



Mid Sussex Design

info@midsussexdesign.co.uk

07980 920621

FLOOD RISK ASSESSMENT

50 VALE ROAD, HAYWARDS HEATH

LOFT CONVERSION AND SIDE EXTENSION TO REPLACE GARAGE.

24 March 2025

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

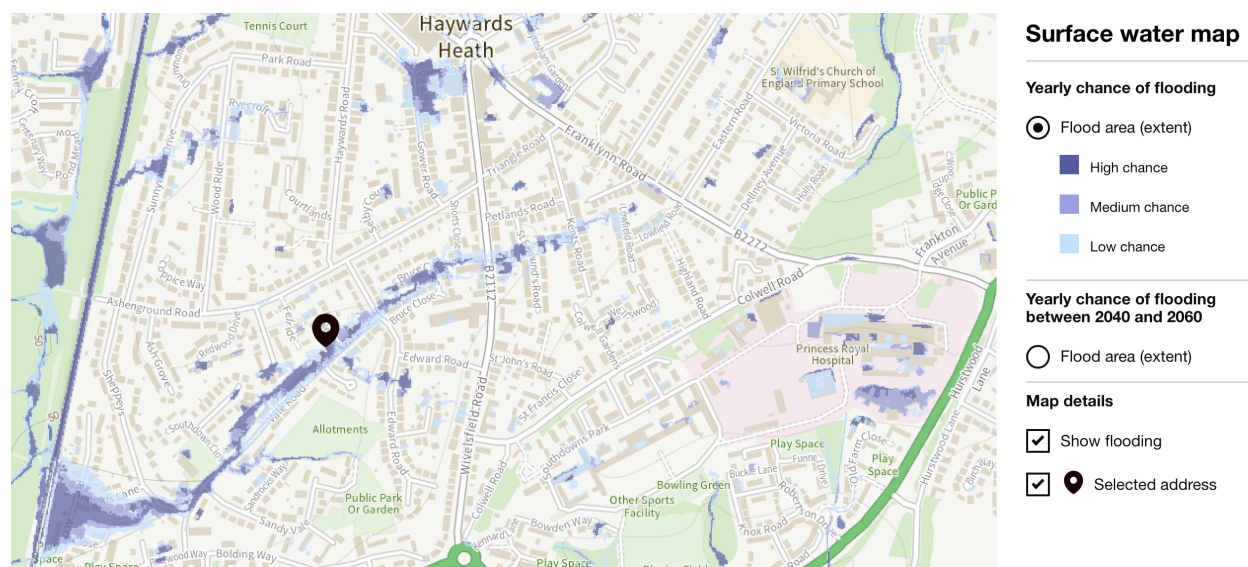
Rivers and the sea risk	Very low risk: This area has a chance of flooding of less than 0.1% each year .
Surface water risk	High risk: This area has a chance of flooding of between 1% and 3.3% each year . Lead Local Flood Authorities (LLFA) manage the risk from surface water flooding and may hold more 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 shown:



Mitigation

With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

Initial investigations show that there is a separate surface water drainage system at the property so we propose to continue to use this system.

The Environment Agency standing advice for minor extensions states we need to provide finished floor levels (FFL) and estimated flood levels. Therefore, the floor levels are shown on the proposed elevations (drawing 142/08) and according to the Environment Agency there is a high chance of flooding up to 30cm at the property.

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 increase the current floor level in the garage (which is actually ground level) so that it matches the existing floor level in the house which is 15cm above ground level. Therefore, we recognise we will need to 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).

Architectural design services

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