
KIRBY Architecture

22 FRIARS CLOSE, BN6 8PL

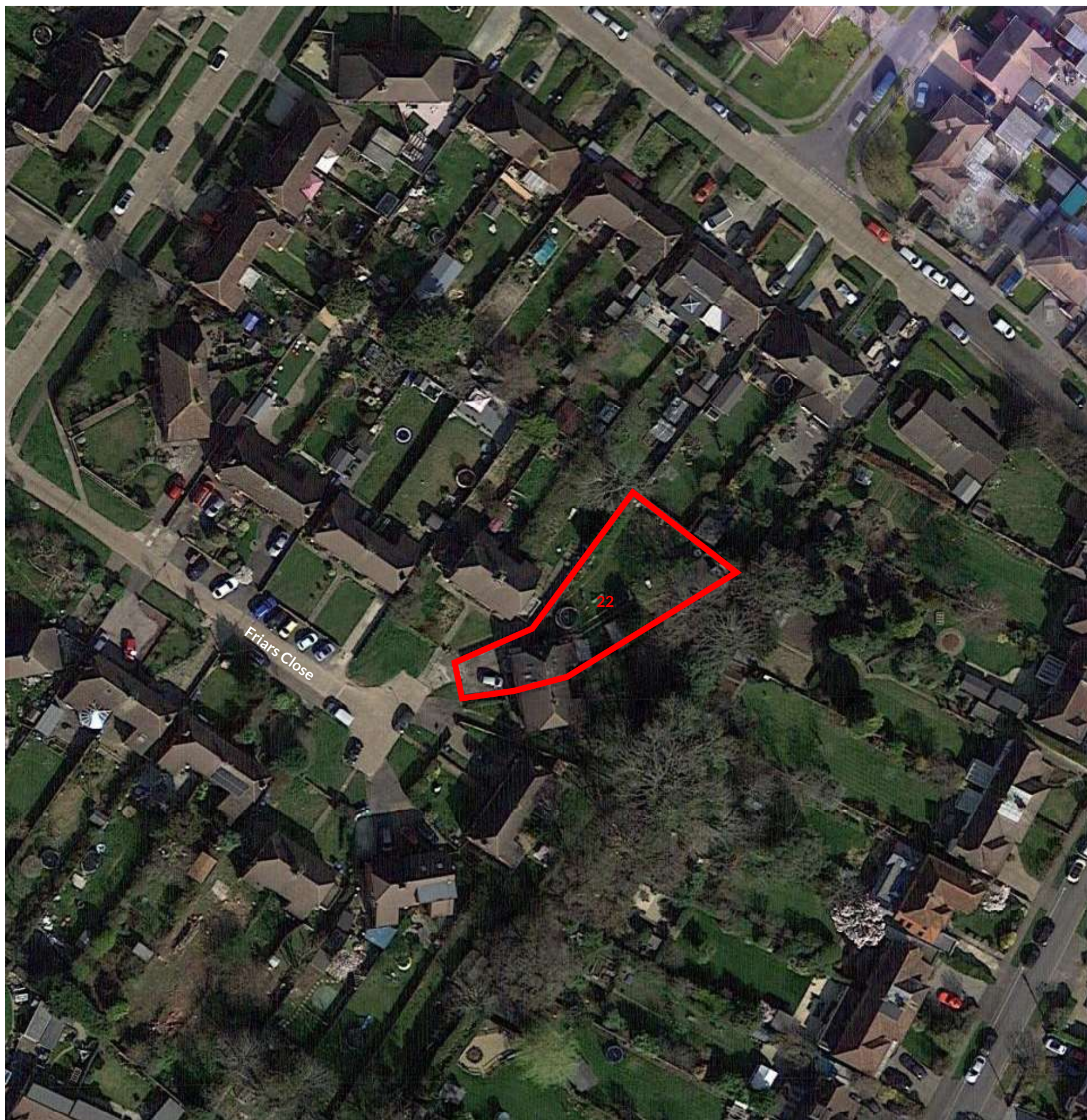
FLOOD RISK ASSESSMENT

APRIL 2025

Contents

1.0	Introduction
2.0	Site Analysis
3.0	Conclusion

Revision	Date	Reason For Issue
00	10.04.25	Issued for comments



1.0 Introduction

This Flood Risk Assessment presents site analysis and conclusions relating to the proposals for the ground floor remodelling and part extension to 22 Friars Close, Hassocks, West Sussex, BN6 8PL.

