

FLOOD RISK ASSESSMENT

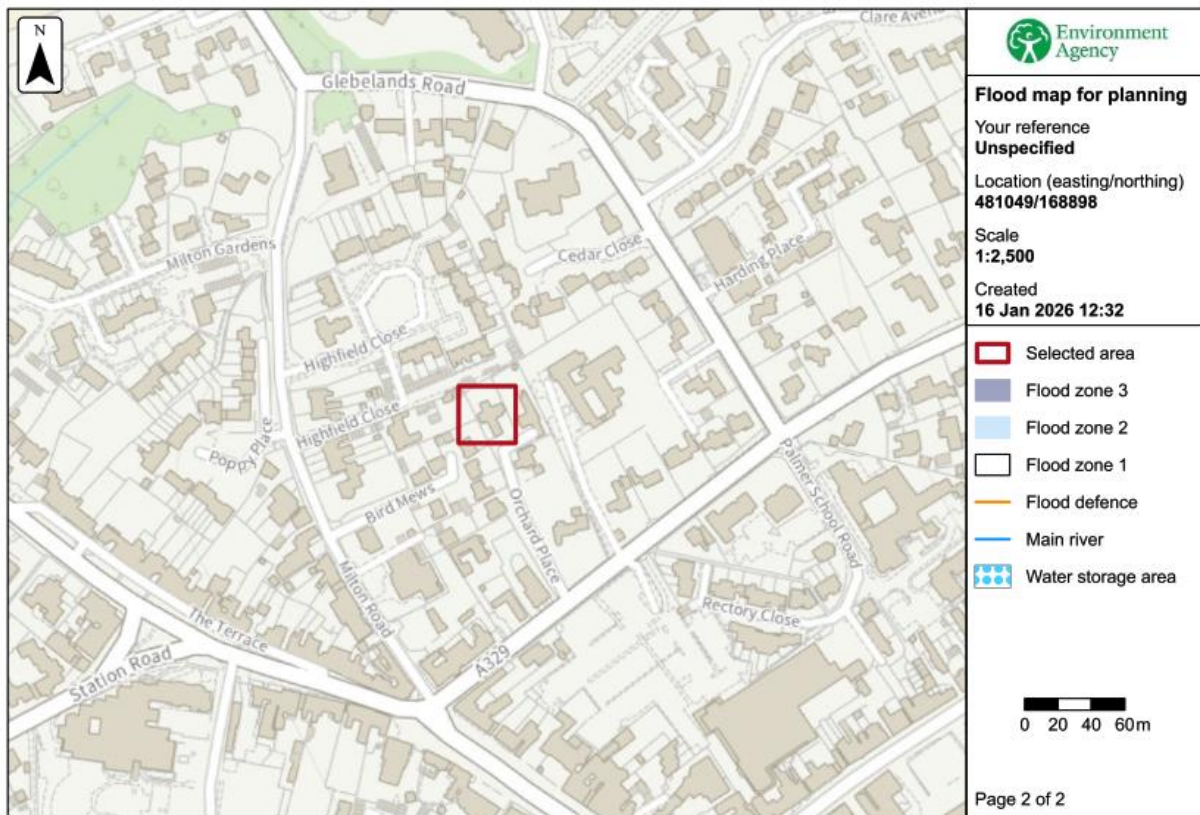
1 ORCHARD PLACE, RECTORY ROAD, RG40 1DW

This document is provided as a flood risk assessment in accordance with PPS25, “**Development and Flood Risk**,” in connection with the **Erection of a crown roof dormer to the rear and pitch roof dormer to the front roof slope, following installation of one rooflight to the side roofslope.**

Furthermore, the proposed flood resistance techniques have been complied with **ODPM 2003, Preparing for Floods and Standing Advice Development and Flood Risk (Environmental Agency)**. The Environmental Agency Matrix classes this proposal as D3, being a residential extension of less than 250 sq. m in **Flood Zone 1**. No consultation is therefore required with the agency. The following Flood Risk Assessment is proposed in accordance with the Environment Agency’s advisory comments.

SITE:

The property serves as a detached house, and is located on **Orchard Place**. The subject property lies within **Flood Zone 1** on the Environment Agency Map and shows as an area with low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.



PROPOSED DESIGN:

The proposed roof extension will provide a bedroom and an en-suite at the loft floor level.

PROPOSED PREVENTATIVE MEASURES:

Provisions will be made to seal all potential sources of underground water including mains services. Floor levels within the proposed development will be set no lower than existing levels in the property. The new floor area created is on the loft floor of the property and well away from any risk of flooding.

Further preventative work during the building process including sealing joints between walls and frames of doors will also be adopted to reduce damage in the event of flooding.

All site drainage of foul water and surface water will be discharged into the local system. The local drainage and sewer are combined.

Electrical power points and equipment in the proposed extension will be installed at appropriate levels to avoid potential damage and electrocution in the event of flooding.

CONCLUSION:

The site is at risk of low flooding; there is no evidence to suggest that the proposal will increase the risk of flooding.