

## Flood Risk Assessment – Desktop

### Proposed Scheme.

The proposal consists of the erection of a single storey side extension to provide additional bedroom and ground floor WC.

The proposed scheme will have minimal impact on the flood risk.

### Existing Drainage system.

Surface water discharges into mains sewers  
Foul water discharges into mains sewers

### Proposed Drainage

New foul and surface water connections will discharge into the existing systems.

### Assessment of Flood Risk

We have consulted with the Environment Agency and the property is located within a designated flood zone 3 – land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea in any year.

Therefore the risk of flooding from surface water low and the risk of flooding from rivers and sea is high.

The proposed scheme will have no impact on the flood risk elsewhere as the load on the current drainage system will be negotiable.

### Vulnerability Classification

The property is classified as ‘less vulnerable’ under the Environment Agencies flood risk vulnerability classification, the development is considered minor .

### Flood Risk Management

To limit the impact a potential flooding of the proposal the following resilience measures will be considered in the design process.

- Solid concrete floor slab construction with rigid close cell insulation boards
- Concrete internal partitions
- Water resistant plaster internally
- Electrical fittings and ring main to be at high level with drop down cables to power sockets and switches, with power sockets being 1500mm above ffl.
- Non-return valves on new foul drainage pipework