

Flood Risk Statement

37 Blackthorns,
Lindfield,
Haywards Heath,
RH16 2AY

This flood risk statement accompanies a householder application for a two-storey side extension, single storey side extension, new front porch and canopy, rear extension and alterations to fenestration.

Prepared by Curio Architects

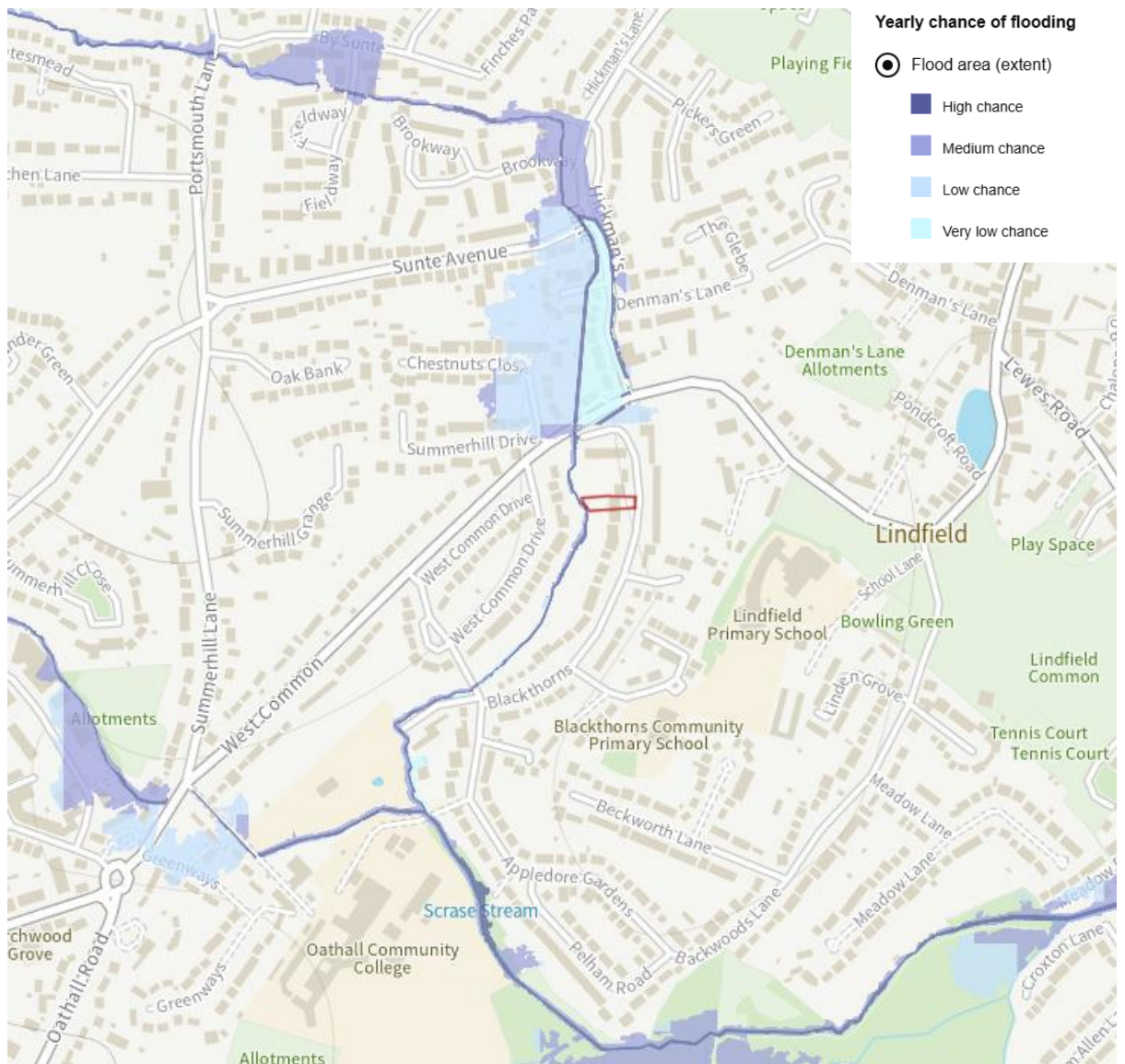
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Introduction

- This statement is provided in support of the application at 37 Blackthorns, Haywards Heath for a two-storey side extension, single storey side extension, new front for porch and canopy, rear extension and alterations to fenestration.