The existing building comprises:

- a double width drive with front garden
- an extensive rear garden
- a series of outbuildings
- a rear covered patio area
- a ground floor including a porch, hallway, living room, kitchen, WC & utility room
- a first floor containing two double bedrooms & a family bathroom
- a second floor containing a third bedroom and ensuite bathroom

As confirmed by GOV.UK website,the site is not within a Flood Risk Zone. Please refer to the mapping adjacent.

Get a boundary report

Add

Datasets

Flood zones 2 and 3

River and sea with defences

River and sea without defences

Surface water

None

Map features

Water storage

Flood defence

Main Rivers

Key

Flood zone 2

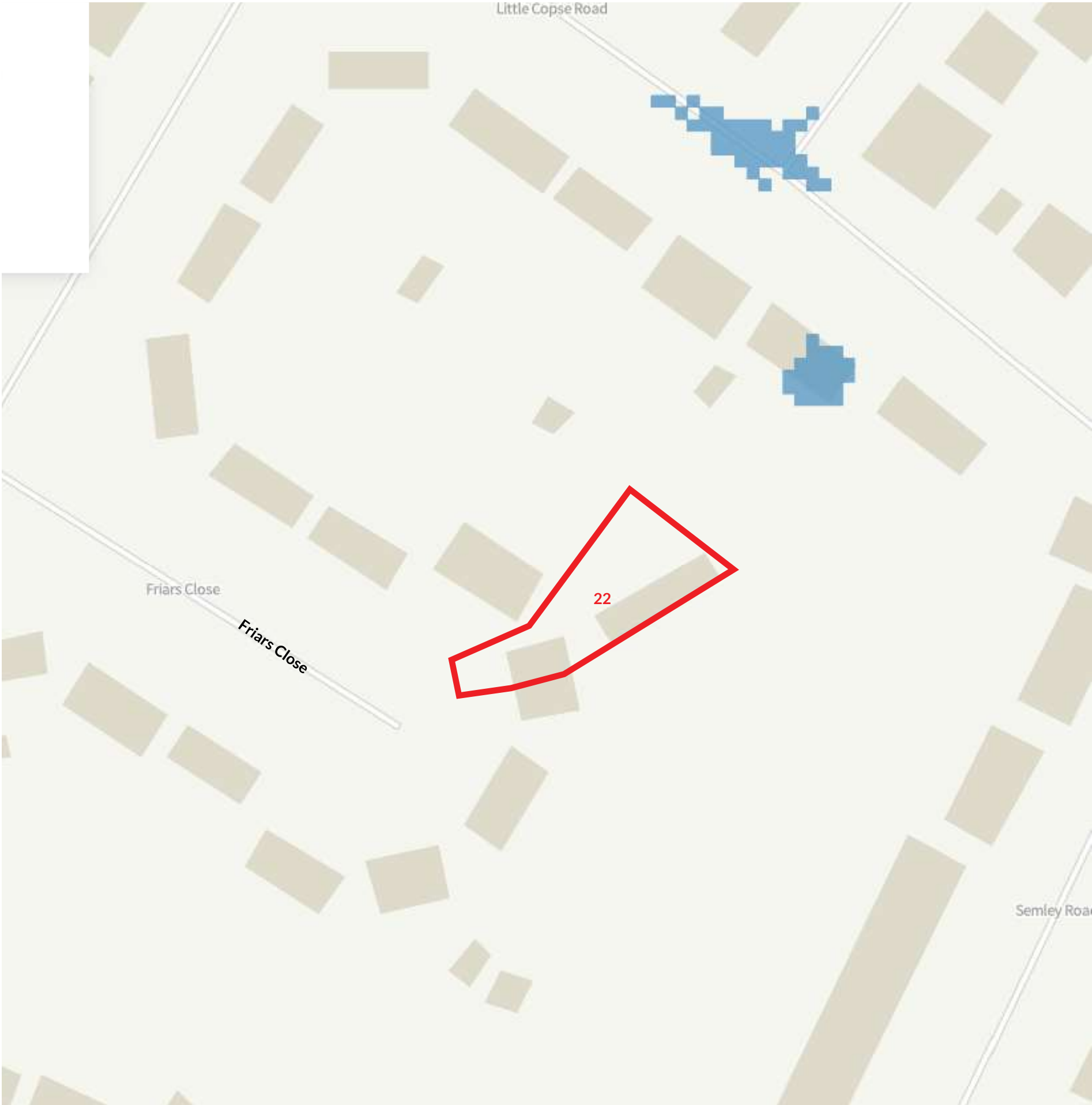
Flood zone 3

X

An aerial photograph of a residential neighborhood. A red polygon, labeled with the number '22' in red, outlines a specific plot of land. This plot is situated between a road labeled 'Friars Close' and another road labeled 'Semley Road'. To the north of the plot, another road is labeled 'Little Copse Road'. The surrounding area contains numerous rectangular buildings, likely houses, and some green spaces. The map is presented in a light beige color scheme with grey lines for roads and buildings.

2.0 Site Analysis - Surface Water Flood Risk 1 in 30 Years

As confirmed by GOV.UK website,the site is not within a Surface Water Flood Risk Zone (1 in 30 years). Please refer to the mapping adjacent.



Get a boundary report

Add

Datasets

- ☐ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☒ Surface water
- ☐ None

Annual likelihood of flooding

- ☒ 1 in 30
- ☐ 1 in 100
- ☐ 1 in 1000

Key

Flood extent

2.0 Site Analysis - Surface Water Flood Risk 1 in 100 Years

As confirmed by GOV.UK website,the site is not within a Surface Water Flood Risk Zone (1 in 100 years). Please refer to the mapping adjacent.

