



FLOOD RISK ASSESSMENT

DM/26/1951 – 31 LUCASTES LANE, HAYWARDS HEATH

NEW SINGLE STOREY REAR EXTENSION

07 August 2026

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

Rivers and the sea risk	The property is identified as being in Flood Zone 1 . However, according to the Environment Agency the yearly chance of flooding is currently Very Low (until 2035) and there is no data for 2036 to 2069.
Surface water risk	Present Day: The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year. Projected chance of Flooding: Between 2061 and 2125 the chance of surface water flooding at this location could be 3.3% (1 in 30) each year. Therefore, the risk has not increased.
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.

Mitigation

With the property being highlighted as within Flood Zone 1 no mitigation measures are required. However, there is a predicted risk from surface water flooding and therefore mitigation measures are required. These measures do not extend beyond those usually provided and would include:

- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
- Provision of drainage channels at thresholds, connected into soakaway.
- The proposed finished floor levels will match the existing house. Note the FFL of the proposed extension is 150mm higher than the FFL of the existing conservatory and is 300mm above the ground level except for the northern elevation behind the garage.

Architectural design services

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