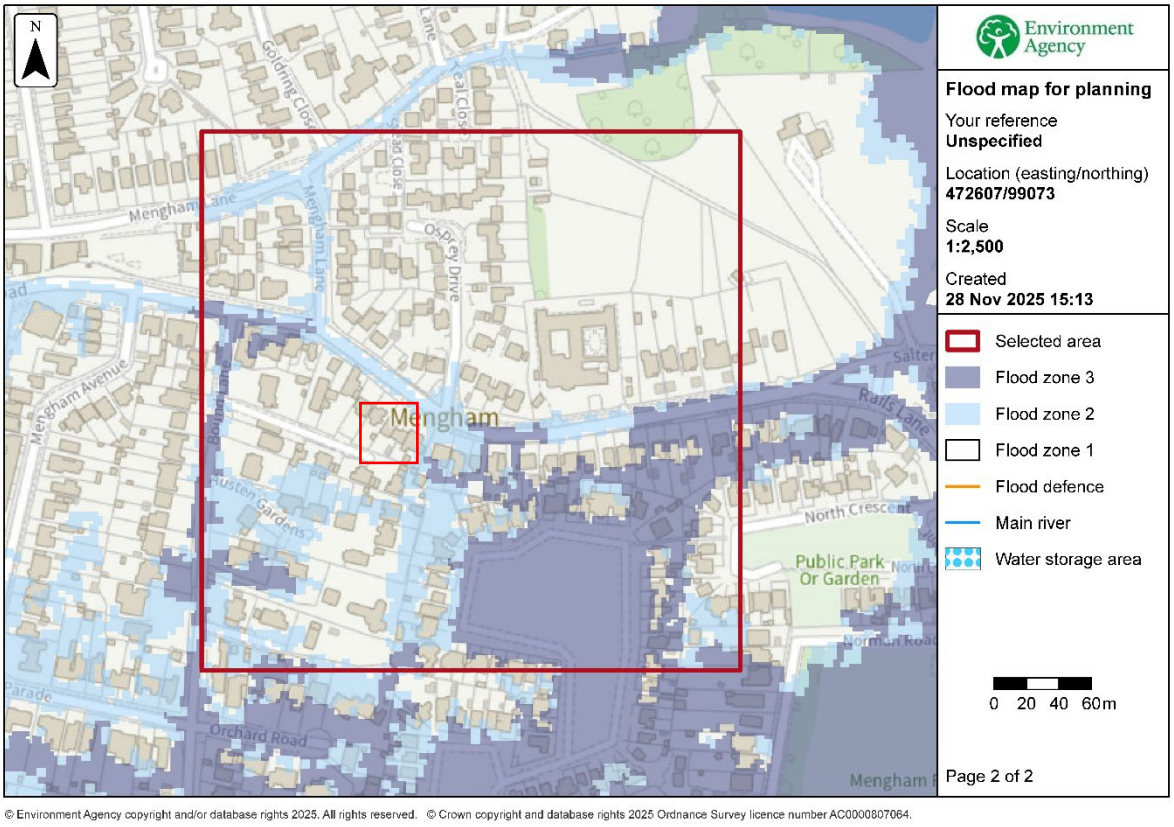
Flood Risk Assessment for Householder Extension

Site Details :



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Address : 36 Selsmore Rd, Hayling Island, PO11 9LD

Site Use : Dwelling not within flood zone. Adjacent to road access within flood zone 2.

Proposed Development :

The proposed development involves the demolition of an existing covered external area and bay window to allow an extension to the residential accommodation. The total of the two extensions propose a GIA increase of 26m^2.

Methods of Flood Risk Mitigation and Management :

Floor levels within the proposed development will be set no lower than existing levels. Flood proofing of the proposed development has been incorporated where appropriate.

Considering the 'Improving the flood performance of new buildings' document by CLG 2007 we propose design recommendations such as -

- DPM to be at least 1200 gauge with 300mm overlapping at joints
- Resilience of floor finishes to be considered
- Raised access to building (in compliance with Building Regulations, aligning with the existing FFL)
- Under floor services using ferrous materials to be avoided
- Mortar joints thoroughly filled to avoid reduce risk of water penetration
- Sealed PVC external framed doors to be used

We have considered the flood performance with the use of this document - making proportional considerations deemed necessary for the small-scale extensions adjacent to a flood zone.