

Flood Risk Assessment – 14 Elmcroft Place, Westergate.

The Government website shows the property as being in Flood Zone 2 and therefore requiring a Flood Risk Assessment. The property is at risk from rivers or seas and at the edge of risk from surface water. Details from the Government website are detailed below.

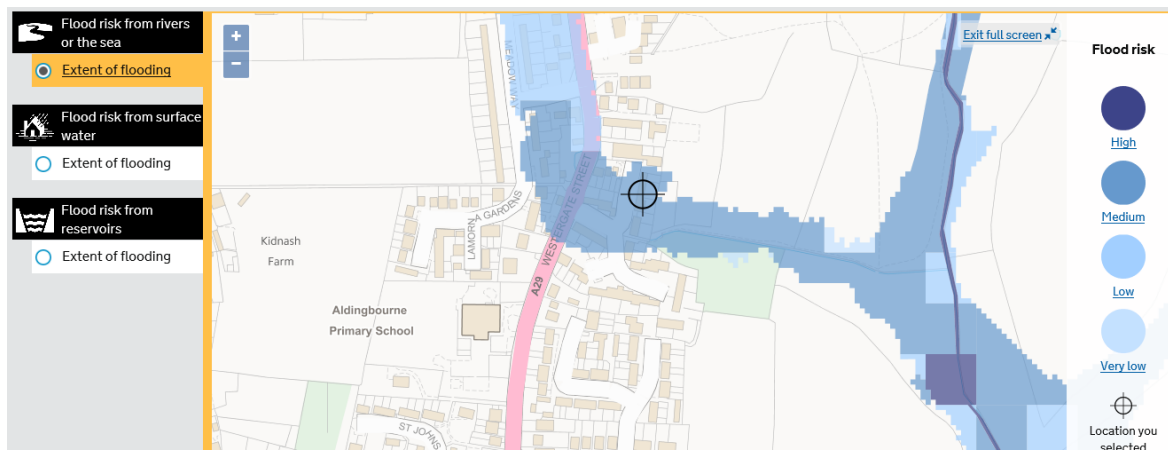
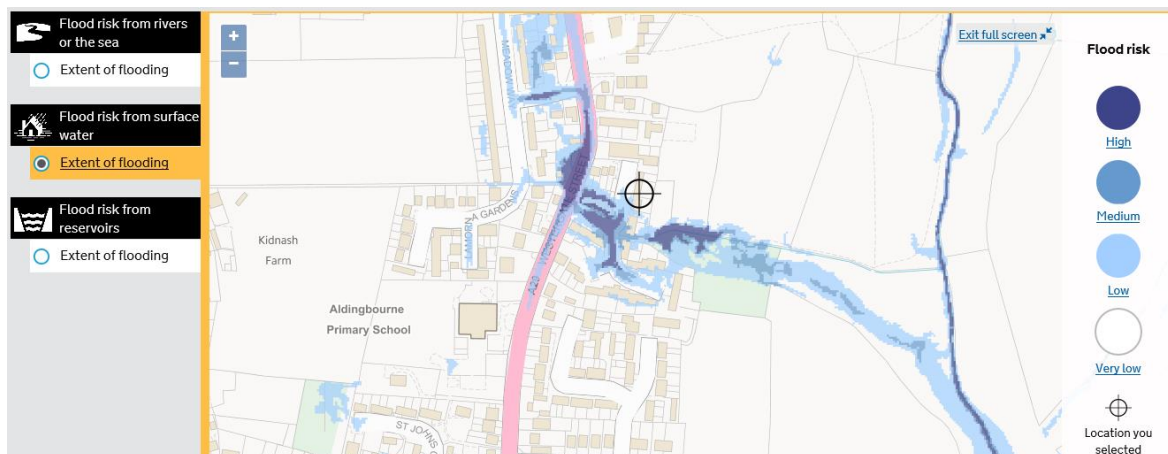
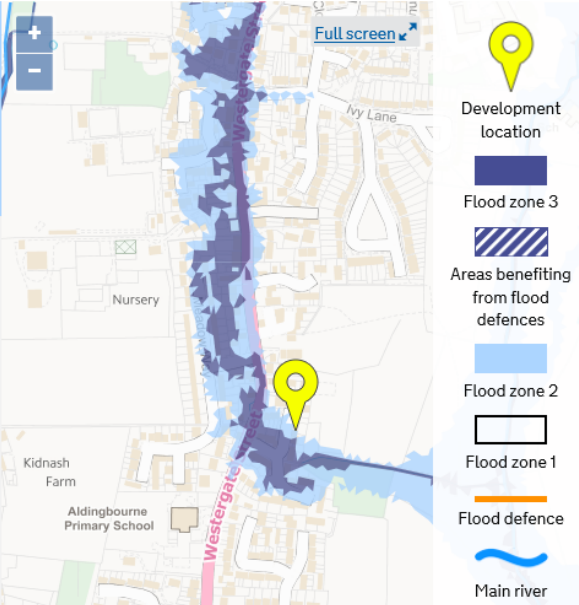
Your proposed development is in an area with a medium probability of flooding

FLOOD ZONE 2

Land and property in flood zone 2 have a medium probability of flooding

[More information about flood zones](#)

- 1 You must carry out a [flood risk assessment](#) for development in flood zone 2
- 2 For some types of development in flood zone 2 you must follow the [Environment Agency's standing advice for carrying out a flood risk assessment](#)
- 3 You can also [read more about flood risk assessments for planning applications](#)



Details are provided as requested on mitigation measures to be taken:

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'.
Either; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with ' <i>Improving the flood performance of new buildings</i> ' CLG (2007)	Yes
OR; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Flood Risk Assessment,

This property is located within Flood Zone 2 and mitigation measures are necessary. I can confirm that I am making my client and the proposed contractor aware of the measures to be taken.

No work that is being carried out in this proposal will increase the flood risk to the property or elsewhere.

Mitigation Measures:

The floors of the property are concrete. All new external doors are to be flood doors which will need to conform to the standard set of tests as defined in PAS 1188 – 1:2014. Manufacturers of the installed doors will be required to confirm their BSI kitemark status. Preference should be given to doors with 'Active Seals' – those that utilise the pressure of the water to increase the sealing capabilities – rather than 'Passive Seals'. Zero leakage at 600mm depth of water will be required. If deemed necessary replace all air bricks with 'Self-sealing' airbricks – StormMeister Self sealing airbricks or similar.

It can also be confirmed that the extension will be built with the floor level no lower than that of the existing floor level of the property and that any electrical power points and switching will be set at points above flood level. A height of 1m should be adequate. It is not believed that, due to the age of the property, any other power is set at such a high level. Therefore the power to be installed in the extension will be the latter to be affected by any possible flood.

LIDSEY FOUL WATER

The soil drain from the garage alterations will pass into the existing drain at the front of the property and then to the main public drain serving the area. No additional drainage volume will be discharged into the drain from the kitchen and the w.c. is supplemental to the existing and should have no additional discharge.