Get a boundary report

Add

Datasets

Flood zones 2 and 3

River and sea with defences

River and sea without defences

Surface water

None

Annual likelihood of flooding

1 in 30

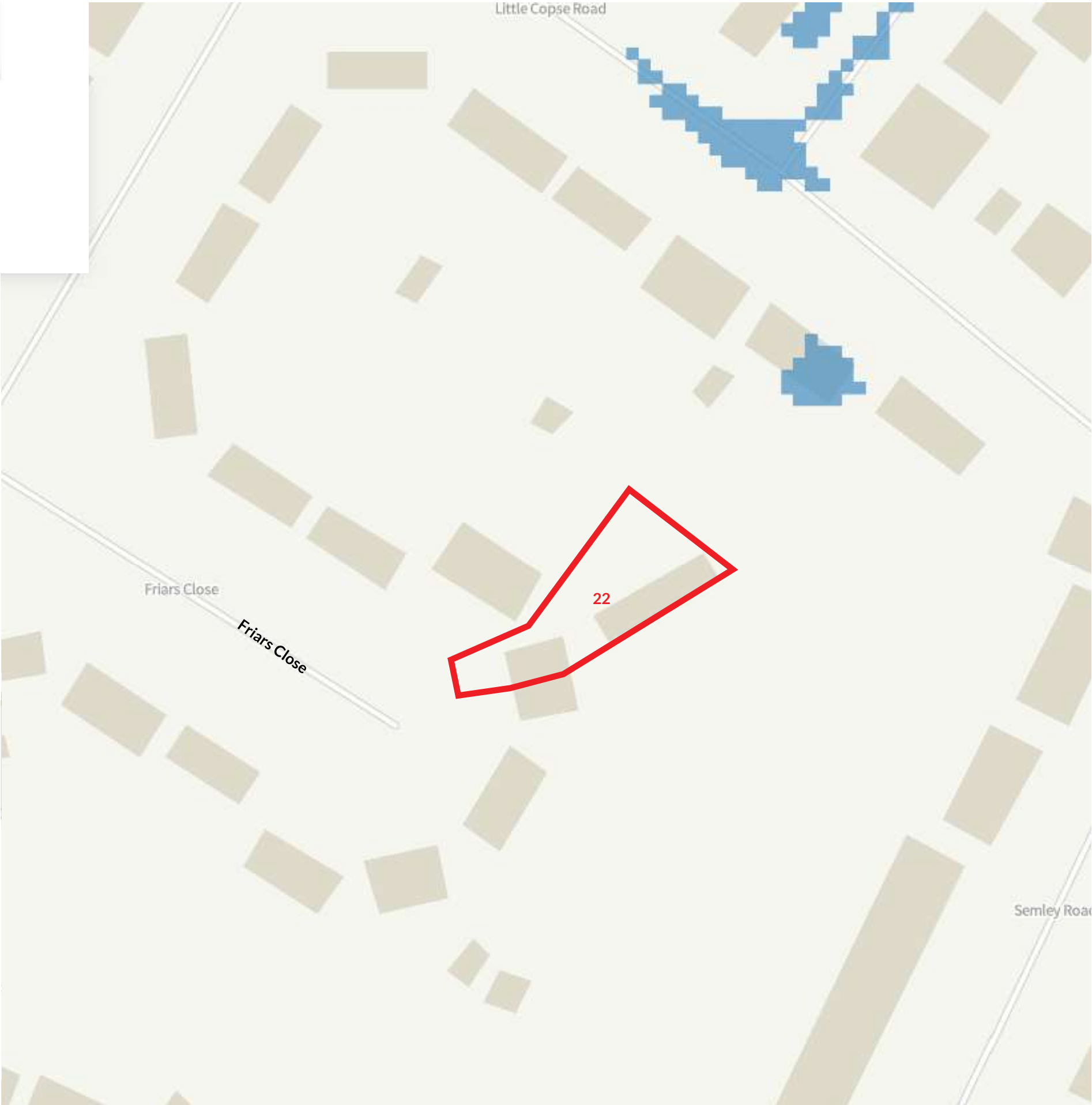
1 in 100

1 in 1000

Key

Flood extent

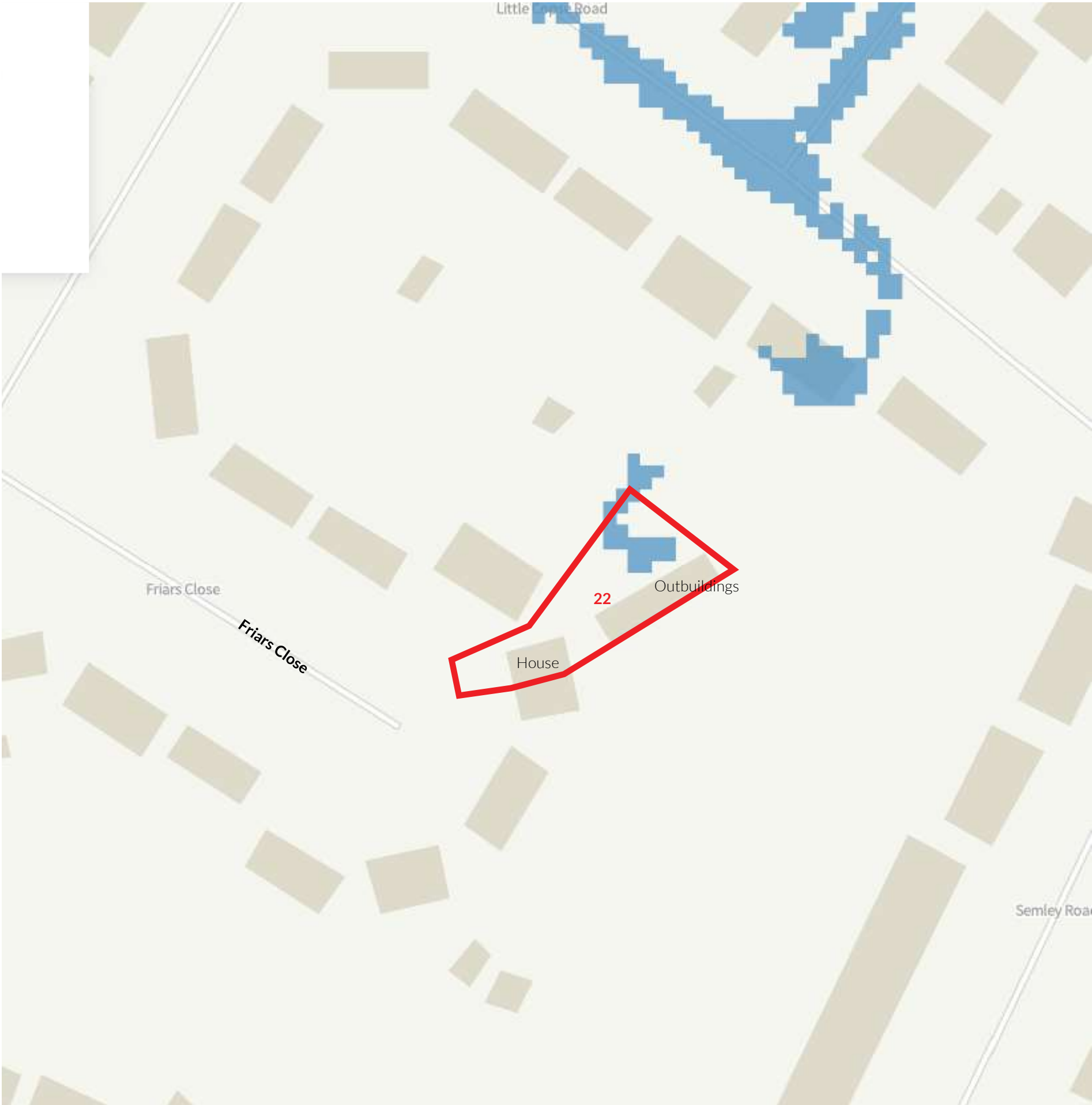
X



2.0 Site Analysis - Surface Water Flood Risk 1 in 1000 Years

As confirmed by GOV.UK website, a small section of the existing garden is within a Surface Water Flood Risk Zone (1 in 1000 years).

The existing house and proposed extension are not within the identified flood risk area. Please refer to the mapping adjacent.



Get a boundary report

Add

Datasets

- ☐ Flood zones 2 and 3
- ☐ River and sea with defences
- ☐ River and sea without defences
- ☒ Surface water
- ☐ None

Annual likelihood of flooding

- ☐ 1 in 30
- ☐ 1 in 100
