



Mid Sussex Design

info@midsussexdesign.co.uk

07980 920621

FLOOD RISK ASSESSMENT

DM/24/3067 – 17 THE OAKS, BURGESS HILL

NEW SINGLE STOREY REAR EXTENSION

18 December 2024

The Environment Agency Flood Risk Checker for the property highlights the following:

Rivers and the sea risk	Very low risk: This area has a chance of flooding of less than 0.1% each year .
Surface water risk	Medium risk: This area has a chance of flooding of between 1% and 3.3% each year . Lead Local Flood Authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex . Please see the mitigation measures below.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

Architectural design services

17 Gatesmead, Haywards Heath, West Sussex, RH16 1SN

Simon Fitzpatrick

The Environment Agency Flood Risk from Surface Water Map can be seen below with the property marked by the arrow. We note that the map suggests the area of flood risk is to the front & west of the property and an area of high risk at the entrance to the driveway/parking areas of the four houses at the end of The Oaks.



Mitigation

Since the property has been highlighted as within a surface water flooding risk area, mitigation measures should be provided. However, we would like to point out there is an existing conservatory with a rainwater pipe to remove any rainfall from the roof. The new extension is only marginally bigger than the conservatory. We will add another rainwater pipe between the existing extension & new extension to remove any rain that falls into the new valley gutter. We assume the rainwater drains to either an existing soakaway or a separate surface water drainage system. We propose that our rainwater will use the existing system and if this is a soakaway it will be assessed in accordance with current Building Regulations for the small increase in volume from the new roof. In addition, we will provide a new drainage channel around the extension which will also connect in to the existing system. All existing surface water drains will be retained.

Our assessment meets the Environment Agency standing advice for minor extensions which says we need to provide finished floor levels (FFL) and estimated flood levels. According to the Environment Agency the estimated flood level in the location of the new extension is less than 300mm.

The Environment Agency standing advice states the new floor levels are either no lower than the existing or 300mm above the estimated flood level. Therefore, we propose to match the existing floor level and use flood resistant measures such as door barriers and flood resilience techniques such as waterproof plaster. The measures and techniques will be in accordance with the CIRIA Code of practice for property flood resilience (C790).

The FFL are indicated by a light grey dashed line below the brick plinth on drawing numbers 139-03 & 139-06. They have not been related to Ordnance Datum (the height above average sea level) as this seems irrelevant.

Architectural design services

17 Gatesmead, Haywards Heath, West Sussex, RH16 1SN
Simon Fitzpatrick