



Preliminary Flood Risk Assessment/ Analysis

2416-JNF-XX-ZZ-CO2-A-FRA-P2

P2 - 16.01.2024 – Planning issue, amendments & addition as highlighted in green.

P1 - 08.01.2025 – Planning Issue

Site Address

19 Overton Shaw East Grinstead West Sussex RH19 2HN

Location

539257, 139521

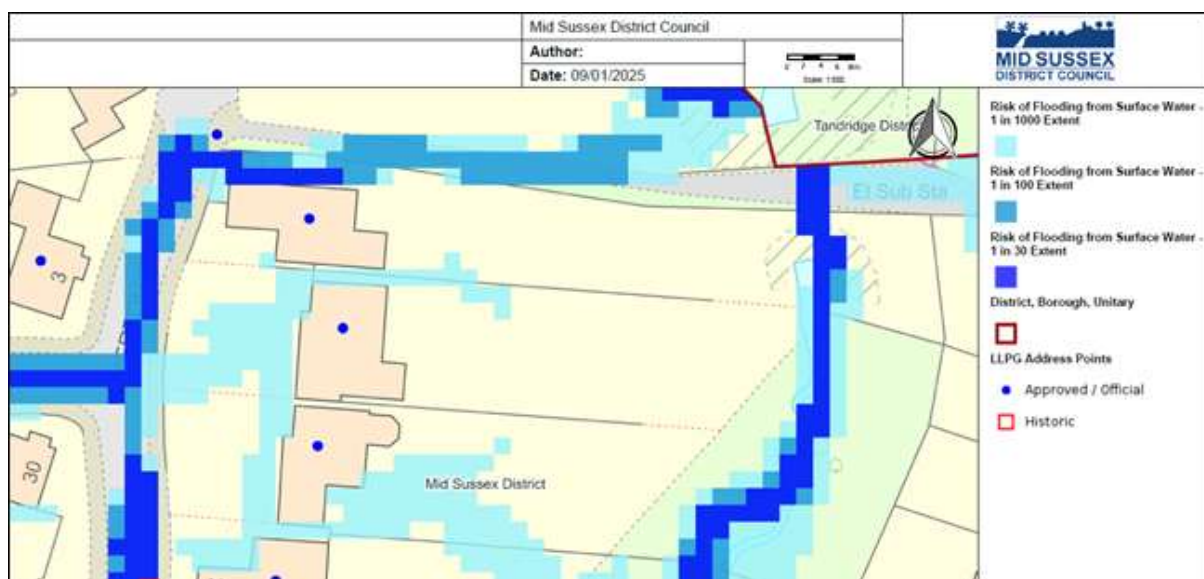
Description of Proposed Development - Minor Extension

Single storey side extension with flat roof.

Flood Zone & Estimated Flood Level

Low Probability of Flooding – As this is within Flood Zone 1 the EA do not have modelled flood levels for this area. They have however confirmed that they have no record of flooding (from rivers and/or the sea) for this location.

Local flood data identifies the proposed development site as being located within an area impacted by Low Surface Water Flood Risk (1:1,000 flood event). This would be consistent with Flood Zone 2 (1:1,000 extent).





Finished Floor Levels

The existing finished floor level sits at approx. +225mm from external ground level (garden). The proposed extension finish floor level will be set to that of the existing. As there is not scope to increase this we suggest the below flood resilience measures in order to exclude flood water as far as practically possible.

The site sits at approx. +99.2m

Flood Resistance & Resilience

The proposed extension construction will likely be of traditional masonry cavity wall with ground bearing slab and block and mass concrete strip foundations. An impermeable damp proof membrane is to be laid under the concrete slab, this is to be lapped and sealed with the horizontal damp proof course. This should be set at approx. 600mm from finish floor level (FFL). The use of flood resistant materials and products such as PermaSEAL should also be considered. Door thresholds should be protected using flood defence measures such as sandbags or door barriers in order to minimise the risk of water ingress.

Wiring and sockets should be set at a minimum 900mm from internal FFL.

The existing hard standing (patio) looks to be impermeable. We proposed that the new area of patio and ramp be constructed of a permeable material. Threshold and end of ramp drains have been proposed in order to direct water away from the building.

Existing area of hardstanding = approx. 85m²

Proposed additional area of hardstanding = approx. 27m²

Total area of hardstanding to be of permeable material = approx. 50m²

With this in mind, the proposed extension could be considered as having negligible impact on the existing site conditions and overall disbursement of water. It effectively replaces the existing impermeable hardstanding area with a flat roof which will be connected to a surface water drainage system.

The site sits on *slightly acid loamy and clayey soils with impeded drainage*. In order to provide suitable surface water drainage, and with the extension roof area in mind (approx. 35m²), we suggest the use of an infiltration (soakaway) system. Alternatively, and if required, an attenuation crate system could be used providing gradual drainage through the ground reducing the risk of flooding.

Access and Emergency Escape

The proposal looks to add a single storey side extension to the property. As a 'development', this does not look to change the overall emergency flood access and escape strategy of the site/ property.



Emergency access and escape to and from the site and surrounding areas is defined within the local authority's flood risk/ emergency evacuation plan.

With advanced warning, and before extreme flooding occurs, the occupants are able to reach an area away from flood risk by following Overton Shaw (directly adjacent to the property) away from the flood area.

Occupants are to follow flood warnings, information and advice as issued by the relevant authorities and prepare accordingly by referring to the Flood Guide leaflet available from the [local authority's website](#).

In the event of an emergency resulting in the occupants being unable to escape before flooding occurs, the property benefits from a first floor which could be used as a temporary refuge whilst the local flood evacuation plan is implemented.

Fire service access to the front of the property is possible via Overton Shaw. An access route to the rear of the property is possible through a side gate accessed off the front driveway.

Flood Recovery

Residents are advised to refer to the [How to recover from flooding Guidance](#) which provides advice on flooding recovery to include cleaning measures, electrical equipment checks, drying out process etc.

Following this guidance, seeking advice from the local authority and insurance company as well as implementing the aforementioned flood defence measures (namely door threshold protection) will aid in a speedy recovery in the event water gets in to the property.