- ☒ 1 in 1000

Key

Flood extent

3.0 Conclusion

As confirmed by Government mapping, the existing house and proposed extension are not located within the area of Surface Water Flooding at 1 in 1000 year occurrence.

There is no risk to flooding under the following other scenarios:

- river and sea defences
- river and sea without defences
- reservoirs

The existing rear extension steps down from the existing ground floor finished floor level by 150 mm. The proposals include raising the floor level to the rear extension to match that of the existing ground floor level. There is also a slight slope away from the rear of the property to the identified Surface Water Flood Risk Area (1 in 1000) which results in the proposed ground floor level being c. 400 mm above this potential flood area.

The proposal reuse an extent of existing roof area. There is a small area of additional roof at an area of 5 sq. m. It is understood that the existing single storey rear extension drains into water butt. The proposals would include the new roof to drain into a new soak away in the rear garden. The suitability and sizing of the new soak away would be assessed against Building Regulation Requirements along with consideration regarding the garden soil composition.

The proposed mitigation measures include:

- the provision of adequately sized rainwater goods to collect rainwater from the single storey roof
- provision of suitably sized drainage channels at thresholds which feed into the new soak away.
- the provision of a suitably sized and positioned soak away. This soak away would be sized and constructed by a specialist sub-contractor.

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