



FLOOD RISK ASSESSMENT

3 INHOLMES CLOSE, BURGESS HILL, WEST SUSSEX, RH15 0JF

Introduction

This is the flood risk assessment to accompany a **Householder Planning Application** for the above address which lies within the borough. The Environment Agency website clearly shows the property as within the Surface Water Flood Extent areas and also Flood Zones 2 and 3. Locations in flood zone 3 have a 1 in 100 (1%) or greater annual probability of flooding in any given year.

Designing Out the Risk

The proposal is for a **PROPOSED TWO STOREY SIDE EXTENSION AND NEW PITCHED ROOF OVER EXISTING REAR FLAT ROOF**. Please refer to block plans for reference of the proposed location.

As part of the development the following will be followed:

- The works will have a floor height no lower than the existing floor level.
- The occupants will be advised to subscribe to the Environment Agency flood warning service.
- Wall treatments above DPC are recommended.
- Gaps in walls around pipes, doors & windows are advised to be sealed.
- Repointing of brick joints on ground floor is recommended.
- Flood proofing of the proposed development has been incorporated where appropriate.
- The extension will have a new soakaway fitted to prevent water going into the existing sewers.
- The extension where possible will try to reduce the overall level of flood risk in the area through the layout development, retention any existing flood measures and the appropriate application of sustainable drainage systems.

The client will be made aware that they should consider the use of fixtures and fittings that minimise the damage caused during any future flooding thereby future proofing the building – This includes electrical sockets and other fittings at 750mm above the FFL. The lifetime of the structure is assumed to be one hundred years.