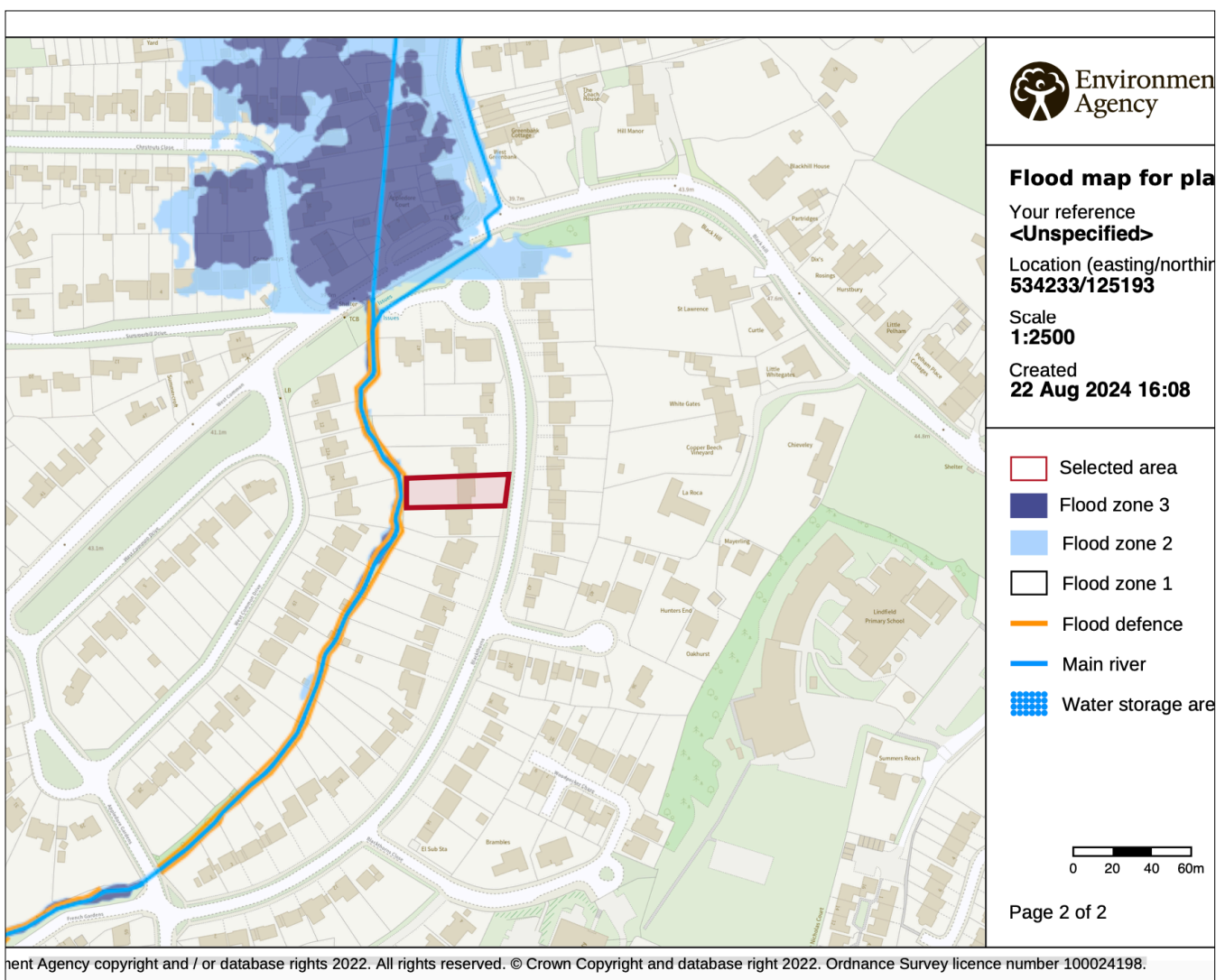


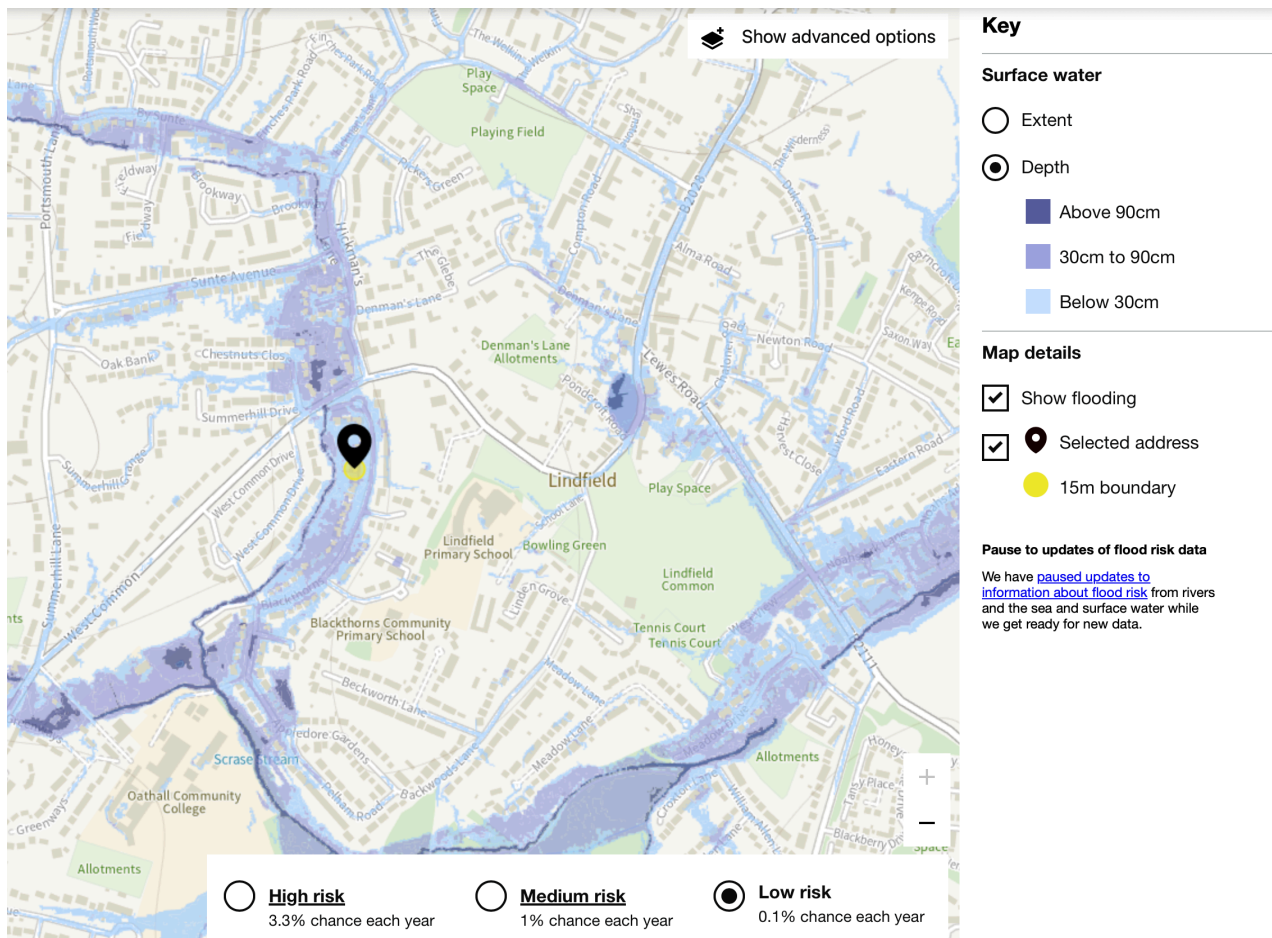
Flood Risk Assessment

35 Blackthorns road 3 December 2024

This statement is produced by Mehrdad Karkia in support of an application to construct single story extension to the rear of the dwelling and should be read in conjunction with the application drawings.

Environment Agency records show this site to be within a Flood Zone 1 area, an area at low risk flooding, meaning that the area has a 0.1% chance of flooding per year.





The above map shows some risk of surface water flooding in this area.

Proposed Site Flood Risk Mitigation:

The proposed extension of the building is located at the rear of the house where the Garden slopes towards the small stream at the back of the garden.

The following mitigation measures are also proposed:

- A new soakaway will be installed to help drain the existing surface water and provide surface water drainage for the extension. Size to be confirmed with Building Control.
- All thresholds will be provided with threshold drainage channels connected to the soakaway.
- The proposed floor construction is a beam and block slab, with a well ventilated subfloor void, with floor ventilators and air bricks positioned every 1500mm along all perimeter walls. The proposed finish floor level will allow a clear 150mm between the ground level and the finished floor level.