

Flood Risk Assessment Statement

Proposed Extension and Alterations

2 Gage Close, Crawley Down, West Sussex, RH10 4XT

Introduction	This statement has been prepared to describe the flood risk at the above property. The property comprises a two storey detached property located on the junction between Aviary Way and Gage Close in Crawley Down, West Sussex. The house has previously been extended to the rear of the existing garage, to create a utility room and W.C. but neither the walls or roof were insulated, so the space is very cold and not really habitable. The current proposal comprises the construction of a two storey extension to the front of the property, accommodating extensions to the current ground floor kitchen and the bedroom above, along a number of internal alterations though the rest of the house. The internal alterations on the ground floor comprise the creation of a new family kitchen/dining room, at the rear of the house, and converting one half of the existing integral double garage to create a new utility room, a W.C. and a study, which will have window installed to replace of the existing garage door. On the first floor, the existing front bedroom will be extended into the new extension and a new ensuite bathroom will be created.
Flood Risk Assessment	Reference has been made to the "Gov.UK – Flood Risk Summary" website and the specific information relating to this property:
Surface Water Flooding	The "yearly chance of flooding" is rated as "Very Low". Taking climate change into account, the yearly chance of flooding between 2040 and 2060 is rated as "Very Low".
River and Sea Flooding	The "yearly chance of flooding" is rated as "Very Low". Taking climate change into account, the yearly chance of flooding between 2036 and 2069 is rated as "Very Low".
Other Flood Risks	The risk of flooding from ground water is "unlikely in this area". The risk of flooding from reservoirs is "unlikely in this area".
Proposed Surface Water Disposal	It is proposed to direct water from the roof of the proposed front extension to a soakaway to be located in the large grassed area at the front of the property.