

ASPIRE
Architecture & Surveying Ltd

Flood Risk Assessment

Construction of a three metre single storey side extension, single storey front porch extension, double storey infill extension and renovation of existing house including rendered finish, new windows and doors.

Hoadlye,
Crawley Down Road,
Felbridge,
East Grinstead,
RH19 2PS

Date: 05.05.2026

Summary:

Location: Hoadlye, Crawley Down Road, Felbridge, East Grinstead, RH19 2PS

Proposal: Construction of a three metre single storey side extension, single storey front porch extension, double storey infill extension and renovation of existing house including rendered finish, new windows and doors.

Flood Zone: Flood Zone 2 and 3 (rear of land under client ownership only, no part of the house or immediate garden within any flood zone)

Flood Defences: N / A

Records of historical flooding: There are historical records of flooding near the site.

Surface Water Flood Risk: The site has a very low risk of surface water flooding

Rivers and Sea Flood Risk: The site has a very low risk of river and sea flooding.

Groundwater Flood Risk: There are no historical records of groundwater flooding at the site. The site is in an area with a very low risk of groundwater flooding at the surface from rivers and the sea.

Impact on local flood risk: The proposal will not impede the movement of flood water or increase the risk of flooding to surrounding properties.

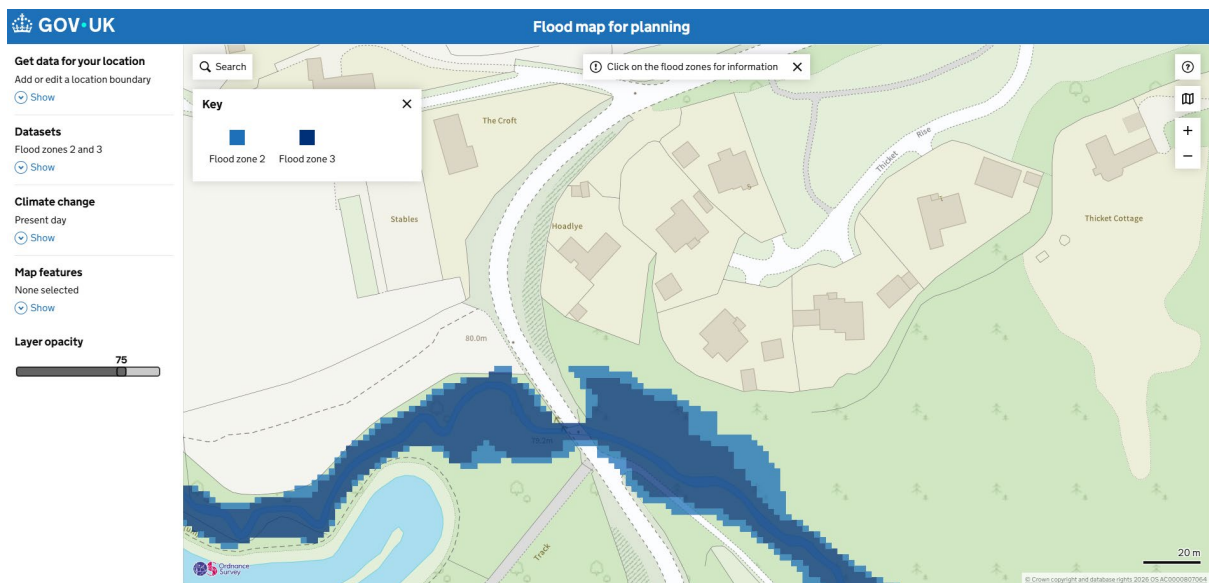
Proposed Mitigation Measures:

- Finished floor levels will be no lower than the existing floor levels.
- Soakaways will be constructed where possible.

The site falls within a very low risk area of surface water flooding. Of the properties within the very low risk surface water flood area, this equates to a potential yearly risk of flooding of less than 0.1% each year.

The site falls within a very low risk area of rivers and sea flooding. Of the properties within the very low risk flood area, this equates to a potential yearly risk of flooding of less than 0.1% each year.

Figure 1 from the Environment Agency maps tool below shows the location of the site and general risk of flooding in and around the surrounding area. It appears to show that the house and immediate garden falls out of any flood risk zone but parts of the land to the rear under client ownership is within Flood Zone 2 and 3:



The property has been designed to provide an easy escape route in case of a flood evacuation. Escape routes are located at the front and rear. The front escape route is through the front door, front garden door and garage doors and the side escape route would be through the bi-fold / French doors.