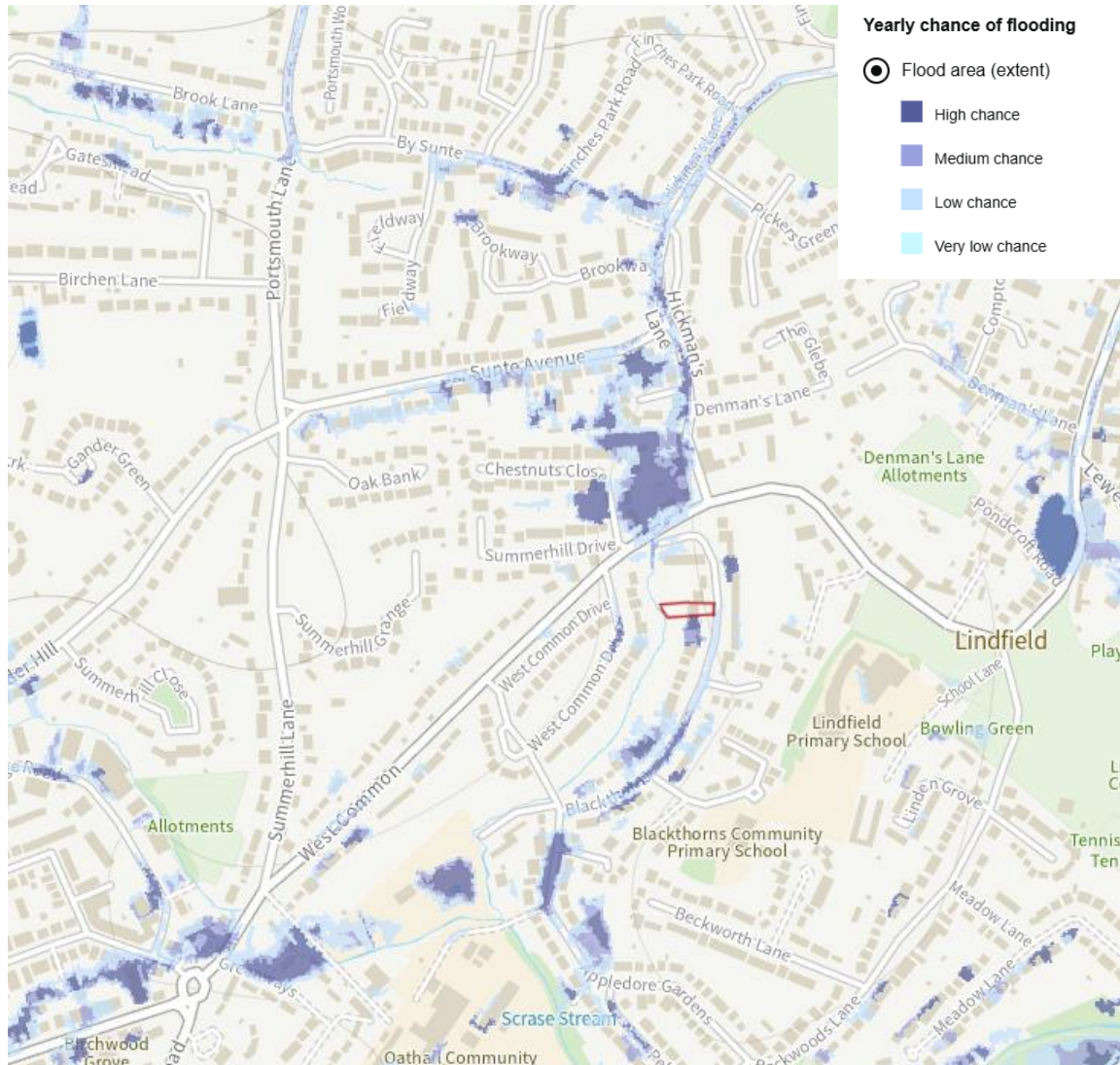
Flood Risk

- The yearly chance of flooding from rivers and sea is noted as Very Low on the governments database, meaning there is a 0.1% chance of a flood each year.
- The Environment Agency's River and Sea Map identifies the river at the rear of the plot. However, as per the screenshots below, do not show any level of River and Sea flooding on the site.



- The yearly chance of surface water flooding is noted as Very Low staying at Very low between 2040 and 2060, meaning there is a 0.1% chance of a flood each year.

- The Environment Agency's Surface Water Flood map identifies that there is localised surface water flooding. However, as per the screenshots below, the flooding is not shown on the site at 37 Blackthorns.



- Notwithstanding the above, potential for flooding has been considered in the design and we note the following mitigation measures;
 - A new soakaway will be installed to drain existing surface water and provide drainage for the extension. Its size will be calculated based on the roof area. Threshold drainage channels will connect to the soakaway to manage water runoff effectively.
 - To further protect against water ingress, channel drainage will be placed around the extension perimeter, and all air bricks will be specified as anti-flood type. The extension will have a beam and block floor construction with a ventilated subfloor void, including floor ventilators and air bricks positioned every 1500mm along perimeter walls. A damp-proof membrane (DPM) will be installed under the new floor, lapped up existing walls, and tanked up to 600mm high to prevent water penetration.

- The proposed finish floor level will maintain a clear 150mm gap between ground level and finished floor level. All external walls, including the new extension, will be finished with a silicon-based render, providing a highly waterproof and washable surface to minimize water damage.