

Flood Risk Assessment



Figure 1 – South Elevation

Proposed Extension and Associated Alterations to the Listed Dwelling

Shelley House, Eastergate, Chichester, West Sussex, PO20 3UR

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Prepared by:

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to the proposed extension and associated alterations to Shelley House.

The works consist of:

- Blocking up the existing utility room window and external door
- Enlarging the existing kitchen window to form a new doorway
- Single storey traditional rear extension to house a dining area for the family home

1.0 FLOOD RISK ASSESSMENT

The following flood risk assessment has been prepared using information from the Environmental Agency, advice for minor extensions, and a self-assessment of the flood risk.

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

1.1 Flood Zones

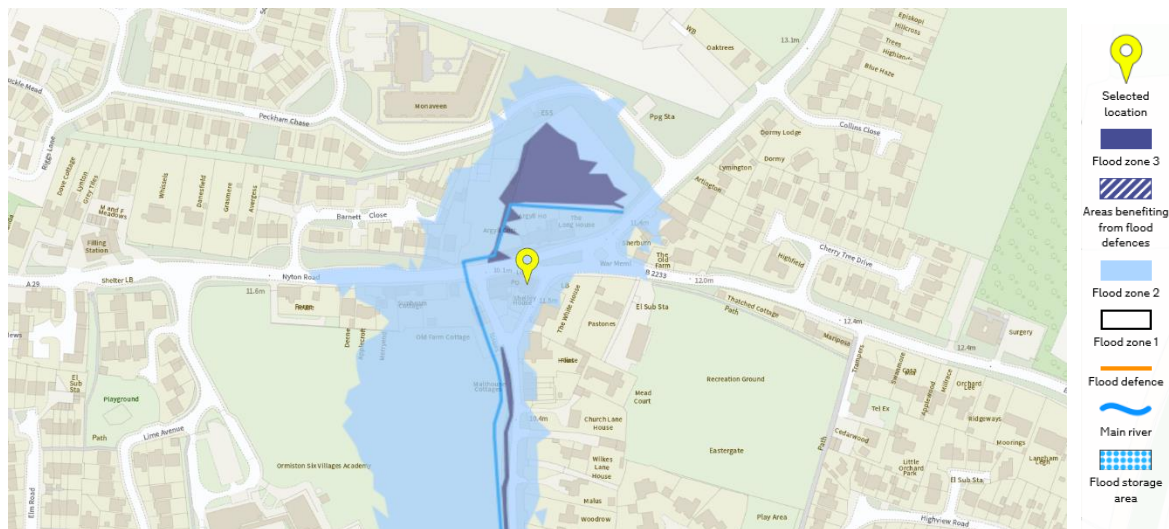


Figure 2: Environmental Agency Flood Risk Assessment – Map

(<https://flood-map-for-planning.service.gov.uk>)

Shelley House is located within Flood Zone 2, which is defined as having a ‘medium probability’ of flooding.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Figure 3: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The Medium probability of Flood Zone 2 is defined by having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)

Regarding the proposals to Shelley House, we will now analyse the impact of being in Flood Zone 2 and discuss how the flood risk issues can be mitigated.

1.2 Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding to the property or surrounding area for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed extension is to match the existing ground floor level of the dwelling. It is therefore not at any greater risk of flooding.
- The extension is for a dining room, therefore there will be no more people living in the dwelling, and no additional strain on the water facilities, etc..
- All surface water collected on new roof will drain into a new appropriately sized soakaway located in the rear garden.

1.3 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:



- All wall mounted electrical fittings throughout the ground floor in the new extension will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Where appropriate, durable hard floor finishes on the ground floor would not need replacing in the event of a flood.
- The proposed walls to the extension will be constructed of masonry, and not susceptible to flood water damage.
- Temporary flood barriers are to be installed in all ground floor openings to provide protection in the event of a flood.
- New and existing drains will be fitted with one-way valves to ensure water cannot 'back up' into the property.

To ensure there is no increased risk in safety to those using the building:

- All sleeping accommodation is currently located on the first floor, and the design does not propose any changes to this. Therefore, there is no increased flood risk to occupants at night when asleep when directly comparing with the existing dwelling.

To ensure there is no increase in flooding across the site or areas surrounding the site:

- All surface water collected from the new extension will drain into a new, purpose-built and appropriately sized soakaway located in the back garden. (In line with building regulations, the soakaway will be positioned at least 5m from any buildings or public roads and 2.5m from site boundaries.)